

TX Thrift, LLC, dba Eco Thrift – 6246 Rufe Snow Drive, North Richland Hills, TX 76148

Special Use Permit – Plan Number ZC23-0088

November 21, 2023

Additional Eco Thrift Project Narrative

TX Thrift, LLC, doing business as Eco Thrift, will operate a for profit thrift store at 6246 Rufe Snow Drive, North Richland Hills, TX. TX Thrift, LLC has entered into an agreement with DAV Department of Texas to purchase clothing and household goods in the State of Texas. These items will be delivered to our Eco Thrift store to be sorted, priced, tagged and placed on our sales floor by our employees. Most of the merchandise not sold in our store will be recycled. We believe in recycling and reusing.

Delivery of these goods will be made Monday through Friday by 16' straight trucks; no semi-trailer trucks are used for delivery of these goods. There will be no storage outside of the building; and our trash will be in an enclosed compactor container.

The store will be open seven days a week; from 10am to 8pm Monday through Saturday, and 11am to 5pm on Sunday.

We will employ between 40 and 50 full-time employees at this store. 90% of those employees will more than likely live within a five-mile radius of the store. Full-time employees receive full benefits, i.e. health insurance, dental insurance, eye insurance, and life insurance.

No consignment of merchandise by individuals or other companies will be allowed. Merchandise for sale at the store will be from the merchandise we purchase from DAV Department of Texas.

We anticipate expending approximately two million dollars in the buildout of this store which will include installation of LED lighting, carpeting, and custom fixtures.

TX Thrift, LLC is currently operating an Eco Thrift store at 2625 S. Bypass 35, #140, Alvin, TX.

We also operate nineteen other thrift stores in New York, New Jersey, Minnesota, and California.

Eco Thrift stores were started in 1982. Eco Thrift stores are known as the Neiman Marcus of the thrift industry. The stores are very clean, neat, well-organized, with bright lighting, carpeting and great displays.

Eco Thrift is a big proponent of community and veteran causes. Eco Thrift will be benefiting the disabled American veterans in the State of Texas. The Disabled American Veterans will solicit usable household discards from the greater DFW area; and TX Thrift, LLC will be purchasing all

of those items on an annual bid basis. We also work with the Vietnam Veterans of America and Veterans Voices of America in the State of Texas.

Thrifting has become a large part of today's economy. This single Eco Thrift store in North Richland Hills, Texas, will divert more than 2 million pounds from the landfill back into useful life. We attempt to recycle everything we can. We recycle all of the clothing, accessories, shoes, books, CD's, electrical goods, cardboard, plastic bags, stuffed animals, hard plastic toys, pots, pans, dishes, glassware, and silverware.

We look forward to discussing in person the benefits that Eco Thrift can provide to the local community in North Richland Hills, and the veterans community in general.

Dave Kloeber, CEO
TX Thrift, LLC

TX THRIFT, LLC
7949 East Acoma Drive, #100
Scottsdale, AZ 85260
480-659-4102

January 8, 2024

[Via Email planning@nrhtx.com]

City of North Richland Hills
Planning & Zoning Department

Re: Special Use Permit – Plan Number ZC23-0088; TX Thrift, LLC, dba Eco Thrift
6246 Rufe Snow Drive, North Richland Hills, TX 76148

Ladies and Gentlemen:

On December 22, 2023, Clayton Husband emailed us the Development Review Committee Comments. Please see our responses below.

General Comments – recording keeping requirements:

2. We have reviewed Chapter 18 Article IX Secondhand Goods and will comply

2(a) Not applicable

2(b) Not applicable

The merchandise we sell in our Texas thrift stores is purchased in bulk from two charitable organizations, Disabled American Veterans Department of Texas and Vietnam Veterans of America, Inc. These charities solicit clothing and usable household discards from the greater DFW area; and we are purchasing all of those items from the charities on an annual bid basis.

Operation of the business:

2(a) 70% of the secondhand merchandise sold in the store will be clothing items; 30% will be household goods

2(b) No unsolicited goods are received or dropped off at our store

2(c) No outdoor storage containers or pods will be used at our store

2(d) We use an assisted self-checkout POS system at the front of our store; staffed by our employees

3. Property improvement recommendations (a) through (f) have been submitted to our landlord; we will work with the landlord and the City of North Richland Hills to complete any improvements agreed upon by all parties.

Sincerely,



Dave Kloeber, CEO

Cc: Clayton Husband



Vietnam Veterans of America

8719 Colesville Road, Suite 100 • Silver Spring, MD 20910

Telephone (301) 585-4000 • Fax: Main (301) 585-0519

December 7, 2023

Not-For-Profit Veterans Service Organization Chartered by the United States Congress



To Whom it May Concern:

Vietnam Veterans of America [VVA] was founded in 1978 and is a not-for-profit veteran's organization under Section 501(c)(19) of the Internal Revenue Code. Its Congressional Charter was granted in 1986, and it is still the only veteran's service organization exclusively dedicated to Vietnam-era veterans who served in uniform during the nation's most divisive war.

VVA's goals are to promote and support the full range of issues important to Vietnam Veterans, to create a new identity for this generation of veterans and to change public perception of Vietnam Veterans. VVA's work impacts every aspect of the concerns of our nations' veterans. We currently have a membership of 100,000 Vietnam era veterans; represent 77,000 veterans who we have assisted in securing benefits, at an average of \$83 million dollars per month, that they earned in service to our country; successfully, lobby on issues affecting our veterans regardless of their era of service; and have a local presence in nearly every area of our country.

VVA's Texas State Council [TSC] was organized in 1987 as a non-profit veteran's organization under Vietnam Veterans of America, Inc. TSC is made up of 35 member chapters in the State of Texas with 22 Committees. TSC members are from the Texas Community that served our nation proudly, with dignity and honor during the Vietnam Era.

Our work is primarily funded through our household and clothing donation program. This program uses the ability and infrastructure of privately owned thrift store operations to coordinate with our donors for the collection of their donations.

Dave Kloeber, through his businesses, has been a valued partner with VVA for nearly 40 years. Through our partnership with Dave Kloeber and his companies, VVA has raised millions of dollars that have funded our programmatic activities. As Dave grows his business in Texas, VVA's ability to supply added services to our veterans increases. While VVA is a national organization we are diligent and deliberate in sharing revenue with our local state councils and chapters.

We hope you consider allowing Eco Thrift to expand its organization in your community in Texas as it will be of great benefit to our veterans.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Jack J. McManus".

Jack McManus, President

Vietnam Veterans of America

November 27, 2021

To Whom It May Concern:

DAV Department of Texas has had the great opportunity of partnering with Texas Thrift, LLC. By doing so we sell donated goods so that they may operate their Thrift Stores.

This opportunity allows us to further our mission of 'Keeping Our Promise to America's Veterans'.

The Department of Texas employs Service Officers across the Great State of Texas assisting veterans, widows and dependents with the benefits that they earned. These benefits include compensation, pension, education, and burial. We take great pride in our mission and the funds we receive from this partnership is instrumental in continuing our service program.

If you have any questions, please feel free to contact me.

Yours in Service,



Teresa Johniken
Adjutant/Treasurer