

Notice of a Meeting
Dalworthington Gardens Planning and Zoning Commission

October 9, 2025 at 6:00 p.m.

City Hall Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas

The Planning and Zoning Commission reserves the right to adjourn into closed session at any time during the course of this meeting as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney).

1. Call to Order
2. Citizens who wish to speak to the Planning & Zoning Commission Members will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the City staff and Planning and Zoning Commission Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy.
3. Minutes
 - i. 8.14.2025 Minutes
4. Discussion and possible recommendation to the zoning ordinance to permit semi-permanent makeup establishments within B2 zoning.
 - i. Conduct a public hearing
 - ii. Discussion and action
5. Future agenda items.
6. Adjourn

CERTIFICATION

This is to certify that a copy of the **October 9, 2025** Planning and Zoning Commission Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, www.cityofdwg.net, in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: _____ TIME OF POSTING: _____ TAKEN DOWN: _____

Sandra Ma, City Secretary

Dalworthington Gardens Planning and Zoning Commission
Meeting Minutes
August 14, 2025 at 6:00 p.m.

While the order of some agenda items may have been changed, the following represents all items discussed and acted upon by the Planning and Zoning Commission.

1. Call to Order

Chairperson Todd Batiste called the meeting to order at 6:00 pm. with the following present:

Members Present

Todd Batiste, Chairperson
Brian Colin
Tom McCarty, Alternate

Members Absent:

Maurice Clark, Vice Chairperson
Johanna Storm
Tracy Dodson, Alternate
Anthony Parker

Staff Present:

Sandra Ma, City Secretary

- 2. Citizens who wish to speak to the Planning & Zoning Commission Members will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the City staff and Planning and Zoning Commission Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy.**

None

3. Approval of Minutes

i. 6.5.2025 Minutes

A motion was made by Commissioner Brian Colin and seconded by Commissioner Tom McCarty to approve item 3i.

Motion carried by the following vote:

Ayes: Members Batiste, Colin and McCarty

Nays: None

- 4. Consideration of a Special Exception Application for motor vehicle sales – indoor: Showroom wholly within a building; no vehicle display visible from outside the building; detailing for sale but no mechanical work allowed; no outside storage, in accordance with the City of Dalworthington Garden’s Zoning Ordinance subsection (a)(15) of Section 14.02.224. Business located at 2227 Michigan Ave Suite B, Dalworthington Gardens, Texas**
- i. Conduct public hearing**
 - ii. Discussion and action**

Background Information:

City Ordinance 14.02.224 (a) (15) motor vehicle sales Indoor: Showroom wholly within a building; no vehicle display visible from outside the building; detailing for sale but no mechanical work allowed; no outside storage. Motor vehicle sale as provided herein are only permitted pursuant to a special exception as provided in division 8 or this article.

The City has received a special exception application from Richard Hinton in accordance with City Ordinance Section 14.02.224(a)(15).

Consideration for special exceptions should abide by the following guidelines from the ordinance. They differ from variances in that a hardship is not required to be shown or proven.

Notifications of tonight's public hearing was sent to all property owners within 200 feet of the subject property as well as being posted in the Commercial Record. The city has received 1 response with no objections.

Chairperson Todd Batiste opened a public hearing at 6:01 p.m.

Applicant Richard Hinton gave presentation

With no one else desiring to speak Chairperson Todd Batiste closed the public hearing at 6:04 p.m.

A motion was made by Commissioner Brian Colin and seconded by Commissioner Tom McCarty to recommend approval of a special exception for council consider on August 21, 2025.

Motion carried by the following vote:

Ayes: Members Batiste, Colin and McCarty

Nays: None

6. Future Agenda Items

None

7. Adjourn

Meeting was adjourned at 6:07 p.m.

Agenda Subject:

Discussion and possible recommendation to the zoning ordinance to permit semi-permanent makeup establishments within B2 zoning.

Background Information:

City has received a submission a semi-permanent makeup business within a B2 zoning district.

