

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL, 4301 CITY POINT DRIVE
FEBRUARY 6, 2025**

C.2 ZC24-0121 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.

APPROVED

Vice Chair Stamps introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Vice Chair Stamps called for the applicant to present the request.

Jazmin Rangel, 148 Green Gate Drive, Boyd, Texas, presented the request.

Commissioner Goetz and the applicant discussed whether the lease area would include office space and storage space for inventory. Ms. Rangel stated most of the inventory would be kept in a self-storage facility at another location and rather than in the lease space.

Commissioner McMahon and the applicant discussed business operation and history and how the donation process works.

Commissioner Goetz asked about the planned business hours. Ms. Rangel stated they plan to be open Monday through Saturday and closed on Sunday.

Vice Chair Stamps and the applicant discussed the nonconforming features of the site noted in the agenda information.

Commissioner McMahon, Commissioner Ross, and the applicant discussed the job training proposed to take place at the site. Ms. Rangel stated job and customer service training is intended for staff that work at the store and would not be open to the public.

Commissioner Ross discussed outside storage, delivery locations, and items sold at the store.

February 06, 2025

Planning and Zoning Commission Meeting Minutes

Page 1 of 4

Commissioner Narayana and the applicant discussed how donations would take place at the site. Ms. Rangel stated donations may be accepted but only during business hours.

Commissioner Stamps called for Mr. Husband to present the staff report. Mr. Husband presented the staff report.

Vice Chair Stamps and Mr. Husband discussed nonconforming features of the site, and that those improvements were not recommended as conditions of approval. Mr. Husband stated those improvements were not proportional to the scope of the proposed business in relation to the building and property.

Commissioner Goetz and Mr. Husband discussed the enforcement of items being left outdoors overnight at the site.

Commissioner Goetz, Commissioner Narayana, and Mr. Husband discussed the length of time the space has been vacant.

Vice Chair Stamps called for anyone wishing to speak for or against the request to come forward.

Karen Kanda, 5120 Roberta Drive, North Richland Hills, Texas spoke about the request.

Mark Chandler, 6400 Diamond Loch North, North Richland Hills, Texas, spoke in favor of the request.

Mike Richhart, 4016 Diamond Loch West, North Richland Hills, Texas, spoke in opposition to the request. He stated support for the mission of the store but that the location is not ideal for this type of business.

Cecille Delaney, 6209 Windsor Court, North Richland Hills, Texas, spoke in opposition to the request. She stated concerns about unattended donation drop offs, trash build up on the property, and other stores in proximity to the site.

Kieran McMahon, 6209 Camelot Court, North Richland Hills, Texas, spoke in opposition to the request. He stated concerns about criminal activity, homeless people in the area, and unattended donation drop offs.

Deborah Smith, 4020 Diamond Loch East, North Richland Hills, Texas, spoke in opposition to the request. She stated concerns about unattended donation drop offs and trash buildup on the site.

Brock Wardlaw, 4008 Diamond Loch East, North Richland Hills, Texas, spoke in opposition to the request. He stated concerns about criminal activity on the property.

Vicki Miller, 4004 Diamond Loch East, North Richland Hills, Texas, spoke in opposition to the request. She stated concerns about unattended donation drop offs and criminal activity on the property.

Inga Anderson, 3904 Diamond Loch East, North Richland Hills, Texas, spoke in opposition to the request. She stated support for the mission of the store but that the location is not ideal for this type of business.

Vice Chair Stamps called for anyone wishing to speak for or against the request to come forward. There being no one else wishing to speak, Vice Chair Stamps closed the public hearing.

Commissioner Ross and Mr. Husband discussed the types of businesses that would be allowed by right in the Local Retail zoning district.

Commissioner Goetz and Mr. Husband discussed the history of code complaints on the site.

Commissioner McMahon and Mr. Husband discussed the purpose for special use permits.

Commissioner McMahon, Commissioner Goetz, and Mr. Husband discussed the location of other thrift stores in the city.

Commissioner Narayana and Mr. Husband discussed the general criteria used for evaluating special use permit requests.

Commissioner Ross spoke about the appropriateness of the business at this location.

Commissioner Goetz spoke about the code violations at the site and unattended donation drop offs at the location.

Vice Chair Stamps spoke in support of the business mission and the code violations at the site.

Commissioner McMahon spoke about property maintenance and its effect on adjacent property owners.

Vice Chair Stamps and Commissioner Goetz spoke about the property maintenance

issues brought up during the hearing are the property owner's responsibility rather than the applicant.

Commissioner Narayana spoke about the need to find solutions for the overall site.

A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY COMMISSIONER NARAYANA TO APPROVE ZC24-0121.

MOTION TO APPROVE CARRIED 4-1, WITH COMMISSIONER MCMAHON OPPOSING.