

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL, 4301 CITY POINT DRIVE
JANUARY 18, 2024**

D.1 ZC23-0078 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BARCELONA BEAUTY ACADEMY FOR A SPECIAL USE PERMIT FOR A TRADE OR BUSINESS SCHOOL AT 6647 BOULEVARD 26, BEING 0.492 ACRES DESCRIBED AS LOT 9A2, BLOCK 9, RICHLAND HILLS WEST ADDITION.

APPROVED

Chair Welborn introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chair Welborn called for the applicant to present the request.

Anthony Pina, 2811 Elm Park Street, Richland Hills, Texas, presented the request. He discussed the proposed cosmetology school operations and services and the proposed property improvements recommended by the Development Review Committee.

Chair Welborn asked if the school was relocating from Hurst and the current operations. Mr. Pina stated the school has been open for four years and discussed the plans to consolidate the school with their salon. He stated they typically have 10-15 students at one time with a maximum of about 25 students.

Ex-Officio Luppy asked about the school's hours of operation. Mr. Pina stated the usual hours are Tuesday through Friday from 9 AM to 9 PM, with the salon open 10AM to 6 PM.

Commissioner Goetz asked if they share building space with other businesses. Mr. Pina stated the owner, Fonner Family Hearing Services, has limited office hours in the building.

Commissioner Narayana asked about the reason for the move and how the business advertises. Mr. Pina stated their plans to consolidate space with their salon as the location offers better space for student practice and services. He stated they

advertise through social media, trade shows, and other methods.

Chair Welborn called for Mr. Husband to present the staff report. Mr. Husband presented the staff report.

Vice Chair Stamps and Mr. Husband discussed the responsibilities of the property owner for site and signage improvements.

Commissioner Narayana and Mr. Husband discussed former uses on the property trash disposal methods, and requirements for refuse container screening if a container is placed on the property.

Chair Welborn and Mr. Pina discussed screening requirements for containers placed on the site in the future.

Chair Welborn called for anyone wishing to speak for or against the request to come forward. There being no one else wishing to speak, Chair Welborn closed the public hearing.

Chair Welborn stated that a letter of support for the request was submitted by the owner, Robert Fonner, 6647 Boulevard 26, North Richland Hills, Texas.

Commissioner Narayana and Mr. Husband discussed the status and condition of the pole sign. Mr. Husband stated the pole sign is not proposed to be removed and discussed city programs available for sign removal and construction.

A MOTION WAS MADE BY COMMISSIONER NARAYANA, SECONDED BY COMMISSIONER GOETZ TO APPROVE ZC23-0078, SUBJECT TO LANDSCAPING, PARKING LOT, AND SIGNAGE IMPROVEMENTS, AND ANY FUTURE REFUSE CONTAINER BEING SCREENED.

MOTION TO APPROVE CARRIED 5-0.