While B2 zoning currently permits personal service shops such as licensed barber shops, beauty salons, and massage therapy practices—it does not explicitly reference semi-permanent makeup as an allowable use. As such, clarification or administrative interpretation may be required to determine whether this service aligns with the intent of permitted uses under B2 zoning.

At the September 18, 2025 council meeting, Council directed Planning and Zoning to investigate and make recommendations on regarding semi-permanent makeup establishments in B2 zoning.

Semi-permanent makeup is not subject to sales tax. The service is considered personal care and not a sale of tangible personal property.

Notification of tonight's public hearing was posted in the Commercial Recorder

Recommended Action/Motion:

Recommendation or no action recommendation to Council on an ordinance to permit semi-permanent makeup establishments within B2 zoning.

Attachments:

B-1 and B-2 Ordinance

Email with proposed business

Various cities with definitions of cosmetic makeup

Proof of Publication

§ 14.02.222. “B-1” business district.

(a) Permitted uses. A building or premises in this district shall be used only for the following purposes:

- (1) Professional offices and other business office uses, excluding however:
 - (A) The display, storage or sale of merchandise; and
 - (B) The telemarketing of services or merchandise.
- (2) Parks, playgrounds, community centers, fire stations or other public safety buildings operated by or under the control of the city or other governmental authority.
- (3) Banks, savings and loan associations, and other similar state or federally chartered financial institutions, but not including a credit access business.
- (4) Public buildings, including municipal buildings, schools and libraries.
- (5) Electric transmission towers and lines, gas transmission lines and metering stations, other local utility distribution lines, sewage pump stations, water reservoirs, wells and transmission facilities.
- (6) Lodges, fraternal organizations and civic clubs.
- (7) Pharmacies, specialty shops, personal service shops and convenience retail sales, provided that no single such use shall occupy more than 3000 square feet of floor area and the total of all such uses on any lot shall not occupy more than 30% of the floor area of all buildings on the lot.
- (8) Uses as part of a planned development as described in subsection (c) hereof.
- (9) Mobile food units, upon certification by the zoning administrator (provided through permit approval) that the following conditions are met:
 - (A) Mobile food units may not park or operate on a public roadway;
 - (B) Mobile food units must have written permission from property owner to use the property where the mobile food unit will be located;
 - (C) Mobile food units may not stay on any one property longer than twenty-four (24) hours without a special exception obtained by the property owner;
 - (D) Mobile food units must be parked on improved surfaces and may not occupy required parking spaces, obstruct traffic movement, or impair visibility or safety to the site. Required parking spaces are those spaces needed to service the property where the mobile food unit is located as determined by the zoning administrator. In determining required parking spaces, the following will not be considered: the space used by the mobile food unit and a customer service area plus two additional parking spaces. The zoning administrator must be notified of exactly where on the property the mobile food unit will park.

- (E) Mobile food units must have valid health permit and comply with chapter 228 of the Texas Administrative Code related to mobile food unit operations.
 - (F) Nothing related to the mobile food unit may be left at the location when the mobile food unit is not present.
 - (G) All signage must be on or attached to the mobile food unit.
 - (H) The zoning administrator's written confirmation of compliance with the above conditions shall be kept in the mobile food unit at all times of operation within the city.
- (b) Restrictions on use. The uses in this district described in subsection (a) above shall be permitted, however, only upon the following conditions:
- (1) There shall be no sales of alcoholic beverages in this district.
 - (2) No outdoor activities or uses shall be permitted in this district other than: vehicular parking; solid waste disposal containers; and, outdoor recreation as part of a planned development.
 - (3) All buildings shall:
 - (A) Have exterior walls of not less than 75% masonry surface;
 - (B) Be residential in architectural character;
 - (C) Have exterior walls containing window and door openings which do not exceed 60% of the surface area of any such wall; and
 - (D) Have mansard, hip or gable roof type.
 - (4) No non-public use within this district shall be open for operation except between the hours of 6:00 a.m. and 11:00 p.m. Central Time.
 - (5) In addition to complying with the requirements of division 11 of this article, each lot in this district shall have not less than 20% landscaped open space.
 - (6) Any use shall comply with the applicable special conditions contained in table 14.02.221.
- (c) Planned development regulations. When land within this district is made part of a planned development:
- (1) Child care facilities may be included in a PD plan.
 - (2) Yards abutting adjacent non-PD property shall be not less than 25 feet.
 - (3) All SF uses shall be permitted, but not to exceed the maximum densities allowed therefor in the SF district.
- (2005 Code, sec. 17.6.02; Ordinance 2020-12 adopted 12/17/20; Ordinance 2022-31 adopted 12/15/2022)

