

**From:** Cindy Bohannon  
**Sent:** Wednesday, February 19, 2025 8:32 AM  
**To:** Cindy Bohannon  
**Subject:** Thrift Store meeting

I wanted to reach out to each of you to let you know that I oppose the zoning change to a "thrift store". Once that zoning is changed and the "store" goes out of business this will give the opportunity for other business that might be even worse.

We have several nice neighborhoods and a city park located within just a short walking distance from this location and I believe that we do not need the additional traffic in this tight area, plus there is not a sufficient drop off place for donations or trash items. This increase in traffic will increase the opportunity for local crime in these neighborhoods and of course with the park just across the street it is just a horrible place for thrift store with the additions of people and traffic. If this store is just a clothing store this will be even worse, and we have many of these already located in NRH with just a few miles of said location.

We all want to protect our property values, and I believe that this will be the beginning of declining values for these several neighborhoods that are already established and one that is a newly being completed subdivision. There are many open retail spaces available in NRH in strip shopping centers with better foot traffic for this store and already zoned for such business.

In closing I would say please help us keep our neighborhoods safe and valuable for now and the future. Help us keep our park clean and safe. Allow the owner of this thrift store choose another "better" location for her business, not in our neighborhood and park!

Sincerely  
Cindy Bohannon

Thank you,  
Cindy Bohannon  
P: 817 337 1020  
Email:

Event Freight Service, LLC is owned and operated by me, an independent partner with Airways Freight Corp.

**From:** [Stephanie Gomez](#)  
**To:** [Kelvin Deupree](#)  
**Cc:** [City Secretary](#); [Paulette Hartman](#)  
**Subject:** Oppose approval of thrift shop resale on Dawn and Glenview  
**Date:** Wednesday, February 19, 2025 8:19:27 PM

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I am writing to express my viewpoint on the consideration of a thrift store interested in retail space in the shopping center located on Glenview and Dawn, between Linda Spurlock park and Diamond Loch neighborhood.

The area around the shopping center is comprised of residential home with many walkers, bikers, pedestrian traffic. There is also limited and tight parking for patrons that are visiting the Linda Spurlock park. Having additional traffic in the area will create more hazards for those that are on foot or bike and those visiting the park. We also want to protect the ducks that often cross the street and venture back to the lake in the Diamond Loch area.

Several of my neighbors have experienced people jumping over their fence to get in their backyard, and my concern is that more people that gain access to this shop may decide to also explore the surrounding area, creating even more potential for crime in the Diamond Loch neighborhood. NRH already has 4 thrift stores and 3 are located within 2 miles of this neighborhood. Another concern that has been mentioned by my neighbors is the potential for trash build-up, no designated drop off, and that the building is not up to code.

I stand with the Diamond Loch community in requesting that you deny the request for this thrift store to lease this building.

Sincerely,

Stephanie Gomez  
3904 Diamond Loch W  
North Richland Hills, TX 76180

**From:** [shelly hollon](#)  
**To:** [Kelvin Deupree](#)  
**Cc:** [Paulette Hartman; City Secretary](#)  
**Subject:** Opposition of zoning change..  
**Date:** Wednesday, February 19, 2025 5:04:26 PM

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Dear City Council Members,

I am writing to formally express my opposition to the proposed zoning ordinance change that would allow for the operation of a thrift store at Diamond Loch Plaza on Glenview Drive, directly behind our home of twelve years. While I appreciate the efforts to bring business and economic development to our city, I have serious concerns about the negative impact this change will have on our neighborhood and our home. This evening while walking my son to MSA, a business we have supported in the Diamond Loch Plaza for over 8 years, I noticed furniture already moved into the tentative location for this thrift store. This is interesting as I was not aware this was already approved or maybe they are just setting up? Please see attached picture.

One of the primary concerns is the ongoing issue of property maintenance by the current management of Diamond Loch Plaza. We have experienced continuous problems with uncollected trash, debris in the alley, and illegal dumping, including large furniture items such as couches. Despite multiple reports to code enforcement, these issues persist, diminishing the quality of life for nearby residents. Adding a thrift store, which inherently deals with large volumes of secondhand goods, could exacerbate these issues, leading to further accumulation of discarded items and an increased burden on code enforcement and city resources.

Another major concern is security. Our neighborhood has already experienced multiple incidents requiring police intervention, including drug and alcohol activity, break-in attempts at the existing building, and instances of items being thrown over the fence into our yard. A thrift store could potentially attract more loitering, unauthorized activity after hours, and safety risks for the families residing nearby. The potential for an increase in theft-related crime and vagrancy poses a significant risk to our community's well-being.

While I strongly oppose the zoning change for a thrift store, I would like to offer alternative business suggestions that could be a better fit for this location while still benefiting the community. Given that Diamond Loch Plaza is not a high-traffic retail area, a business model that serves local residents and encourages repeat customers would be ideal. Some viable options include:

A coffee shop with pastries, providing a cozy neighborhood gathering space without the disruption of a drive-thru.

A diner or sandwich shop, offering a convenient and casual dining option for locals and employees of nearby businesses.

A specialty retail store such as a bookstore, boutique, or artisan goods shop that would enhance the character of the area without adding security concerns.

A wellness-oriented business, such as a yoga studio, fitness center, or juice bar, which would cater to the growing demand for health-conscious spaces in our community.

I strongly encourage the city to consider these alternative solutions that would promote economic activity in a way that enhances, rather than disrupts, the surrounding neighborhood. I urge the council to take into account the ongoing property management issues and security concerns before making a decision that could further strain city resources and negatively impact nearby residents.

Thank you for your time and consideration. I appreciate your commitment to making North Richland Hills a safe, clean, and thriving community. I look forward to your response and am happy to discuss this matter further if needed.

Sincerely,  
Shelly Hollon  
6309 Green Castle Ct  
NRH, TX 76180  
469 682 1485

From: Terri Kelso  
Sent: Tuesday, February 18, 2025 10:11 AM  
To: City Secretary  
Subject: Thrift Store

I live on the corner of Glenview and Diamond Loch N. It has come to my attention that a thrift store is hoping to open in the small strip center by my house. I am against this store being allowed to open there.

