



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** May 26, 2026
SUBJECT: ZC26-0155, Ordinance No. 3956, Public hearing and consideration of a request from Maryuri Narvaez for a revision to Planned Development 13 for a trade school (barber school) at 8703 Bedford Eules Road, being 5.03 acres described as Lot 3, Block 13, Woodcrest Addition.
PRESENTER: Cori Reaume, Director of Planning

SUMMARY:

On behalf of Naturon Properties (property owner), Maryuri Narvaez is requesting to revise the existing PD (Planned Development) for a trade or business school (barber school) use on a 5.03-acre site located at 8703 Bedford Eules Road.

GENERAL DESCRIPTION:

The property under consideration is located on the north side of Bedford Eules Road west of the Weyland Drive intersection. The property is bounded by Airport Freeway on the north side, and adjacent to single-family residences in the Woodcrest subdivision on the east side. Property south of the site, across Bedford Eules Road, is in the city of Hurst. The property is currently zoned PD (Planned Development). The zoning was approved by City Council on August 22, 1977 (Ordinance 674). The PD does not provide for a base zoning district but does include development standards.

The 5.03-acre site includes two retail strip buildings constructed in 1979. The buildings are 23,400 square feet and 18,000 square feet in size. A third building housing Furr's Cafeteria was located adjacent to Airport Freeway, but the building was demolished in 2014. In 2019, the building facades were renovated and remodeled to their current appearance. Other site improvements include parking areas and a buffer yard adjacent to the single-family residential area. A pole sign is located on each lot, and a digital billboard is located adjacent to the freeway frontage road.

The applicant is requesting a revision of the PD to add a barber college (trade school) as a permitted use on the property. The school is associated with an existing barber shop, [Xclusive Blendz Barbershop](#), located in Suite 120. The shop is 3600 square feet in size and includes chairs for 20 clients. The definition for trade or business school specifically includes beauty school or barber college, which prompted the need for the applicant to seek zoning approval.



LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. The Retail Commercial land use category provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares at key intersections.

CURRENT ZONING: The property is currently zoned PD (Planned Development). The zoning was approved by City Council on August 22, 1977 (Ordinance 674). The PD does not provide for a base zoning district but does include development standards.

PROPOSED ZONING: The proposed zoning is PD (Planned Development) with a base zoning district of C-1 (Commercial) for land uses and development standards. The proposed PD revision is intended to allow for a business and trade school use on the property.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	Airport Freeway	NA	Airport Freeway
WEST	C-1 (Commercial)	Retail Commercial	Offices and vacant property
SOUTH	City of Hurst (R2 Delling District)	NA	Single-family residences
EAST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: The property is platted as Lots 1A, 2, and 3, Block 13, Woodcrest Addition and Lots A1, B, and C, Ingress & Egress Easement, Woodcrest Addition. No additional platting action is required as part of the requested zoning change.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the April 16, 2026, meeting and voted 6-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3956.