

**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
MARCH 7, 2024**

D.2 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 RUFÉ SNOW DRIVE, BEING 3.93 ACRES DESCRIBED AS LOT 4R, BLOCK 1, NORTHLAND SHOPPING CENTER ADDITION.

APPROVED

Chair Welborn introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the item.

Dave Kloeber, Eco Thrift, 7949 E Acoma Drive, Scottsdale, Arizona, presented the request. He discussed the company history, other store locations around the country, how merchandise is acquired, and proposed store operations in North Richland Hills.

Commissioner Goetz and Mr. Kloeber discussed the operating hours of the proposed store. Mr. Kloeber stated 10 AM to 8 PM Monday through Saturday and 11 AM to 5 PM Sunday.

Chair Welborn called for Mr. Husband to present the staff report. Mr. Husband presented the staff report.

Chair Welborn and Mr. Husband discussed the similarity between the BioLife development requirements and the proposed conditions for approval for Eco Thrift.

Commissioner Ross and Mr. Husband discussed the previous tenants in the lease space and if the property owner is willing to abide by the conditions of approval. Mr. Husband stated the applicant and property owner provided a letter agreeing to the conditions.

Commissioner Goetz and Mr. Husband discussed the expiration date language for the special use permit.

Chair Welborn, Mr. Husband, and Mr. Kloeber discussed similar stores in Texas, and competing stores in the area.

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Chair Welborn and Mr. Kloeber discussed the sourcing of the merchandise sold in the store. Mr. Kloeber stated they purchase all merchandise from two charitable organizations and do not accept donated items from the public.

Commissioner Ross and Mr. Kloeber discussed the demand for thrift stores in the current economy.

Chairman Stamps and Mr. Husband discussed possible alternative tenants for this lease space.

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

Commissioner Goetz and Mr. Kloeber discussed average sales for this size store. Mr. Kloeber stated the size of the store is average for the company and expects to generate about \$7.5 million in annual sales.

Commissioner Stamps and Mr. Kloeber discussed the typical type of stores that surround the proposed location and the effect this business model generally has on those stores.

Commissioner Stamps and Mr. Husband discussed how staff recommendations are developed through the Development Review Committee process.

Commissioner Ross stated the benefit of this type of use requiring case-by-case consideration, and that the use seems to be a good fit for this location and could increase customer traffic in the center.

Commissioner Goetz stated the longevity of the company being in business may help the space stay occupied longer.

Commissioner Stamps stated that the use seems to be a good fit for this location.

Chair Welborn and Mr. Husband discussed additional conditions related to the expiration of the special use permit.

A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY COMMISSIONER GOETZ TO APPROVE ZC23-0088 WITH PROPERTY IMPROVEMENTS LISTED IN THE STAFF REPORT.

MOTION TO APPROVE CARRIED 4-0.