First, there are already 4 thrift stores in NRH, two are within 2 miles of this location. Why do we need another thrift store? Our neighborhood has been safe from crime. Will the crime increase with the addition of a thrift store this close?

Second, we already have trash being thrown in our backyard as people walk by from the convenience store in the same strip center. There will be additional trash from the increased traffic in the same area. People will drop items off when the store is not open, causing trash buildup.

Third, no store that sells items has been successful in this location. There has been a constant turnover of companies.

Fourth, what will it do to the property value of the homes in our neighborhood?

Please consider the needs of our community. We do not want a thrift store in our backyard.

Thank you for your time and consideration in this matter.  
Teresa Kelso

Sent from my iPhone  
Sent from my iPhone

**From:** Laura Kenna  
**Date:** February 17, 2025 at 7:58:32 PM CST  
**To:** Kelvin Deupree  
**Subject:** Please vote No

**PUBLIC INPUT**  
**ZC24-0121**

Councilman Deupree,

Please say no to any thrift store trying to go up in the buildings at Dawn and Glenview next to Diamond loch.

As you are probably aware, this is going to increase crime and decrease our safety. As of just recently people were caught trying to steal the license plates off our vehicles and I have had items stolen out of the yard.

This is going to increase even more people that we do not know coming into our neighborhood making us feel less safe! This is going to increase traffic and we have already suffered with the construction for so long, so please do not make us suffer anymore or allow our property taxes to go down. We do not need more thrift stores in North Richland Hills. There are plenty here and there are more not far, right there in Haltom city. Look what has happened to Haltom city over the years. I have witnessed it as I have been here since 1972. . Please keep us safe and say “ NO” on the 24th vote

Thank you,

Laura Kenna  
4037 Diamond loch west  
682-888-7701  
Sent from my iPhone

**From:** Laura Kenna  
**Date:** February 17, 2025 at 7:50:24 PM CST  
**To:** Russ Mitchell  
**Subject:** NO NO NO to thrift store trying to go in at dawn/glenview

**PUBLIC INPUT**  
**ZC24-0121**

Councilman Mitchell,

Please vote no to any thrift store trying to go in next to Diamond loch into the building at dawn/glenview.

This is going to increase crime and just a few months ago we even caught people stealing plates off our vehicles and I have had items stolen out of the yard. People that we have no idea who they are continue to increase into our neighborhood and with a thrift store basically Next Door , as you know, this is going to increase crime and decrease safety. I know I don't have to tell you because you already know that it is just gonna create more traffic problems and we have already suffered so long with this construction!  
Please vote " NO"

Thank you,  
Laura kenna  
4037 Diamond loch west  
682-888-7701

**From:** Laura Kenna  
**Date:** February 17, 2025 at 7:41:31 PM CST  
**To:** Blake Vaughn  
**Subject:** Please Blake, vote NO to thrift store on glenview/dawn

**PUBLIC INPUT**  
**ZC24-0121**

hi Blake,

This is Laura if you remember me from citizens Police Academy class.

I am asking you to please vote “ No” to any thrift store trying to go in at Glenview and Dawn next to Diamond loch.

This is going to increase crime ! Just a few months ago people were caught, stealing our license plates off our vehicles , I have had items stolen out out of the yard, and it is just decreasing our safety for absolutely no reason! There are plenty of thrift stores all over North Richland Hills and not far at all into Haltom city and look what has happened to Haltom city over the years!

This is going to increase traffic and we have already suffered for so long with the construction here that has been going on ! Safety here has already decreased through the years as I have been here since 1972 and always felt safe until more recent years as more and more people that don't live here are just coming in daily into our neighborhood and this is just gonna contribute to decrease safety, increase crime, and increase traffic problems.

Thank you Blake, councilman Vaughn

Laura Kenna 682-888-7701

**From:** [TINA FERRARI](#)  
**To:** [Ricky Rodriguez](#)  
**Cc:** [City Secretary](#)  
**Subject:** NO to Thrift Shop  
**Date:** Tuesday, February 18, 2025 2:57:53 PM

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Mr. Rodriguez,

Please do not allow Thrift Store into the Glenview/Dawn Plaza. We have so many nearby. The traffic and parking is already tough with the park. We DO NOT need more people in our neighborhood.

Sincerely,

Patrick and Tina Lehman  
Diamond Loch Residents



**From:** TINA FERRARI  
**Date:** February 18, 2025 at 2:52:55 PM CST  
**To:** Tito Rodriguez  
**Cc:** City Secretary, Paulette Hartman  
**Subject:** No to Thrift Shop

Mr. Rodriguez,

Please DO NOT allow ANOTHER Thrift Shop into the Glenview/Dawn plaza location. We have SO many thrift shops nearby already. We DON'T need another one!

The parking and traffic is already bad enough.

Sincerely,

Patrick and Tina Lehman  
Diamond Loch Residents

**From:** [City Secretary](#)  
**To:** [Planning](#)  
**Subject:** FW: NO to Thrift Store  
**Date:** Tuesday, February 18, 2025 3:02:41 PM  
**Attachments:** [NO to Thrift Shop .msg](#)  
[Fwd No to Thrift Shop.msg](#)

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From: TINA FERRARI  
Sent: Tuesday, February 18, 2025 2:53 PM  
To: Jack McCarty  
Cc: City Secretary; Paulette Hartman  
Subject: NO to Thrift Store

Dear Mayor,

Although we can appreciate growth within our community, we **STRONGLY OPPOSE** bringing a Thrift Store into the Glenview/Dawn plaza location.

There are many issues related to having **ANOTHER** thrift store in this area. There are already several nearby. The traffic and of course the possibility of increased crime generated. We just don't need **ANOTHER** Thrift Store.

Please **DO NOT ALLOW** a Thrift Store in this space.

