

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 24, 2025

SUBJECT: ZC24-0121, Ordinance No. 3894, Public hearing and consideration of a request from Martha Cadena for a special use permit for a secondhand goods dealer at 6350 Glenview Drive, being 1.72 acres described as Lot 20R, Block 4, Diamond Loch Addition.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Grand Properties LP (owner) and Juanito's Giving Tree (tenant), Martha Cadena is requesting a special use permit for a secondhand goods dealer on a 1.72-acre property located at 6350 Glenview Drive.

GENERAL DESCRIPTION:

The property is located at the southwest corner of Glenview Drive and Dawn Drive. The property is developed with a 21,200-square-foot multitenant shopping center (Diamond Loch Plaza), which was constructed in 1986. The applicant proposes to renovate and remodel a tenant space in the building for a secondhand goods dealer (thrift shop) called Juanito's Giving Tree.



The site is small corner shopping center surrounded by neighborhoods and a park. Single-family residences are located west and south of the property (Diamond Loch Addition) and across Glenview Drive (Diamond Park Estates). Linda Spurlock Park is located east of the site across Dawn Drive.

The applicant proposes to open a 1,620-square foot thrift store that would sell clothing, furniture, and household goods. Additionally, the applicant indicates plans to implement job training programs at the site for employees. Information about the proposed business is attached, which includes a description of the business and store operations.

The property is zoned LR (Local Retail). 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 SUP standards address land use, landscaping, site improvements, and operational standards for the business.

As part of special use permit requests, the Planning and Zoning Commission and City Council may require certain property improvements as a condition of SUP approval. These improvements are 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 is a list of nonconforming features identified on the property.

1. Building and site lighting. Any nonconforming wall pack and flood light fixtures on the building could be replaced with conforming fixtures. The fixtures should comply with the standards contained in Section 118-728 of the zoning ordinance.
2. Refuse container enclosures. The enclosure for the refuse containers is located in the southwest corner of the property on the common property line with adjacent residences. The standard setback required from residential property is 25 feet. The enclosure could be relocated; however, the only conforming location would be in front of the building.
3. Screening walls. A six-foot tall masonry screening wall is the standard requirement between commercial and residential properties. The existing wood fence on the rear (west) property line could be replaced with a conforming screening wall.
4. Site landscaping. The property was developed prior to the adoption of the current landscaping and buffering standards. General standards that would apply to the site include landscape setbacks on Commercial Drive, a landscape buffer adjacent to residential properties, and parking lot landscaping.

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 zoned LR (Local Retail). This district is intended to provide for the development of convenience retail shopping, services, and professional offices, principally serving the neighborhood needs, and compatible in scale with adjacent residential development. Uses in this district are recommended to be limited 5,000 square feet in size.



SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	PD (Planned Development)	Low Density Residential	Commercial and service uses
WEST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences
SOUTH	R-1 (Single-Family Residential)	Low Density Residential	Commercial and service uses
EAST	R-4-D (Duplex)	Parks/Open Space	Linda Spurlock Park

PLAT STATUS: The property is platted as Lot 20R, Block 4, Diamond Loch Addition.

PUBLIC INPUT: Following posting of the public hearing signs on the subject property, the Planning & Zoning Division received emailed input regarding the zoning change request. A copy of all correspondence is included in the Public Input attachment. Any additional correspondence received after the publication of this report will be distributed to City Council prior to the public hearing.

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.

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.

The Local Retail zoning district provides for the location of convenience retail shopping, services, professional offices, and similar uses. Development should be compatible with the context of surrounding developments. Individual land uses should be evaluated on their scale, character, and intensity to prevent significant adverse effects on adjacent residential neighborhoods.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the February 6, 2025, meeting and voted 4-1 to recommend approval (Commissioner McMahon voting against).

RECOMMENDATION:

Consider Ordinance No. 3894.