



# Zoning Staff Report

**Date:** January 13, 2026

**Case Number:** ZC-25-186

**Council District:** 7

## Zoning Map Amendment

**Case Manager:** [Dave McCorquodale](#)

**Owner:** H&M BC Plaza, L.P.

**Applicant:** Jake Blankenship/NAI Robert Lynn

**Site Location:** 4601 Boat Club Road

**Acreage:** 4.45 ac

### Request

**Proposed Use:** Rezoning to add tattoo parlors (for permanent make-up and hair restoration services only) & retail smoke shop

**Request:** From: “PD641” “PD/SU” all uses in “E” Neighborhood Commercial, plus fitness facility; site plan waived

To: “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus tattoo parlor for permanent make-up and hair restoration services only, retail smoke shop; site plan waiver requested

## Recommendation

<b>Land Use Compatibility:</b>	Requested change <b>is compatible (cosmetic tattooing).</b> Requested change <b>is not compatible (retail smoke shop).</b>
<b>Comprehensive Plan Map Consistency:</b>	Requested change <b>is compatible (cosmetic tattooing).</b> Requested change <b>is not compatible (retail smoke shop).</b>
<b>Comprehensive Plan Policy Consistency:</b>	Requested change <b>is compatible (cosmetic tattooing).</b> Requested change <b>is not compatible (retail smoke shop).</b>
<b>Staff Recommendation:</b>	<b>Approval of the Planned Development for all uses in “E” Neighborhood Commercial to include tattoo parlors for permanent make-up and hair restoration services only</b>  <b>Denial of retail smoke shop use</b>
<b>Zoning Commission Recommendation:</b>	<b>Denial (lack of 6 votes by the Zoning Commission)</b>

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## Project Description and Background

Developed as a retail center in 2003, this site is located along Boat Club Road approximately one mile north of the Loop 820 and Lake Worth Blvd/SH199 interchange and north of the City of Lake Worth. There are two multi-tenant existing buildings on the site. Originally zoned “E” Neighborhood Commercial, “PD641” was created in 2005 to add “fitness center” as a permitted use.

Tenants of the Boat Club Plaza retail center include a variety of services. Medical-related uses make up roughly half of the tenants and include an allergist/ENT, an audiologist, a dental office, Quest Diagnostics, and Texas Health Resources. Commercial uses include a restaurant, beauty school, nail salon, dog groomer, liquor store, and fitness facility.

The Google Earth aerial below provides a bird’s eye view of Boat Club Plaza and its surroundings. The image is oriented looking north with Boat Club Road highlighted in yellow.



The applicant provided the following project description:

Note\* [bracketed words added by staff for clarity]

*"We are wanting to amend our current PD that allows all uses under "E" [Neighborhood] Commercial to also allow the following uses:*

- *Tattoo Parlor: for a [prospective] tenant that will be doing hair restoration services that requires them to do "permanent makeup" tattooing for clients experiencing balding. The tenant plans to operate a business that is not primarily doing tattoos, but they do offer permanent makeup for clients.*
- *Retail smoke shop: We have interest from tenants looking to open a smoke/vapor/CBD shop at this property."*

Cosmetic tattooing/permanent makeup has become an increasingly common service over the last decade. While markedly different than traditional tattooing, practitioners operate under the same state license. The City's Zoning Ordinance allows tattooing by right in districts "FR" General Commercial Restricted through "K" Heavy Industrial. Special permission – either through a Conditional Use Permit (CUP) or Planned Development (PD) – is required in the "ER" Neighborhood Commercial Restricted and "E" Neighborhood Commercial districts. The difference between a CUP and a PD in this situation is specificity of location. A CUP would tie the prospective business to a particular suite or space within the shopping center. A PD would allow the use in any location in the shopping center. There is not a material increase in potential negative effects for the surrounding properties by the use of a PD in this situation. Conversely, a CUP may prove to be overly burdensome if the business needed to expand into a different suite, which would not be allowed without a new CUP.

Retail smoke shops are a somewhat recent addition to the commercial landscape. Following passage of Texas House Bill 1329 in 2019, cities and counties have seen a proliferation of these businesses along commercial corridors. By way of example, four retail smoke shops can be found along Boat Club Road in the one mile between the site and Loop 820.

The applicant is requesting a site plan waiver for the Planned Development. Staff supports this request because the site is existing (constructed in 2003) and the request is only for permitted uses that would be allowed within the existing commercial spaces. No additional structures are being proposed.