Sincerely,

Patrick and Tina Lehman  
Diamond Loch Residents

From: TINA FERRARI  
Sent: Tuesday, February 18, 2025 3:30 PM  
To: Suzy Compton  
Cc: City Secretary; Paulette Hartman  
Subject: NO to Thrift Store

Ms. Compton,

Please DO NOT allow a Thrift store to go into the plaza at the corner of Glenview/Dawn. There are many thrift shops within a few miles, we don't need another in our area. The parking is already difficult with the park. The traffic, trash and the potential of increased crime to our neighborhood is not something we want.

Please keep the residents of Diamond Loch in mind.

Sincerely,

**From:** [TINA FERRARI](#)  
**To:** [Russ Mitchell](#)  
**Cc:** [City Secretary](#); [Paulette Hartman](#)  
**Subject:** NO to Thrift Store  
**Date:** Tuesday, February 18, 2025 4:26:12 PM

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Hi Russ,

Patrick and I are opposing the Thrift store on Glenview/Dawn. The traffic, the parking and the added potential of crime is a concern. Having the park across the street is enough. There are several thrift stores within a few miles. Don't think we need another one. Worried about trash and debris left behind.

Maybe it's time to think about a gated community?

Hope you and your wife are well.

Sincerely,

Patrick and Tina Lehman

**From:** [TINA FERRARI](#)  
**To:** [Kelvin Deupree](#)  
**Cc:** [City Secretary](#); [Paulette Hartman](#)  
**Subject:** NO to Thrift Store  
**Date:** Tuesday, February 18, 2025 4:15:17 PM

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Mr. Duepree,

Please DO NOT allow a Thrift store to open in the Glenview/Dawn plaza. The parking and traffic is bad enough with the park across the street. We are also concerned about the potential of crime coming into our backyard. The park has enough “oddballs.”

Within a few miles, there are several thrift stores. We DO NOT need another one!

Thank you.

Sincerely,

Patrick and Tina Lehman  
Diamond Loch Residents

**From:** [TINA FERRARI](#)  
**To:** [Blake Vaughn](#)  
**Cc:** [City Secretary](#); [Paulette Hartman](#)  
**Subject:** NO to Thrift store on Glenview/Dawn  
**Date:** Tuesday, February 18, 2025 3:56:20 PM

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Mr. Vaughn,

Please DO NOT allow a Thrift store to go into the Glenview/Dawn plaza. There is already enough traffic and the potential of added crime is unsettling. The parking is already an issue with the park across the street. With several thrift stores within a few miles from our area, we really don't need another one!

Sincerely,

Patrick and Tina Lehman

**From:** [TINA FERRARI](#)  
**To:** [Matt Blake](#)  
**Cc:** [City Secretary](#); [Paulette Hartman](#)  
**Subject:** NO to Thrift Shop on Glenview  
**Date:** Tuesday, February 18, 2025 3:46:54 PM

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Mr. Blake,

Please DO NOT allow a Thrift store to open in the Glenview/Dawn plaza. There are several thrift stores within a few miles and we don't need another in our neighborhood.

The traffic is bad enough. The potential of crime is always a concern. We already have the park which has at times had its share of "oddballs". Parking in the strip center isn't great. Maybe the owners can do a bit more to fix up their property to attract other business opportunities. Not another Thrift shop!

Sincerely,

Patrick and Tina Lehman  
Diamond Loch Residents

**From:** Kieran McMahon  
**Sent:** Monday, February 17, 2025 11:04 AM  
**To:** Jack McCarty  
**Cc:** Kieran McMahon; City Secretary; Paulette Hartman  
**Subject:** Thrift Shop Proposal - 6350 Glenview Drive

**PUBLIC INPUT**  
**ZC24-0121**

Mr. Mayor,

My name is Kieran McMahon, and I am a resident of 6209 Camelot Court in the Diamond Loch community. I am writing to express my concerns regarding the proposed thrift shop at 6350 Glenview Drive. While I understand the potential benefits of such a business, I believe there are several important issues that need to be considered, particularly in relation to our Diamond Loch neighborhood.

1. **Increased Trash Build-up:** One of my primary concerns is the potential for increased trash accumulation in the area. As we've observed already at this property, a lack of proper waste management and oversight which leads to debris and unsightly clutter around the property. This negatively impacting the surrounding neighborhood's cleanliness and value.
2. **Unwanted Traffic and Congestion:** The addition of another thrift store in the area would likely increase traffic that is already heavily frequented. With the construction already affecting traffic, additional cars will congest Glenview and Dawn Drive making it difficult for residents and visitors to safely navigate the area. Additionally, the clientele which a thrift store brings could add to the current vagrancy in the back of the building.
3. **Impact on Property Values:** The presence of multiple thrift shops in close proximity can lead to a decline in property values. The Diamond Loch neighborhood has worked hard to maintain its appeal, and the introduction of another second-hand store could deter potential buyers and make the area less desirable.
4. **Existing Alternatives in the Area:** There are already three thrift stores within a 2-mile radius of Diamond Loch—The Vine, Clothes Connection, and Resale Plus—as well as an additional four located within North Richland Hills. Given this saturation of thrift stores in the area, I question whether another one is truly necessary. If another thrift store is really wanted, may I suggest a few more other locations zoned retail in other parts of North Richland Hills. I have those addresses if you would like to pass them along to the applicant.
5. **Lack of Proper Disposal and Drop-off Facilities:** Lastly, I am concerned about the lack of a designated drop-off point or business plan for donations or an adequate means of disposal for unwanted items. Without these facilities in place, I fear the surrounding streets will become littered with discarded goods, further contributing to the property trash issues. Additionally, there are homeless folks that frequent the area, and I fear that a drop off facility will tempt them to rummage through the dropped off items.



I ask that the Council carefully consider these concerns before moving forward with this proposal. Our neighborhood values its quality of life, and I believe we should prioritize sustainable and well-managed businesses that will enhance our community.

Thank you for your time and attention to this matter.

