

**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
MAY 16, 2019**

C.2 SUP 2019-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JCW DEVELOPMENT, LLC, FOR A SPECIAL USE PERMIT FOR A BLOOD PLASMA COLLECTION FACILITY AT 6246 RUFÉ SNOW DRIVE, BEING 3.93 ACRES DESCRIBED AS LOT 4R, BLOCK 1, NORTHLAND SHOPPING CENTER ADDITION. (CONTINUED FROM THE MAY 2, 2019, PLANNING AND ZONING COMMISSION MEETING).

DENIED

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

Chair Welborn called for the applicant to present the request.

Jeff Tarris with JCW Development, LLC., 100 Tower Drive, Beaver Dam, Wisconsin, presented the request on behalf of BioLife Plasma Services.

Bill Dahlstrom, 2323 Ross Avenue, Dallas, Texas, presented the request on behalf of BioLife Plasma Services.

Commissioner Luppy and the applicants discussed the typical donor, how often they could donate, and if they have received any negative reactions from other areas where they wanted to open a facility.

Chair Welborn and the applicants discussed their closest facility from the proposed location in North Richland Hills and the closest competing business.

Chair Welborn and the applicants discussed improvements to the parking lot, landscaping, and retail center area in general.

Chair Welborn and the applicants discussed expansion plans for the company.

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

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presented the staff report.

Commissioner Luppy and Mr. Husband discussed the Development Review Committee's recommendation for denial.

Commissioner Werner and Chair Welborn discussed how long the proposed space had been vacant.

Chair Welborn called for anyone wishing to speak for or against the request to come forward.

Jim Ryffel, 3113 S. University Drive, Fort Worth, Texas, spoke in favor of the request.

Chair Welborn called for anyone else 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.

Chair Welborn, Commissioner Bowen, Commissioner Luppy, and Commissioner Werner discussed the Development Review Committee recommendations for improvements to the property.

A MOTION WAS MADE BY COMMISSIONER WERNER, SECONDED BY COMMISSIONER LUPPY TO APPROVE SUP 2019-03.

MOTION TO APPROVE FAILED 2-5.

A MOTION WAS MADE BY COMMISSIONER BOWEN, SECONDED BY VICE CHAIR TYNER TO DENY SUP 2019-03.

MOTION TO DENY CARRIED 5-2.

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C.5 SUP 2019-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JCW DEVELOPMENT, LLC, FOR A SPECIAL USE PERMIT FOR A BLOOD PLASMA COLLECTION FACILITY AT 6246 RUFÉ SNOW DRIVE, BEING 3.93 ACRES DESCRIBED AS LOT 4R, BLOCK 1, NORTHLAND SHOPPING CENTER ADDITION.

CONTINUED

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

Mr. Comstock stated due to travel delays, the applicant was not able to attend the meeting and has requested to continue the request to the following Planning and Zoning Commission meeting.

A MOTION WAS MADE BY COMMISSIONER MASON ORR, SECONDED BY COMMISSIONER SARAH OLVEY TO CONTINUE SUP 2019-03 TO THE MAY 16, 2019, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO CONTINUE CARRIED 7-0.