## Surrounding Zoning and Land Uses

North: “E” Neighborhood Commercial

East: “E” Neighborhood Commercial & “ER” Neighborhood Commercial Restricted

South: “E” Neighborhood Commercial

West: “A-5” One-Family Residential

## Recent Zoning History

- No zoning activity since PD creation to allow a fitness facility in 2005 (ZC-05-091)

## Development Impact Analysis

### Land Use Compatibility

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Cosmetic tattooing is considered a paramedical business in many circumstances. While the practice has cosmetic applications as well, many people achieve an increased quality of life through concealment of injury or medical related scars, and enhanced facial features like eyebrows, lips and hair. Whether for medical or beauty-related purposes, cosmetic/permanent makeup tattooing **is compatible** with other commercial uses permitted in “E” neighborhood commercial and is appropriate in a retail center with a significant number of medical uses.

Retail smoke shops are currently allowed by right in “F” General Commercial through “K” Heavy Industrial. City Council members have received significant input from city residents expressing concern over the rapid increase in the number of retail smoke shops in the city, particularly in neighborhood-serving commercial areas, over the past several years. As a result, City Council has directed staff to evaluate the proliferation of these businesses and improve regulatory requirements to ensure commercial diversity and bolster community health, safety and welfare. Given the regulatory uncertainty surrounding the industry and the known health risks associated with any type of smoking or vaping, the proposed use of retail smoke shop **is not compatible** with other commercial uses in the surrounding area.



Comprehensive Plan Consistency – Far Northwest Planning Sector

The Future Land Use Map designates the site as Neighborhood Commercial. The requested zoning change for the property is a Planned Development with a base zoning of “E” Neighborhood Commercial, which is consistent with the Future Land Use Map.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

The Comprehensive Plan policies below are applicable to this zoning change request. The two proposed uses will be considered independently for consistency with these policies.

- Encourage the revitalization of commercial districts with neighborhood-oriented retail, services, and office space.
  - Cosmetic tattooing **is consistent** with this policy. One of the primary goals of cosmetic tattooing is to increase the overall quality of life for people seeking this service.
  - Retail smoke shops are **not consistent** with this policy. The existing services within Boat Club Plaza are mostly medical or health related, while the other businesses are general services that serve the local community.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
  - Cosmetic tattooing **is consistent** with this policy. As a paramedical service, the proposed use has a high degree of compatibility with other businesses in the area and supports this policy.
  - Retail smoke shops are **not consistent** with this policy. The proposed use has known health risks and offers products that are incompatible with health-oriented businesses in the development.

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **November 26, 2025**.

### Posted Notice

A sign was erected on the property on [date].

### Published Notice

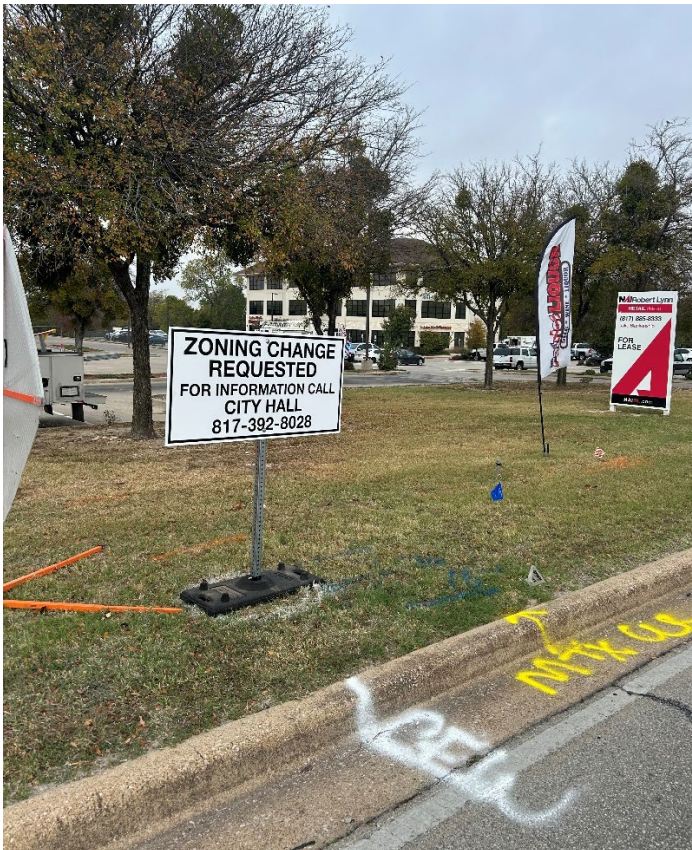
A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were emailed on **November 26, 2025**:

Organizations Notified	
Marine Creek Meadows	Streams and Valleys, Inc.
Neighbors of Jinkens Heights/Crestridge*	Trinity Habitat for Humanity
Northwest Fort Worth Neighborhood Alliance	Eagle Mountain-Saginaw ISD
Lake Worth ISD	

*\*Located within this registered Neighborhood Association*

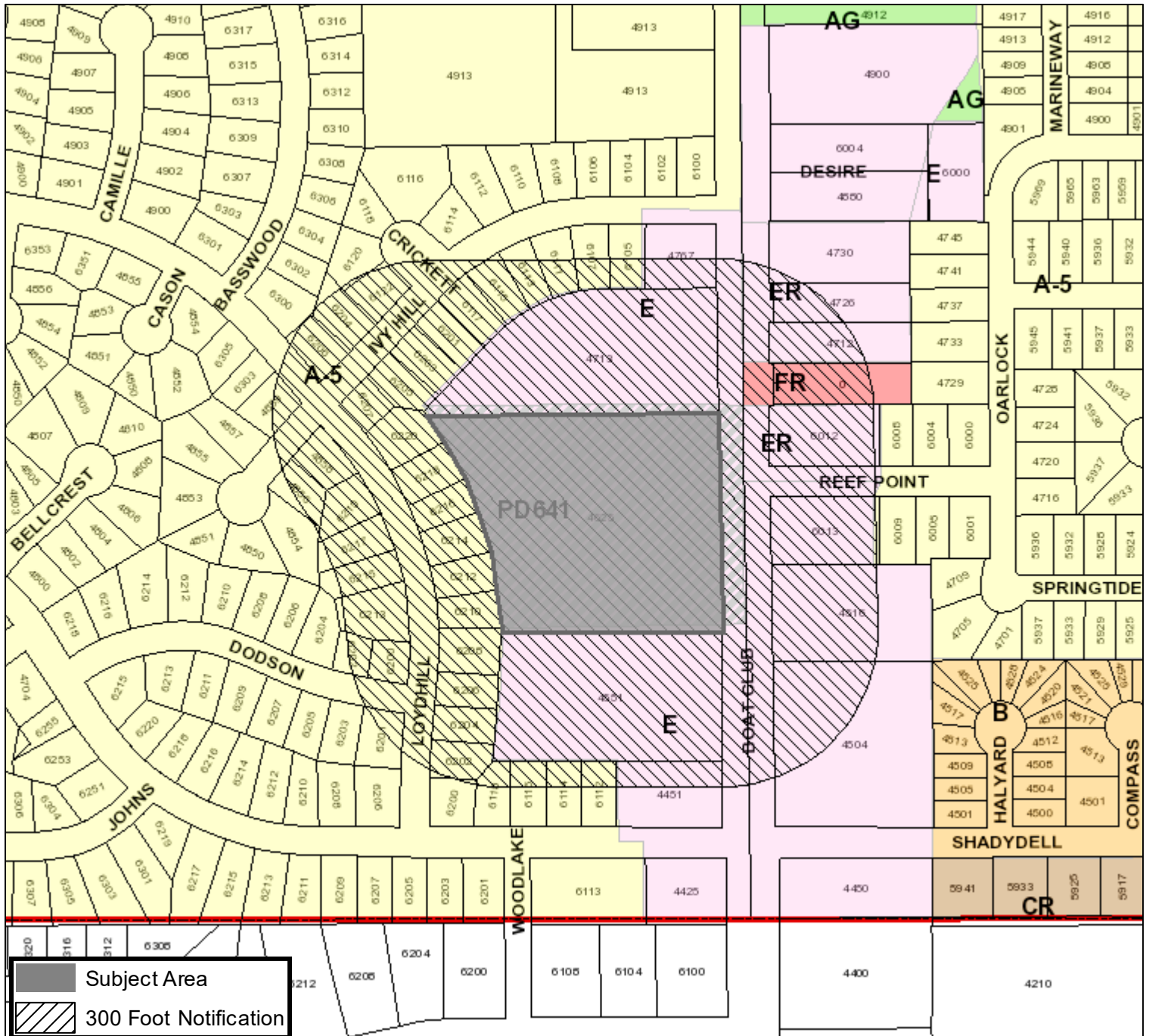




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## Area Zoning Map