Much Appreciated!

Your Mortgage Broker,  
*Kieran P. McMahon*

Kieran P. McMahon

Residential Mortgage Loan Originator

NMLS#338208

Texas, Louisiana & Florida

VIP NMLS#266210

**From:** [City Secretary](#)  
**To:** [Planning](#)  
**Subject:** FW: THRIFT STORE / Juanito's Giving Tree  
**Date:** Thursday, February 20, 2025 2:08:53 PM  
**Attachments:** [image006.png](#)  
[Franchise Tax Account Status Search Results.pdf](#)  
[letter Martha.pdf](#)  
[email martha.pdf](#)  
[image007.png](#)

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Good afternoon,

Please see attached and below email regarding ZC24-0121.

Sincerely,

**From:** Kieran McMahon  
**Sent:** Thursday, February 20, 2025 1:52 PM  
**To:** Paulette Hartman; City Secretary  
**Cc:** Jack McCarty; Tito Rodriguez; Ricky Rodriguez; Suzy Compton; Matt Blake; Russ Mitchell; Kelvin Deupree  
**Subject:** THRIFT STORE / Juanito's Giving Tree

Good afternoon. My name is Kieran McMahon, and my address is 6209 Camelot Court in North Richland Hills. I and other residents of Diamond Loch are still very confused and think that these questions we have are pertinent to this applicant. There are several confusing and extremely broad statements that the individual at the Planning & Zoning meeting presented. Additionally, there is some other information that has been discovered.

1. The person identified at the Planning & Zoning meeting was Jazmin Rangel. She referred to Juanito's Giving Tree as her company, but it's registered under Martha Cadena. Who is Jazmin Rangel and what is her position with this business? Will she be running the business or what is her significance?
2. The individual speaking on behalf of Juanito's Giving Tree indicated that she lived in Boyd, TX. Again, what is her significance? See below points.
3. Is there a record of Juanito's Giving Tree being operated in California for 10 yrs per Jazmin's statement when asked about experience?

4. A letter that is on record appears to be written by Martha Cadena who states that she and her husband, Flavio, have been members of the North Richland Hills community for 18 yrs. Why do public records show that their address is 2937 Milby Oaks Drive?
5. It was mentioned that the applicant is a member of Emmanuel Nazarene Church at 3900 Glenwyck Drive in North Richland Hills. Is the church involved in this applicant's business?
6. Emmanuel Nazarene Church owner shows a mailing address of 6750 Denton Highway in Watauga which is Northside Church of Nazarene. What is the connection between those two. Its important in my opinion to tie those together and ask why Watauga wouldn't be a better alternative for location if this is a "parent" church of sorts.
7. Per the Texas State Comptroller website, Juanito's Giving Tree was registered 11/13/2024 but the mailing address is 6350 Glenview Drive Suite #116, North Richland Hills, TX 76180. Please see attachment. Is this a bit pre-mature to have the registration address and mailing address at the location that has not been approved yet by the City Council?
8. Per the following link: [6350 Glenview Drive, North Richland Hills, TX 76180 | CommercialCafe.com](https://www.commercialcafe.com/6350-glenview-drive-north-richland-hills-tx-76180/) It indicates that Suite #116 is \$3.00 sq ft per month which equals \$4,800. Pretty steep for a start up business with virtually no business plan, detailed vision or specific goal or reason why this space was chosen when there are clearly other alternatives that would appear to be a better location with more visibility.
9. Per the email sent from Martha Cadena but "signed" by Jazmin Rangel, the letter outlines job training, merchandise sold and outdoor storage. What employees? How many? Source of employees? This should be important. Many thrift stores employ folks with troubled pasts or problems finding other jobs
10. Another and major concern would be drop-offs which I am confident that you have already heard in previous emails. There is no clear and definitive plan for management of "overflow", vagrancy or accumulation of items that are not accepted or wanted. Who at this business will monitor the closed times or make sure there is nothing dropped off after business hours? Even posted signs don't prevent people from dropping off after hours. Please see pictures attached. Second Glance pics were taken at 9 am on Sunday...before their business hours. Pictures also attached of another thrift store, Texas Thrift, before business hours with a homeless man rummaging through a box that was left.
11. Additionally, their mission is to help people in need and indicating it's a charitable foundation, but this is a for profit business. Which is it?

I understand that you have more than likely received a great deal of emails, but these new bits of information are a bit concerning and confusing and feel that this needs to be addressed accordingly. Thanks again for your time.

Much Appreciated!



Your Mortgage Broker,  
*Kieran P. McMahon*

Kieran P. McMahon

Residential Mortgage Loan Originator

NMLS#338208

Texas, Louisiana & Florida

VIP NMLS#266210



92 Piazza Lane Colleyville, TX 76034

214-923-0092 Cell

877-866-9186 eFax

**Franchise Tax Account Status**

As of : 02/20/2025 12:05:02

This summary page is designed to satisfy standard business needs. If you need to reinstate or terminate a business with the Texas Secretary of State, you must obtain a certificate specific to that purpose.

JUANITOS GIVING TREE LLC	
<b>Texas Taxpayer Number</b>	32097566098
<b>Mailing Address</b>	6350 GLENVIEW DR STE 116 N RICHLND HLS, TX 76180-9585
<b>? Right to Transact Business in Texas</b>	ACTIVE
<b>State of Formation</b>	TX
<b>SOS Registration Status</b> (SOS status updated each business day)	ACTIVE
<b>Effective SOS Registration Date</b>	11/13/2024
<b>Texas SOS File Number</b>	0805782780
<b>Registered Agent Name</b>	JAS BUSINESS & TAX SERVICES LLC
<b>Registered Office Street Address</b>	2105 OAKHURST DR STE A IRVING, TX 75061

**From:** [Martha Cadena](#)  
**To:** [Clayton Husband](#)  
**Cc:**  
**Subject:** Re: NRH Development Review Committee comments: Juanito's Giving Tree (ZC24-0121)  
**Date:** Thursday, January 30, 2025 6:31:00 AM

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Hello,

Thank you for your email and for preparing my application for next week's meeting. I'm happy to provide the information you requested, as outlined in the review letter.

