

STAFF REPORT

Case Number: 17-SU-20
Request: Specific Use Permit for a business / trade school
Address: 14465 Webb Chapel Road
Suite Size: 1,406 square feet
Petitioner: Legends Real Estate School

Existing Conditions

The subject site is located in the Webb Chapel Office Center at the southwest corner of Webb Chapel Road and Fyke Road, approximately 2,500 feet south of Belt Line Road. The property is located within the Office (O) zoning district which allows a combination of administrative, office and retail uses. To the north of the site is McLaughlin Elementary School, to the west is Strickland Intermediate School and to the south is another small office building. The site is surrounded further away by single family residential homes.

The subject site contains one existing concrete tilt wall building. This two-story office building was constructed in 1984 and has a total area of approximately 29,620 square feet.

Proposal/Site Design

The applicant, Legends Real Estate School, is proposing to use two units for a real estate school. The two units 101 and 101 B will be used as classroom space and the hallway in between will be used as office. Each classroom will be approximately 603 square feet and will be designed to accommodate a maximum of 20 students. The school will use the common spaces offered by the office building: the lobby area / atrium and the restrooms.

No outside activity, no outdoor storage and no additional retail uses are proposed for this use at this location.

Operation

Legends Real Estate School was founded in 1990 and was located on Midway Road in Farmers Branch. The school is approved by the Texas Real Estate Commission and teaches pre-licensed courses and home inspection courses.

The facility will operate Monday through Thursday from 9:00 AM to 1:00 PM and 6:00 PM to 9:45 PM. Four times a year, the schools holds a special class on Saturday and Sunday from 8:00 AM to 5:00 PM. The school faculty is independent. One to two employees will be on site at any time.

Parking

A total of 102 parking spaces serve the entire Webb Chapel office center. Legends Real Estate School will use the existing parking facility. Staff determined that no additional parking is needed for this

new use. There is adequate parking to serve the facility and the other existing uses within the office building.

Landscaping

The applicant has no plans to install any additional landscaping. City staff agreed that there is no an opportunity for additional landscaping at this location. The entire site meets all requirements for landscaping and the existing vegetation is mature and well maintained.

Signs

There is no signage proposed for this new use within the existing office center.

Public Response

Fifteen (15) public notification letters were mailed on December 29, 2017. Two zoning notification signs were also posted on the site that same day. As of January 4, 2018, no letters of opposition to this Specific Use Permit request have been received by the City.