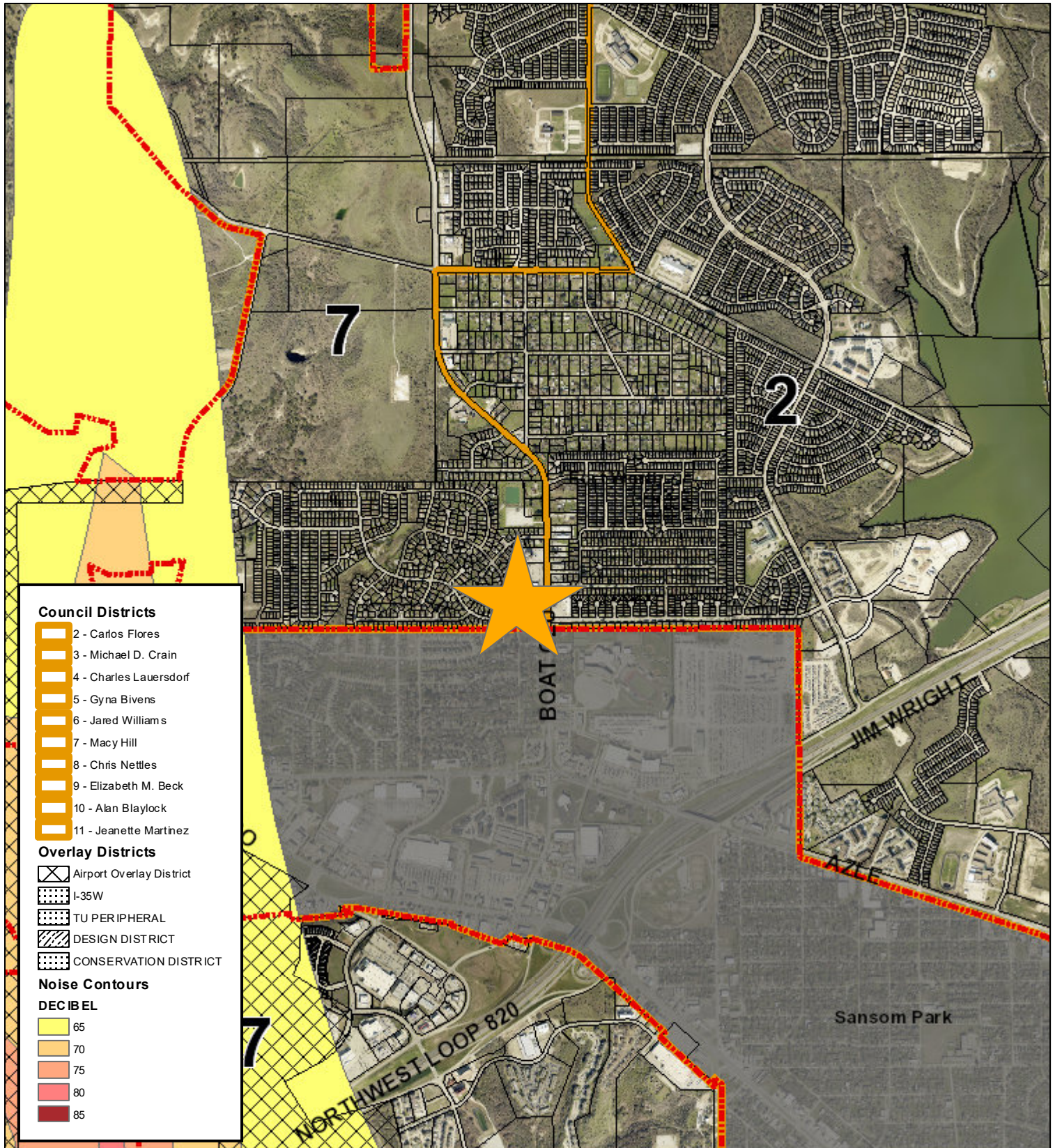
Applicant: H&M BC Plaza LP/Jake Blankenship  
Address: 4601 Boat Club Road  
Zoning From: PD 641 for E uses plus fitness center  
Zoning To: Amend PD 641 to add tattoo parlor for permanent make-up/hair restoration and retail smoking  
Acres: 4.61  
Mapsc: Text  
Sector/District: Far Northwest  
Commission Date: 12/10/2025  
Contact: 817-392-8043