**Job Training Programs:** Yes, the job training program will be conducted on-site at the thrift store location. This program is designed to equip our employees with essential professional customer service skills, covering areas such as effective communication, handling customer inquiries and complaints, and maintaining a positive and helpful demeanor. We believe this investment in our staff will not only improve the customer experience but also empower our employees with valuable skills applicable in various professional settings.

**Merchandise Sold:** The store will offer a diverse range of second-hand items, catering to a variety of needs and budgets. Our inventory will include clothing for all ages and genders, home furniture such as sofas, tables, chairs, and bedroom sets, and household items like kitchenware, décor, linens, and small appliances. We aim to provide a curated selection of quality second-hand goods.

**Outdoor Storage:** To confirm, the store has no plans or intention to utilize outdoor storage containers or pods for inventory or merchandise. We are fully aware of the zoning regulations regarding outdoor storage and will strictly adhere to them. All inventory will be stored within the building or at our existing off-site storage facilities, which we currently use. Donations will only be accepted during our designated business hours, ensuring that no items are left outside the premises at any time.

We appreciate your attention to these details. Please do not hesitate to reach out if you require any further clarification or additional information. I look forward to a productive discussion at the meeting next week.

Gratefully,  
Jazmin Rangel



PUBLIC INPUT  
ZC24-0121

## Donations Accepted:

Mon - Sat  
9 am - 6 pm  
Sunday 12:30 pm - 5:30 pm

second glance  
New Donation Center Hours  
Effective:  
Saturday, February 15, 2025  
Mon - Sat - 9:00 am - 5:00 pm  
Sunday - Noon - 4:00 pm

*To prevent loss from theft or damage, donations  
can only be accepted during above hours.*

## Store Hours:

Mon - Sat  
9 am - 6:00 pm  
Sunday 12 to 5:00 pm



*Thank you!*

benefit families  
through the CEC.

[cechope.org](http://cechope.org)



PUBLIC INPUT  
ZC24-0121





# PUBLIC INPUT

## ZC24-0121



**second glance**  
the good place

**Donations Accepted:**  
All items must be clean, dry, and in good condition.  
9 am - 6 pm  
Sund 12 to 3 pm  
To prevent loss from theft or damage, donations can only be accepted during store hours.

**Store Hours:**  
Mon - Sat  
9 am - 6 pm  
Sunday 12 to 5 pm

**Helpful hints:**  
We accept cash and checks.  
We do not accept food or perishables.  
We do not accept furniture or appliances.  
We do not accept electronics.  
We do not accept hazardous materials.  
We do not accept flammable liquids.  
We do not accept aerosols.  
We do not accept paint or solvents.  
We do not accept tires or auto parts.  
We do not accept tools or power equipment.  
We do not accept large items or bulky furniture.  
We do not accept items that are damaged or stained.  
We do not accept items that are expired or past their best-by date.  
We do not accept items that are recalled or unsafe.  
We do not accept items that are illegal or restricted.  
We do not accept items that are prohibited by law or regulation.  
We do not accept items that are not in our store.

**second glance**  
the good place

**PUBLIC INPUT**  
**ZC24-0121**



**From:** [Holly Mitchell](#)  
**To:** [Jack McCarty](#); [Tito Rodriguez](#); [Ricky Rodriguez](#); [Suzy Compton](#); [Matt Blake](#); [Blake Vaughn](#); [Russ Mitchell](#); [Kelvin Deupree](#)  
**Cc:** [Paulette Hartman](#); [City Secretary](#)  
**Subject:** Proposed NRH resale shop at Glenview Drive and Dawn Drive  
**Date:** Wednesday, February 19, 2025 11:52:31 AM

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Greetings to all!

This email is in regard to proposed resale shop at Glenview Drive and Dawn Drive. As a resident at 3917 Diamond Loch West, very close to this small shopping plaza, I find that this particular proposed business would not be an appropriate fit for this location. Resale shops such as the proposed draw unwanted donated items into area that does not have the amount of space required for the items. This is a very small retail center with extremely limited storage space. The proposed owner of this shop has stated that furniture will be one of her requested donated items. How will she store these items in such a small area. The store itself is small. There is no storage area for large items. The space behind the center is very narrow ( no room for storage). The only other storage area is outside which is visible from the street. I know she has stated she will require donations be dropped off during business hours. But how will she control after hour drop offs? This will be out of her control. Also, how will she handle trash disposal of unwanted donations? There is no adequate plan here! Traffic along Glenview at night is minimal so it would be very easy for people to drop any type of unwanted items anywhere in the parking lot without being seen. Large items left at this very visible store front or along this store curb / parking lot will generate a terribly unwelcome sight for our neighborhood.

Additionally, this proposed store will back up directly within feet of residential homes. Donated items left outside invite unwelcome persons to sort and dig through said items and create a safety hazard for those in close proximity.

The other resale shops located in NRH have adequate storage room( especially outside behind store)and disposal for their donations. They are well maintained and present their business professionally in the community. They are not an eyesore to the surrounding area.

Our neighbors and neighborhood want and need thriving businesses in our area especially in this small center but this proposed resale shop will not be an appropriate fit for this spot. It will not enhance our property values or the safety of the neighborhood. There also happen to be another resale within one mile of this center.

Thank you for your time to read and consider this email. I ask that you vote no to this proposed store.

Holly Mitchell  
817-271-1423

**From:** Karen Phelps  
**Sent:** Friday, February 7, 2025 2:19:23 PM  
**To:** Russ Mitchell  
**Subject:** Rezoning outside Diamond Loch

Russ,

I'm going to be straight and to the point. The rezoning for resale shop the city is considering outside Diamond Loch in my, and many others, opinion needs to be halted. The city has allowed numerous "colorful" businesses in the area that have degraded our values and this will be the straw that breaks the camel's back. If the city thinks it is such a good idea the city needs to approve it for the shopping center outside of Thornbridge. Anything less might be considered steering by some.

