

**MINUTES OF THE 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  
JANUARY 17, 2019**

**C.1 TR 2018-02 PUBLIC HEARING TO CONSIDER AMENDMENTS TO SECTION 118-1 (DEFINITIONS), SECTION 118-631 (TABLE OF PERMITTED USES), AND SECTION 118-633 (SPECIAL LAND USE REGULATIONS) OF THE NORTH RICHLAND HILLS ZONING ORDINANCE REGARDING BLOOD PLASMA COLLECTION FACILITIES.**

**APPROVED**

Chairman Justin Welborn introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chairman Welborn called for the applicant to come forward and present the request.

Bill Dahlstrom, on behalf of BioLife, 2323 Ross Avenue Suite 600, Dallas, Texas 75201, presented the request.

Jeff Tarris, on behalf of JCW Development, 100 Tower Drive, Beaver Dam, Wisconsin 53916, also presented the request.

Chairman Welborn and the applicants discussed the average combined dollar amount facilities pay patrons yearly.

Chairman Welborn and the applicant discussed the percentage of blood produced from a blood donation center compared to a blood plasma collection facility.

Chairman Welborn and the applicant discussed common enhancements to redeveloped structures.

Chairman Welborn and the applicant discussed the percentage of stand-alone buildings and redevelopment of vacant buildings.

Commissioner Don Bowen and the applicant discussed the hourly average number of customers.

January 17, 2019

Planning and Zoning Commission Meeting Minutes

Page 1 of 2

Chairman Welborn called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report.

Commissioner Bowen and Mr. Comstock discussed the distance separation of uses recommendation by the Development Review Committee.

Jim Ryffel, 3113 South University Drive, Fort Worth, Texas 76109, spoke in support of the request.

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

**A MOTION WAS MADE BY COMMISSIONER DON BOWEN, SECONDED BY COMMISSIONER WENDY WERNER TO APPROVE TR 2018-02 SUBJECT TO MINIMUM DEVELOPMENT STANDARDS AS LISTED IN THE STAFF REPORT.**

**MOTION TO APPROVE CARRIED 7-0.**