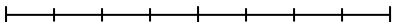
0 140 280 560 Feet

Created: 11/26/2025 2:15:47 PM

## Area Map



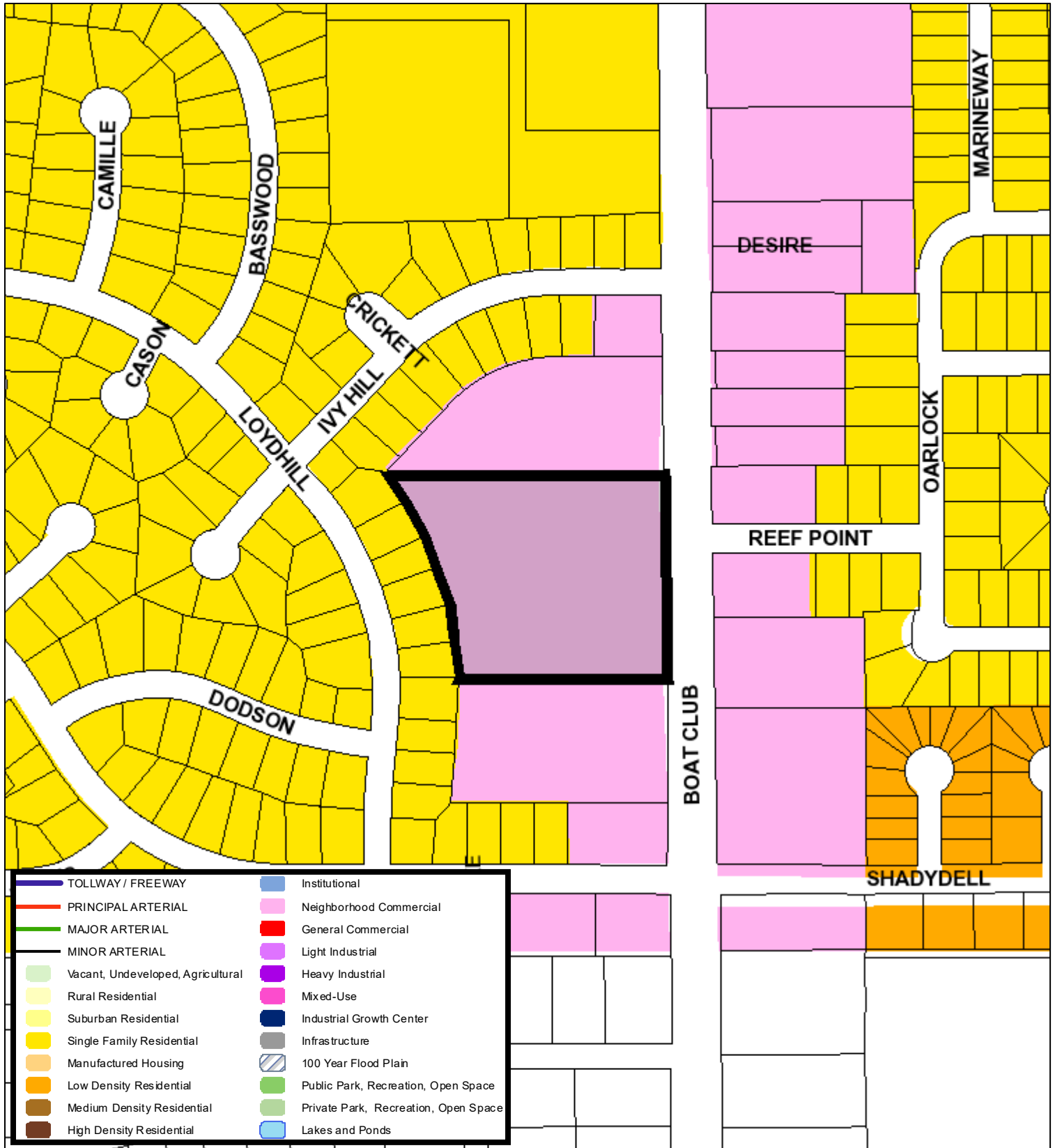
0 1,000 2,000 4,000 Feet





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# Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





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## Aerial Photo Map



0 175 350 700 Feet