Thanks for your time.  
Karen Phelps  
(817) 791-8500

Sent from my iPhone

**From:** [City Secretary](#)  
**To:** [Planning](#)  
**Subject:** FW: Thrift Store  
**Date:** Wednesday, February 19, 2025 9:31:27 AM  
**Attachments:** [Untitled.msg](#)  
[image001.png](#)  
[Thrift Store.msg](#)  
[Thrift Store.msg](#)  
[Thrift Store.msg](#)

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**From:** Kyle Phelps  
**Sent:** Wednesday, February 19, 2025 9:22 AM  
**To:** trodriguez@nrhhtx.com  
**Cc:** City Secretary; Paulette Hartman  
**Subject:** Thrift Store

I am writing to you to express my concern regarding the proposed thrift store at the corner of Glenview drive and Dawn. I urge you to vote "No". I have numerous concerns with this business at this location such as the negative impact it would have on my property values, potential for unsightly trash build up and the fact that there are already plenty of thrift stores within 2 miles of Diamond Loch where I have been a resident since 1990.

My main concern is safety. I walk my grandkids around the neighborhood and Linda Spurloch park on a daily basis. They will soon be old enough to learn how to ride a bicycle and hopefully ride it to the park. My fear is this business will bring in more traffic both on foot and vehicular which will endanger my grandchildren.

Please consider this when entering your vote for a business we do not want or need at this location. It belongs on Grapevine highway. Not in a residential neighborhood.

Thank you.

Kyle Phelps  
4005 Diamond Loch East

**From:** [Larry Sanders](#)  
**To:** [Kelvin Deupree](#)  
**Cc:** [City Secretary](#); [Paulette Hartman](#)  
**Subject:** Fwd: SUP for thrift store on Glenview Dr. at Dawn Dr.  
**Date:** Tuesday, February 18, 2025 7:22:54 PM

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>> Please vote NO to the approval of the Special Use Permit for a thrift store at 6350 Glenview Dr.

>>

>> I am a resident in the Diamond Loch neighborhood that sits directly behind this location. Our neighbors are already dealing with people jumping over their fences into their yards from the back of that shopping center. They also have to deal with trash, bricks, etc. being thrown over their fences. Their families have been the ones to clean up the trash in their yards, as well as, around the dumpster. Because of the nature of the proposed business, the amount of trash from unwanted or ruined donations will escalate the already current situation.

>>

>> Although the purpose of this store is a noble one, it would be better suited for a more retail populated location. The applicant has not been involved in this business for many years and has no plans in place for storage (there is none in that space), donation collection or disposal. Simply posting collection hours will not prohibit drop-offs after hours. Donations just sitting on the sidewalk can attract an unwanted population of people digging through and discarding items all over the place.

>>

>> Our neighborhood hosts many citizens from the DFW area for both Halloween and Christmas. It is our desire to provide a safe place for our visitors. The addition of the thrift store will bring in unwanted traffic and may increase crime. The increase in crime and unwanted incidents will also cause our property values to decline.

>>

>> As there are already 3 thrift stores within 2 miles of this location and 4 thrift stores in North Richland Hills, I ask that this store NOT be approved.

>>

>> Thank you,

>> Larry Sanders

>> Sent from my iPhone

>>

>> Sent from my iPhone



**From:** Cindy Bohannon  
**Sent:** Wednesday, February 19, 2025 8:32 AM  
**To:** Cindy Bohannon  
**Subject:** Thrift Store meeting

I wanted to reach out to each of you to let you know that I oppose the zoning change to a "thrift store". Once that zoning is changed and the "store" goes out of business this will give the opportunity for other business that might be even worse.

We have several nice neighborhoods and a city park located within just a short walking distance from this location and I believe that we do not need the additional traffic in this tight area, plus there is not a sufficient drop off place for donations or trash items. This increase in traffic will increase the opportunity for local crime in these neighborhoods and of course with the park just across the street it is just a horrible place for thrift store with the additions of people and traffic. If this store is just a clothing store this will be even worse, and we have many of these already located in NRH with just a few miles of said location.

We all want to protect our property values, and I believe that this will be the beginning of declining values for these several neighborhoods that are already established and one that is a newly being completed subdivision. There are many open retail spaces available in NRH in strip shopping centers with better foot traffic for this store and already zoned for such business.

In closing I would say please help us keep our neighborhoods safe and valuable for now and the future. Help us keep our park clean and safe. Allow the owner of this thrift store choose another "better" location for her business, not in our neighborhood and park!

Sincerely  
Cindy Bohannon

Thank you,  
Cindy Bohannon  
P: 817 337 1020  
Email:

Event Freight Service, LLC is owned and operated by me, an independent partner with Airways Freight Corp.



**From:** [Faith Sanders](#)  
**To:** [Kelvin Deupree](#)  
**Cc:** [City Secretary](#); [Paulette Hartman](#)  
**Subject:** Opposition to SUP for thrift store at 6350 Glenview Dr.  
**Date:** Tuesday, February 18, 2025 6:33:07 PM

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I am reaching out to you to express my opposition to allowing a thrift store to open at the small shopping center at 6350 Glenview Dr. in North Richland Hills.

I am a resident of the Diamond Loch neighborhood which is located behind this shopping center. My neighbors whose homes back up to this center have already, throughout the years, experienced issues related to the center. There is only one dumpster for the center, and it is in a narrow area that is difficult to access (see attachment 1) with inadequate lighting. Historically there is a buildup of trash behind the dumpster which prevents the dumpster from sitting correctly within the designated cinder block area (see attachment 2). There are also other items in that small space such as the current trailer with roofing material on it. Therefore, trash is not contained, overflows and makes its way into the residential yards. There have also been times when trash is thrown directly over the fences into the residential yards. This obviously leaves the residents to clean up the mess. With the addition and nature of this business, the trash load will only increase as they dispose of unwanted donations or donations that have been affected by weather overnight.