§ 14.02.223. “B-2” business district.

(a) Permitted uses. A building or premises in this district shall be used only for the following purposes:

- (1) Any use permitted in the “B-1” district.
- (2) Food service:
 - (A) Retail sale of food products;
 - (B) Bakery or confectionery, including preparation for on-premises retail sale only;
 - (C) Cafeteria;
 - (D) Restaurant or café, without drive-in service.
- (3) Personal service shops, including:
 - (A) Barber or beauty shop;
 - (B) Dry cleaning pickup station;
 - (C) Cleaning or laundry (self-service) using fully automatic equipment, the number of machines of all types not to exceed twenty-five (25), as follows:
 - (i) Washers, capacity of not more than 20 pounds;
 - (ii) Dryers or extractors, capacity of not more than 60 pounds;
 - (iii) Dry cleaning machines.
 - (D) Pet grooming and small animal veterinary services (soundproof; no outside runs).
 - (E) Massage establishments licensed pursuant to article 4512k, V.T.C.S [V.T.C.A., Occupations Code, chapter 455].
- (4) Retail sales (other than listed), offering all types of personal consumer goods for retail sale (new goods only; repair activities only incidental to sales and to be conducted indoors only).
- (5) Child care facilities.
- (6) Churches; and, public and parochial schools (without student housing).
- (7) Resale boutique: Retail sale of used clothing, accepted only on an individual consignment basis.
- (8) Brewpub, but only pursuant to a special exception as provided in division 8 of this article.
- (9) Winery, but only pursuant to a special exception as provided in division 8 of this article.
- (10) Customarily incidental uses.

- (b) Restrictions on use. The uses in this district described in subsection (a) above shall be permitted, however, only upon the following conditions:
- (1) There shall be no alcoholic beverage sales for on-premises consumption except pursuant to a special exception as provided in division 8 of this article.
 - (2) The impervious surface percentage in this district shall not exceed 70%.
 - (3) Any use shall comply with the applicable special conditions contained in table 14.02.221.
 - (4) Any use that involves a mobile food unit is allowed only pursuant to a special exception.
- (c) Planned development regulations. When land within this district is made part of a planned development, yards abutting adjacent non-PD property shall be not less than 20 feet. (2005 Code, sec. 17.6.03; Ordinance 14-04, sec. 2, adopted 5/21/14; Ordinance 2018-01, sec. 5, adopted 2/15/18; Ordinance 2019-05, sec. 2, adopted 7/18/19; Ordinance 2022-31 adopted 12/15/2022)

From: [To Tram Official](#)
To: [Sandra Ma](#)
Subject: [EXTERNAL] Era Beauty Services
Date: Friday, September 5, 2025 4:07:27 PM

Hello Mrs. Sandra,

Per the Mayor's request, I am sending a clear outline of the services we offer at our licensed studio in Dalworthington Gardens.

Era Beauty is your go-to destination for eyelash extensions, semi - permanent makeup (PMU), skincare, facials, head spa and Plasma lift treatments. Here, you will experience our vision and mission in action every single day - through the hands of our licensed, well-trained artists who are passionate about enhancing your natural beauty with care, skill, and integrity.

