



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** August 17, 2023
SUBJECT: 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.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Fonner Family Hearing Centers (property owner), Barcelona Beauty Academy is requesting a special use permit for a trade or business school on a 0.492-acre property located at 6647 Boulevard 26.

GENERAL DESCRIPTION:

The property is located at the west corner of Rufe Snow Drive and Boulevard 26. The intersection is at the city limit line with the city of Richland Hills. The site is developed with an office building constructed in 1958. The applicant proposes to lease and renovate space in the building for a cosmetology school.

The applicant proposes to open a cosmetology school in Suite 100. The school is associated with an existing salon located in Suite 101. The school would include space for lectures and testing. Additional training would take place in the salon. The school, Barcelona Beauty Academy, proposes to relocate the business from its location on Harwood Road in Hurst. A description and floorplan of the business is attached, and additional information is online at [Barcelona Beauty Academy](#).

The property is zoned C-1 (Commercial). A trade or business school requires approval of a special use permit (SUP) in this zoning district. The definition for trade or business school specifically includes beauty school or barber college, which prompted the need for the applicant to seek SUP approval. The special use permit is for the use, not the particular company requesting the use.

The proposed conditions of approval for this special use permit are attached. Applications for special use permits provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant's proposed development of the property. These conditions may be modified throughout the public hearing process, but they are subject to final approval by City Council. The SUP standards address land use, landscaping, site improvements, and signage standards for the business.



As part of special use permit requests, the Development Review Committee commonly recommends property improvements as a condition of approval. This is intended to address nonconforming features of properties and provide suggested enhancements that would help bring the property closer to compliance with current development standards. The following recommended property improvements are included in the attached conditions of approval.

1. Parking spaces. The parking spaces on the lot must be striped and comply with the standards contained in Section 118-832 (Minimum parking requirements) of the zoning ordinance. At least one van-accessible parking space must be provided, as required by ADA Standards for Accessible Design. An accessible route must be provided from the space to the building.
2. Parking lot surface. The parking lot surface at the drive entrance on Boulevard 26 must be repaired and comply with the standards contained in Section 118-832 (Minimum parking requirements) of the zoning ordinance.
3. Landscaping. At least one large tree or two ornamental trees must be planted in the area between the building and Jerrell Street. The landscape area must be irrigated with an automatic underground irrigation system.
4. Signage. The existing wall sign for the business must be replaced with a channel letter sign.
5. The required site improvements must be completed by May 31, 2024.

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 C-1 (Commercial). This district is intended to permit a variety of retail trade, personal and business services establishments, and offices principally serving community and regional needs. The district should be located on the periphery of residential neighborhoods and at intersections of major arterial streets. It is also appropriate for major retail corridors.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-3 (Single-Family Residential)	Low Density Residential	Single-family residences
WEST	C-1 (Commercial)	Retail Commercial	Office and service uses
SOUTH	Retail (Richland Hills zoning map)	Retail (Richland Hills land use plan)	Walmart Neighborhood Market
EAST	Planned Development (Richland Hills zoning map)	Retail (Richland Hills land use plan)	Auto-related land uses

PLAT STATUS: The property is platted as Lot 9A2, Block 9, Richland Hills West Addition.



CITY COUNCIL: The City Council will consider this request at the February 12, 2024, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC23-0078, subject to landscaping, parking lot, and signage improvements.