The applicant does not have any plans for a designated collection area, storing or the disposal of unwanted donations. Although a sign may be displayed indicating they will only accept donations between the hours of 9:00 a.m. – 5:00 p.m., we all know that people will still drop off donations after hours. These unattended donations will draw in people who want to go through them and will cause a loitering issue not only at the shopping center but possibly in the neighborhood. Several of the residents behind the center have already experienced issues with homeless people climbing over their fences into their backyards. All of this will increase the crime rate in our area, which contributes to the next issue.

Property values for our neighborhood will decline. As more crime and incidents are reported, it will affect the safety of the surrounding neighborhoods which will in turn affect the property values.

While I appreciate the mission of the applicant, this is not the best location for the store. Whether they are in North Richland Hills or not, there are already 3 thrift stores, The Vine, Clothes Connection and Resale Plus, within 2 miles of our neighborhood.

Please vote NO on this proposal.

Thank you,

Faith Sanders

3817 Diamond Loch W.

**From:** [Deborah Smith](#)  
**To:** [Suzy Compton](#)  
**Cc:** [City Secretary](#); [Paulette Hartman](#)  
**Subject:** SPECIAL USE PERMIT @ 6350 Glenview Drive  
**Date:** Tuesday, February 18, 2025 4:01:08 PM

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Dear Councilwoman Compton,

Please vote "NO" on the SPECIAL USE PERMIT for a secondhand goods dealer at 6350 Glenview Drive. I strongly oppose this as my home along with 10 of my neighbors are within 200 feet of this property. In addition, 7 of these homes share a property line with this shopping center.

There are 3 thrift shops within 2 miles of our neighborhood. In addition, North Richland Hills already has 4 thrift shops. I drove by each of these 4 thrift shops in NRH today and noticed that none are as close to a residential neighborhood as this proposed thrift shop would be.

This building is not up to code and already causes issues in our neighborhood, and a secondhand goods dealer will only exacerbate these issues. Neighbors backing up to this property have had trash and other items (including bricks) thrown over their fences. They have also caught people hopping over their fence and running through their yards. Neighbors with young children are not comfortable with their children playing in their own backyards.

There is not a designated drop-off for donations or adequate disposal for unwanted items at this location. Therefore, trash build-up will be problematic for this type of business.

Traffic is already heavy on Glenview Drive and the additional traffic will only cause more problems in and around our neighborhood.

I do not oppose having a business in this location, but one that will raise our property values rather than lower them.

Before you vote, please ask yourself if you would want this in your backyard.

Sincerely,  
Deborah Smith  
4020 Diamond Loch E.

**From:** [Brock Wardlaw](#)  
**To:** [City Secretary](#)  
**Subject:** Safety Concern  
**Date:** Wednesday, February 19, 2025 12:55:12 AM

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**To Whom It May Concern,**

My name is Brock Wardlaw, and I currently reside at 4008 Diamond Loch E, which backs up to the businesses on Glenview. I appreciate you taking the time to read my concerns regarding the potential opening of a thrift store at Glenview and Dawn.

As a father of two young daughters, ages 4 and 7, my primary concern is the potential for increased traffic and crime that a thrift store could bring to our neighborhood. My children play in our backyard daily, and we have already experienced incidents where strangers have thrown items over our fence and yelled profanities at our neighbor. I worry about the safety of our children and the well-being of our community.

Our neighborhood has always worked hard to provide a safe and welcoming environment, especially during events like Halloween and Christmas. We are proud of the sense of community we have built. However, I fear that an establishment like a thrift store could introduce new challenges, such as an increase in crime and foot traffic, which could make it harder for us to maintain the positive, safe spaces that we currently enjoy.

I am also concerned about the potential impact on our property values. If the store brings unwanted elements into the area, it could force some residents to move and alter the demographic makeup of our neighborhood. We have always been known for our community involvement in North Richland Hills, and I fear that this could change if such an establishment were to open.

Additionally, I anticipate issues with trash buildup, especially with no designated drop-off area or proper disposal of unwanted items. We see this problem at other thrift stores nearby, such as The Vine, Clothes Connection, and Resale Plus, and we do not want it to spill over into our neighborhood. We are also concerned about the security of the building next to our homes, as it appears to lack necessary security measures like cameras. The fences that back up to this establishment need to be upgraded as well to ensure the safety and privacy of our community.

From my back porch, I can see the doors connected to the back of the building, which is a significant privacy concern for multiple reasons. With these issues in mind, I ask that you reconsider allowing this thrift store to open in our neighborhood, for the sake of our children's safety, our community's future, and the potential negative effects it could have on crime rates in North Richland Hills.

Our neighborhood doesn't ask for much, but we have worked hard to foster a strong sense of community in this city. I hope you will take the time to listen to our concerns and respond accordingly. We appreciate the work you do for North Richland Hills and the care you put into making this a better place for all of us.

Sincerely,  
Brock Wardlaw  
4008 Diamond Loch E  
North Richland Hills, TX

**From:** [Brock Wardlaw](#)  
**To:** [Kelvin Deupree](#); [City Secretary](#); [Paulette Hartman](#)  
**Subject:** Concerned Citizen  
**Date:** Wednesday, February 19, 2025 11:23:45 PM

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**PUBLIC INPUT**  
**ZC24-0121**

To Whom It May Concern,

I appreciate you taking the time to read my concerns regarding the proposed thrift shop at Glenview and Dawn. After reviewing the plans, I have several reservations about the feasibility of this business in this particular location.

First, the building is not suitable for the type of business being proposed. There is no onsite storage, and based on the owner's presentation at the meeting, there are no plans to address this issue. According to Section 18-703, each lot of junk and secondhand items must be retained in their original form for ten days after purchase or deposit, during which time they cannot be sold or removed. Without onsite storage, the business would need an available truck driver at all times to transport items, which is logistically unfeasible given the unpredictable nature of donations. The items would likely need to be stored on the sales floor, potentially leading to clutter, or worse, outside the building, creating an eyesore in our neighborhood.