We provide the best care beauty services such as:

Semi - Permanent Makeup (PMU): is an advanced cosmetic enhancement service that uses refined techniques and medical-grade pigments to gently deposit color into the upper layers of the skin. For eyebrows, PMU creates the appearance of naturally full, well-shaped brows that complement each client's facial features.

Unlike body art, this service is strictly cosmetic — designed to restore confidence, save time in daily routines, and provide a polished, natural look. Treatments are performed in a sterile, licensed beauty studio by trained professionals following strict health and safety standards.

Eyelash Extensions

Enhance your natural lashes with expertly applied extensions for fuller, longer, and beautifully defined eyes.

Eyelash Lift

A gentle treatment that curls and lifts your natural lashes, creating an open-eye look without extensions.

Brow Wax

Shaping and defining eyebrows with precision waxing for a polished, balanced appearance.

Facials

Customized treatments to cleanse, hydrate, and refresh your skin for a healthy, radiant glow.

Skincare Treatments

Targeted solutions such as exfoliation, microdermabrasion, skin-boosting, and natural anti-aging massage techniques — no chemicals involved.

Head Spa

A relaxing experience with deep shampoo, soothing scalp massage, and a soft blow-dry for refreshed, beautiful hair.

Plasma Hot & Cold Treatment

A modern skin therapy that naturally improves wrinkles, supports hair growth, and removes minor skin tags safely and effectively.

All services are performed in a professional, spa-like setting with licensed artists, ensuring a safe, clean, and comfortable experience for our clients.

Please let me know if you or the Mayor would like me to prepare any additional documents or a formal proposal for review.

Warm regards,

Cleo (Tram) Dau

Owner, Era Beauty

Burleson, Texas City Ordinance

PERMANENT COSMETIC MAKEUP STUDIO

An establishment where trained personnel apply micro-injections of pigment to the dermal layer of skin such that cosmetics are applied within the facial lines on a permanent basis. This term does not include a tattoo studio.

CUSTOM PERSONAL SERVICE SHOP

Tailor, dressmaker, shoe shop, barbershop, beauty shop, permanent cosmetic makeup shop, or similar shop offering custom service.

Everman, Texas City Ordinance

Studio, tattoo or body piercing, means a building or portion of a building used for selling and/or applying tattoos, permanent cosmetics, and/or for piercing the skin with needles, jewelry or other paraphernalia, primarily for the purpose of ornamentation of the human body.

Forest Hill

Costmetic tattoo establishment.

An establishment where trained personnel apply microinjections of pigment to the dermal layer of skin such that facial cosmetics are applied on a permanent basis. This does not include a tattoo parlor.

Mansfield, Texas City Ordinance

BODY ART AND PIERCING STUDIO. A place where body modification is performed, including: tattooing, where a design is made by inserting ink, dyes and pigments, either indelible or temporary, into the dermis layer of the skin to change the pigment; or piercing, the practice of puncturing or cutting a part of the human body, creating an opening in which the jewelry may be worn, or where an implant may be inserted. This definition does not include permanent makeup or micro-blading as applied in a beauty shop.

Pantego, Texas City Ordinance

Barbershop/beauty salon.

Establishments primarily engaged in providing services generally involved in the care of the person or his apparel including, but not limited to, barber and beauty shops, tanning salons, nail salons, etc. May allow ear piercing and cosmetic tattooing as accessory uses.

COMMERCIAL RECORDER PROOF

EMAIL ADDRESS: recorder@flash.net

Deadline for submitting legal notices is 11:00 (am) the business day before

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Public Hearing Notices

Notice is hereby given that the City of Dalworthington Gardens Planning and Zoning Commission will hold a public hearing on October 9, 2025 at 6:00 p.m. and the Dalworthington Gardens City Council will hold a public hearing on October 16, 2025 at 7:00 p.m., both to be held in the City Hall Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas to consider the following:

* An amendment to the City of Dalworthington Gardens Code of Ordinances, Chapter 14 Zoning making changes for allowed permitted uses in B2 zoning to include semi-permanent makeup business.

9-23