



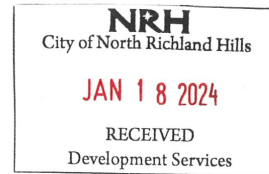
Fonner Family

Hearing Center

Better hearing through professionals who care

January 18, 2024

Robert Fonner
Fonner Family Hearing Centers
6647 Blvd 26, NRH 76180



To whom it my concern,

First let me thank you for taking the time to consider our zoning request.

My Name Robert Fonner, I am part owner of 6647 Blvd 26 and my suite # 100 is requesting the zoning change. I am obviously in Favor of the Zoning change. I became part owner of the property through inheritance in 2016. Since then we have moved the location of my personal buisness that has operated in that space since the 90's, in the hopes that we could rent out the space. Since putting the Space up for lease in mid 2020 we have had almost no intrest. We leased the space to a young woman in 2021 that said she was going to have a online car sales buisness. After signing a lease and going through some process with the state, The city of NRH denied her CO. She of course was unable to pay rent. Trying to turn things around quickly and understanding the young girls perdiciment, we let her out of her lease without penalty. Understandably we are upset but can understand the citys point of view, who wants a used car dealership when your trying to upscale the city for the incoming residents. Then, the office sits empty for over a year.

This is when I learn about something that I feel the commitie should consider. The "office real estate apocolypse." Please google it, but ill give you the jist. Since the pandemic and the explosion of remote work. Commercial real estate leases, Office space leases have increased in vacancy rate. Lease renewals have decreased and because of it declining property value. Basically its getting harder and harder to find people who need office space. Why rent a space when you can run a buisness from you computer? I feel the committee should consider this when making their decision as the the pool of likely renters is not necessarily growing.

This brings me to my last point. Property improvements. I am aware of the request made by the Planning and Zoning Commision to improve the property and can assure you that many of these items have been on the list for years. The main hurtle for these projects is of course, funding. One that would of course be made feasible with stable renters. With the foresight of the committiee and a little luck with being a first time landlord, we can see some improvments to the property and of course a more prosperous city. Thank your for taking the time to consider our request.

Robert Fonner BC-HIS
Fonner Family Hearing Centers

Robert Fonner

Board Certified, BCHIS

Member: International Hearing Society, Hearing Loss Association of America

315 E. Randol Mill Rd., Arlington, TX 76011 • Call (817) 277-8121 • Fax (817) 277-8191
6647 Boulevard 26, Fort Worth, TX 76180 • Call (817) 284-8584 • Fax (817) 284-3253

From our family to yours since 1971



PUBLIC HEARING NOTICE

CASE: ZC23-0078

BAYLESS, TRACIE
6621 JERRELL ST
NORTH RICHLAND HILLS TX 76180

It would be extremely nice if they would get this cleaned up. This has been going on since the summer. Such a nice thing to look at being a neighbor. JB

You are receiving this notice because you are a property owner requesting a special use permit as shown on the attached map

property

APPLICANT	Barcelona Beauty Academy
LOCATION	6647 Boulevard 26
REQUEST	Public hearing and consideration of a request from Barcelona Beauty Academy for a special use permit for a trade or business school, being 0.492 acres described as Lot 9A2, Block 9, Richland Hills West Addition.
DESCRIPTION	Proposed cosmetology school (approximately 1,000 square feet) associated with existing salon
PUBLIC HEARING DATES	Planning and Zoning Commission 7:00 PM Thursday, January 18, 2024 City Council 7:00 PM Monday, February 12, 2024
MEETING LOCATION	City Council Chamber - Third Floor 4301 City Point Drive North Richland Hills, Texas

People interested in submitting letters of support or opposition are encouraged to contact the Planning & Zoning Department for additional information. Letters must be received by the close of the City Council public hearing. Because changes are made to requests during the public hearing process, you are encouraged to follow the request through to final action by City Council.