Furthermore, the business plan does not include a secure office space, which is a requirement under Section 18-701, Subsection B. This section mandates that junk dealers and secondhand dealers must record certain information, such as the seller's driver's license number and thumbprint, in a secure location. Without designated office space, these records cannot be properly stored, potentially violating the regulations and creating privacy concerns.

I also have concerns about the broader impact this business will have on the neighborhood. The presence of unwanted donations could lead to an increase in discarded items left outside the building, which may encourage individuals to rummage through the donations after hours. This not only poses a safety risk to my family, but also to the many families in our community, particularly since our neighborhood hosts evening events like Halloween and Christmas activities. This could create additional strain on local law enforcement, which already does so much to support our events.

Lastly, I believe this business could negatively impact property values in the area and deter residents from using our local park. The quality of life in our community is something we take pride in, and we want to ensure that our neighborhood remains a safe and welcoming place for all.

I am more than willing to discuss this matter further, either in person or by phone, should you have any questions or would like more details.

I urge you to take these concerns into serious consideration. As a long-time resident of North Richland Hills, I am deeply invested in maintaining the integrity and safety of our community. We have much to lose, while the business owner, who is not even a local resident, has little to lose from the potential negative impacts of this establishment.

Thank you again for your time and attention to this matter. I appreciate all the hard work you do to maintain the well-being of our community. I am willing to talk in person or by phone in more detail if you have any questions you would like to ask me.

Sincerely,  
Brock Wardlaw

**From:** Audrey/Garrett Wiggins  
**Sent:** Wednesday, February 19, 2025 11:11 AM

**To:** Jack McCarty; Tito Rodriguez; Ricky Rodriguez; Suzy Compton; Matt Blake; Blake Vaughn;  
Russ Mitchell; Kelvin Deupree

**Cc:** City Secretary ; Paulette Hartman

**Subject:** A Plea to the NRH City Council

**PUBLIC INPUT**  
**ZC24-0121**

Esteemed Members of the NRH City Council—

We are writing to emphatically urge you to vote against the requested zoning change for the allowance of a thrift store at 6350 Glenview Drive. We present the following statements to explain our logic:

- Thrift drop off sites are often unsightly due to over flow piles and they become savaging sources for the homeless and thieves. There is already an intermittent problem of homeless congregating in the woods at the south end of Diamond Oaks Golf Course. The placement of this business in that location will only incentivize more of this unwanted activity in this area, not reduce it.
- The business owner cannot control the flow of donation drop offs and it will result in their unwanted items being left outside to either look unsightly or be blown/thrown into the yards of residents in the neighborhood. Current residents have already filed multiple complaints on current business at this location, and a thrift store will likely make the situation much worse.
- Our residents take great pride in our neighborhood by participating in city supported events such as Halloween and Christmas lights tours. We even have a voluntary home owners association which beautifully landscapes our front entrance and promotes beautification of each home in the neighborhood. We have a reasonable fear that approval of the thrift store would just be the next domino in a series of events that curtail the passion and enthusiasm our neighborhood fosters for our great city.
- The compilation of the aforementioned points will result in lower property values. For many of us, our home is our greatest asset. Please help us protect it.
- Just as many of you have stated during your campaigns, we too are all about supporting local businesses and making NRH attractive to business owners. But the right businesses need to be positioned in the right parts of the city. We wish the proposed business owner great success in NRH... just not at that location. NRH has plenty of vacant space on road ways with greater traffic.

We urge you to consider how the impact and implementation resulting from your approving the requested zoning change would have on our neighborhood and city. Thank you for listening.

Respectfully,

Garrett and Audrey Wiggins  
4001 Diamond Loch W  
817-821-8361

**From:** [Vicki Wilson](#)  
**To:** [Jack McCarty](#)  
**Cc:** [City Secretary](#); [pahartman@nrhtc.com](mailto:pahartman@nrhtc.com)  
**Subject:** Proposed thrift store  
**Date:** Thursday, February 20, 2025 12:21:24 PM

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Good afternoon,

I am writing to address my concerns about the proposed thrift store located in Diamond Loch Plaza. I live directly behind the business location and have safety concerns. The concerns I have are as follows:

- The build up of trash and discarded items not in the condition to resell.
- The trash that ends up in my yard and the issue being worsened with more trash.
- The vagrant traffic that is already back there, being exacerbated by the discarded goods.
- The potential traffic behind my home.
- The potential tenant does not live in our city, but in Boyd. That's an hour away and does she know our values as a community?
- There are plenty of thrift stores very near, do we need another one?
- Where will the goods be stored?
- Where will people drop off their donated goods?
- Even with signage we know people dump their goods off after hours, how will that be prevented?
- Rodents (that is already an issue)

I have had multiple things happen that cause these concerns. I have had items ( a brick and a liter of water) thrown over my fence at my dog for barking at the movement behind my fence, narrowly missing hitting me. I have also had people stand behind the fence looking into my backyard through the gaps in the slats. I have had to report an individual trying to climb over my back fence, as my son was in the backyard. There have been police reports and unfortunately no one has been caught because there are places to hide. It does make you a bit on edge when you feel unsafe in your own backyard. My fear is with this type of business these problems will become more frequent.

I love my neighborhood and do not feel like this is a business that reflects our area well. We are a close knit community and watch out for one another. We have children in the homes that back up to the proposed location and we already have to report illegal activity occurring behind our homes. I think this location would better serve our community if it was a business that catered to visitors of the park, or an office building. We work hard to ensure we provide a warm welcoming environment to the community through our Halloween and Christmas festivities and we want to be certain our neighborhood remains welcoming and safe.

I cannot express how much I appreciate you taking the time to listen to our concerns and truly take into account what is best for our little neighborhood, that is so rich in history in the North Richland Hills community.

Thank You,

Vicki Miller

4004 Diamond Loch East

817-773-5678