



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning Department **DATE:** May 7, 2026
SUBJECT: TR26-03, Public hearing and consideration regarding city-initiated text amendments to Section 118, Zoning, of the North Richland Hills Code of Ordinances regarding development standard for the nonresidential planned development district.
PRESENTER: Cori Reaume, Planning Director

SUMMARY:

The intent of this ordinance is to provide flexibility for collaboration on future commercial developments where a site may be less than three (3) acres.

GENERAL DESCRIPTION:

The City's zoning ordinance currently provides for several classes or categories of Planned Development (PD) districts. For residential uses, we offer both a New Residential Development PD (R-PD) and a Residential Infill Development PD (RI-PD). Similarly, for commercial properties we offer a Redevelopment PD (RD-PD) or a New Nonresidential Development PD (NR-PD).

The Nonresidential Development PD, or NR-PD, currently is only an option to pursue on lots which are over three acres. While it is certainly important to ensure a PD is not used as a tool simply to subvert the table of permitted uses in a specific zone, there are many reasonable situations where a PD might be an appropriate tool, even if the site falls under three acres.

Standard zoning (C-1, C-2, I-1, etc.) by design attempts to segregate like uses into these district categories to avoid conflict and provide a general guideline as to what is appropriate in certain areas or zones. However, creation of a PD allows the applicant/developer and the city to work collaboratively on a proposal with a focus on appropriate uses, site constraints, building massing and form, and how a proposal may integrate with adjacent properties in the best way.

With limited land remaining for commercial development, it is more important than ever for the City to work collaboratively with our development community – encouraging creative site design and removing barriers that are sometimes inadvertently put in place through traditional zoning. We have already provided a great deal of flexibility on Redevelopment Planned Developments, but in practical terms, even a new project on a vacant lot can seem like an “infill” or redevelopment project.



The proposed text change to Section 118-493 Development Standards is below:

(d) [(NR) Standards.] Nonresidential PD districts shall be limited to new nonresidential and combined residential and nonresidential undeveloped property. ~~and shall be a minimum of three acres in size and shall be allowed deviations~~ Deviations from the base district standards may be permitted if listed or depicted in a site plan approved by the ordinance creating the PD district. Residential uses in these districts shall not exceed 40% of the total area of the district.

In summary, the only recommended change at this time is to remove the minimum three-acre size for a property to be eligible to apply for a Nonresidential Planned Development district.

CITY COUNCIL:

This item is scheduled to be considered at the June 8, 2026 City Council meeting.

RECOMMENDATION:

Approve TR26-03.