



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department    **DATE:** March 7, 2024

**SUBJECT:** ZC23-0088 Public hearing and consideration of a request from TX Thrift LLC for a special use permit for a secondhand goods dealer at 6246 Rufe Snow Drive, being 3.93 acres described as Lot 4R, Block 1, Northland Shopping Center Addition.

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

On behalf of WC South Properties LP (property owner), TX Thrift LLC is requesting a special use permit for a secondhand goods dealer on a 3.93-acre property located at 6246 Rufe Snow Drive.

### **GENERAL DESCRIPTION:**

The property is located on the east side of Rufe Snow Drive just south of the intersection with Mid-Cities Boulevard. The building on the site is part of the Rufe Snow Village shopping center, and the lease area is in the same building and immediately adjacent to the BioLife Plasma Services facility. The applicant proposes to renovate and remodel the lease area for a thrift store use called [Eco Thrift](#).

The applicant proposes to open a 27,800-square foot thrift store that would sell clothing and household goods. The company operates 19 other stores in California, New York, New Jersey, and Minnesota. There is one store located in Alvin, Texas. Information about the company is attached, which includes a description of the business and store operations.

The property is zoned C-1 (Commercial). The zoning ordinance was amended in March 2012 to add a definition for secondhand dealers and provide for special use permit consideration for the use in all commercial zoning districts. This use applies to any person or entity engaged in buying, selling, trading, or handling any kind of used or secondhand goods, wares, or merchandise.

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 special use permit standards address land use, parking lot lighting, refuse container enclosures, parking lot striping, and operational 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. A letter from the property owner is attached that indicates their agreement with the improvements.

1. Parking lot lighting. The pole-mounted light fixtures must be adjusted to a 90-degree angle so that the light is directed downward. The fixtures are currently set at a steeper angle.
2. Building lighting. The wall packs on the rear of the building should be replaced with conforming fixtures.
3. Refuse container enclosures. Enclosures must be constructed or renovated for all refuse containers on the lot. The enclosures must conform to standards found in Sec. 118-874 of the zoning ordinance. These standards generally include a masonry enclosure, pedestrian access gates, and opaque metal gates.
4. Parking spaces adjacent to Rufe Snow Drive. The parking spaces adjacent to Rufe Snow Drive do not satisfy the minimum depth requirement of 18 feet. The depths range from 9.8 feet to 15 feet. The parking spaces must be converted to parallel parking spaces, which require a stall depth of eight (8) feet and stall width of 22 feet. If the parking spaces are not converted to parallel spaces, the spaces should be removed in favor of the required 15-foot landscape setback.

**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	C-1 (Commercial)	Retail Commercial	Shopping center
WEST	City of Watauga (General Business)	Regional Retail/Commercial (per Watauga land use map)	Shopping center
SOUTH	C-1 (Commercial)	Retail Commercial	Shopping center
EAST	PD (Planned Development)	High Density Residential	Apartment complex



**PLAT STATUS:** The property is currently platted as Lot 4R, Block 1, Northland Shopping Center Addition.

**CITY COUNCIL:** The City Council will consider this request at the March 25, 2024, meeting following a recommendation by the Planning and Zoning Commission.

**DRC RECOMMENDATION.** The current development policy in North Richland Hills is to monitor closely land uses in the city to establish an optimal mix of residential, commercial, restaurant, retail, and office establishments that best serve the varied needs of residents and consumers. To implement this policy, all secondhand goods dealer uses are subject to approval of a special use permit or other zoning action.

The Development Review Committee's (DRC) recommendation for denial of the special use permit application is based on the following.

1. Prior direction from Planning and Zoning Commission and City Council has been provided regarding limiting additional secondhand goods dealer uses within the city.
2. In accordance with the Vision 2030 Land Use Plan approved by the North Richland Hills City Council on July 22, 2019, the City aims to foster a commercial climate that reflects its identity and community values. The NRH community desires uses that provide needed goods and services, convenience, and add to the overall quality of life. The City should encourage existing commercial vacancies to be occupied by uses that serve and benefit the overall community.
3. The current development policy in North Richland Hills is to monitor closely the number and location of new secondhand goods dealer uses in order to reduce their proliferation and evaluate their effects on the community. To implement this policy, secondhand goods dealer uses are subject to approval of a special use permit or other zoning action.

**RECOMMENDATION:**

Deny ZC23-0088.