

May 17, 2019

Hon. Oscar Trevino, Mayor,  
and Members of the City Council  
City of North Richland Hills  
4301 City Point Drive  
North Richland Hills, TX 76180

Re: SUP 2019-03 Appeal of Planning and Zoning Commission Recommendation of Denial and Request for Postponement.

Dear Mayor Trevino:

As you know, the above-referenced zoning application for a specific use permit for a blood plasma collection center was recommended for denial by the City Planning and Zoning Commission on May 16, 2019. In accordance with Sec. 118-179 of the City Code of Ordinances, we are forwarding this letter as our formal appeal of the recommendation of denial and requesting that our application be placed on the City Council agenda. We are also requesting a postponement of our City Council hearing date from May 20, 2019, to June 10, 2019.

Additionally, we appreciate the feedback from the City Planning and Zoning Commission as well as City Staff on this application. We would like to provide a few responses to the Staff recommended conditions found in the draft ordinance. BioLife and the property owner, WC South Properties LP (the "Owner") are agreeable to a number of the Staff recommended conditions, as well as all of the conditions required for a blood plasma collection facility under Sec. 118-633 of the City Code of Ordinances, as follows:

1. The Owner is willing to replace the existing wall packs on the rear of the subject property with new LED wall packs that are in compliance with the City at the time of approval and will commit to have this work done by the time BioLife opens for business to the public. Additionally, the Owner is offering to go beyond the request from City Staff and will replace all rear wall packs for the entire development, not solely the parcel in question.
2. The Owner will commit to ensuring that the subject property parking lot lights are LED lights. The Owner does request that the existing poles and current heights remain. Changing heights will offset the photometrics and possibly create dark spots in the parking lot which compromise the lighting safety of tenants and customers. The Owner commits to have a Texas licensed electrician or lighting manufacturer do a lighting study of the area and select

appropriate LED lighting based on the parking conditions and photometric study. If the City will compromise and allow the existing poles to remain and be utilized, the Owner will commit to have these retrofits completed and compliant with the lighting study by the time BioLife opens for business to the public.

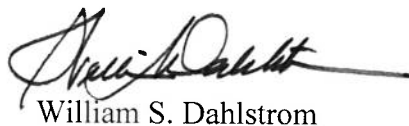
3. BioLife agrees to further enhance the two landscape islands in the parking field that fall within the limits of the lease frontage.
4. The Owner is agreeable to restriping the parking lot area along Rufe Snow Drive and changing the head in parking to a parking set up as demonstrated by City Staff.
5. As requested by Staff, BioLife agrees to refurbish the trash enclosure shown in the City Staff presentation, regardless of its location within the center. Furthermore, if BioLife does not elect to use said trash enclosure as their own, BioLife will construct a second and completely new and aesthetically pleasing trash enclosure for BioLife use in their receiving area.
6. BioLife agrees to install an automatic sprinkler system for fire protection purposes prior to the issuance of a certificate of occupancy.
7. BioLife agrees to the hours of operation being limited to 6:00 a.m. to 8:00 p.m. Monday through Saturday and 8:00 a.m. to 5:00 p.m. on Sunday.
8. BioLife will provide full security camera coverage in its facility.
9. BioLife also agrees to prohibit cash transactions with customers.
10. This facility is not located within one-half mile radius of another blood plasma collection facility.
11. This facility is not located within 500 feet of a residence, religious assembly, public or private school, public park, or day care center. The distance is measured along the property lines of the street fronts and from front door to front door, and in direct line across intersections.
12. This facility will provide the minimum parking amount for this use, which is one space per bed plus one space per 200 square feet of administrative and office space.
13. The facility will have its primary driveway access on an arterial roadway, as identified on the thoroughfare plan.
14. This facility meets the minimum floor area requirement of 10,000 square feet.

15. This facility will include a waiting and departure area of approximately 1,300 sf in floor area, greatly exceeding the City minimum requirement of 500 square feet. Additionally, customers are not permitted to queue outside of the facility.
16. Separate restroom facilities for customers and staff will be provided.
17. BioLife has provided a management plan for handling litter, security, and loitering to the City and will comply with this plan.

As we hope our above responses demonstrate, BioLife and the Owner are committed to providing a quality development that we believe will be an asset to the surrounding community. We believe these above conditions will serve to ensure that quality and demonstrate BioLife's desire to be a contributing member of the City of North Richland Hills.

Please let me know if you need anything else regarding this matter. Thank you again for your assistance.

Regards,



William S. Dahlstrom

## PURPOSE OF REQUEST

The purpose of this application is to request a special use permit allowing a “blood plasma collection facility” use on the property located at the southeast corner of Mid Cities Boulevard and Rufe Snow Drive. In accordance with the City of North Richland Hills requirements for this use, the property would be subject to the following conditions under the special use permit:

- A blood plasma collection facility must not be located within one-half mile radius of another facility.
- A blood plasma collection facility must not be located within 500 feet of a residence, religious assembly, public or private school, public park, or day care center. The distance is measured along the property lines of the street fronts and from front door to front door, and in direct line across intersections.
- The minimum number of off-street parking spaces is one space per bed plus one space per 200 square feet of administrative and office space.
- The facility must have its primary driveway access on an arterial roadway, as identified on the Thoroughfare Plan.
- Facilities must be located in a building or space that contains an automatic sprinkler system for fire protection purposes.
- The minimum floor area for the facility is ten thousand (10,000) square feet.
- Facilities must include a waiting and departure area of at least five hundred (500) square feet in area to accommodate all customers. Customers are not permitted to queue outside of the facility.
- Separate restroom facilities for customers and staff must be provided.
- Hours of operation are limited to 6 AM to 8 PM Monday through Saturday and 8 AM to 5 PM Sunday.
- Facilities must develop and follow a management plan for handling litter, security, and loitering. A copy of the plan must be provided to the City.
- Cash transactions between the facility and customers are prohibited.

This business would be a positive addition to the community. The proposed business operator, BioLife Plasma Services, is licensed by the FDA and operates approximately 100 plasma centers across the country. BioLife makes a strong commitment to the communities where it operates. The majority of its locations have been in the same city for at least 10 years. Approximately \$3 million worth of cashless payments are made per year to donors at each facility. Over 80% (or around \$2.4 million) of all donor compensation is spent in the community at places like local grocery stores, gas stations, and retailers. Each location typically has 50-70 employees, with excellent benefits such as paid vacation, health, and tuition reimbursement. Typically, half of its employees are full-time and half are part-time. A Georgia Life Science Report concluded that for every direct job in the plasma center, an additional 2.2 jobs will be created locally because of spending related to that job. BioLife facilities are typically open in compliance with the hours listed above, offer ample parking, are safe, well-lit, and attractive, do not carry cash on-site, and utilize online appointment scheduling to avoid any long lines. We think that this use would be compatible with the surrounding area, as it is located at a busy intersection on two principal arterial roadways, and is within a larger commercial development.

**BioLife – North Richland Hills**  
**Litter, Security, and Loitering Management Plan**

**Security:**

- BioLife facilities include full security camera coverage.

**Litter:**

- BioLife facilities have regularly scheduled custodial service, cleaning, and trash removal contracts.

**Loitering:**

- The proposed BioLife facility provides the required 500 square feet of interior waiting space.