



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 2, 2017

SUBJECT: TR 2017-01 Public Hearing to consider amendments to Section 118-631, Table of Permitted Uses, of the North Richland Hills Zoning Ordinance regarding quick service restaurants.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

A revision is proposed to the Zoning Ordinance related to Section 118-631 Table of Permitted Uses. The revision would require that quick service restaurants be approved by special use permit in the C-2 Commercial and OC Outdoor Commercial zoning district.

GENERAL DESCRIPTION:

On November 9, 2015, City Council approved Ordinance No. 3382, which made several amendments to the zoning ordinance related to restaurants and drive-through service. As part of these amendments, three new land use types for restaurants were added to the land use tables. These include full service restaurant, fast casual restaurant, and quick service restaurant. The uses are allowed either by right or by special use permit in the individual zoning districts.

The 2013 NRH Citizen Survey indicated that NRH residents desire more full-service restaurants and grocery stores over fast food establishments. When asked whether they would like to see more of each, 80 percent of respondents replied "yes" for full-service restaurants, while only 30 percent replied "yes" for drive-through restaurants. In the time since the survey, however, fast casual and quick service restaurants continue to develop at faster pace than full-service restaurants, and many vacant pad sites are still available for development.

Quick service restaurants are currently permitted by right in the C-2 Commercial and OC Outdoor Commercial districts, and by special use permit in all other non-residential zoning districts. To ensure that quick service restaurants are appropriately located within the community and compatible with the neighborhood context, the following text revision is proposed.



The revision would amend Section 118-631 Table of Permitted Uses to require a special use permit for a quick service restaurant in the C-2 Commercial, Outdoor Commercial and Town Center zoning districts. The revised land use table would read as follows. For clarity, other uses and the residential districts are not shown.

[#] = Conditions. Reference Section 118-633 for specific conditions to listed uses. P = Permitted by Right S = Special Use Permit Required [Blank] = Not Permitted NP = Not Permitted B = Defers to Base Zoning District A = Ancillary	SECTION 118-631: TABLE OF PERMITTED USES														
	Conditions	NON-RESIDENTIAL DISTRICTS										TOWN CENTER			Freeway
		O-1	LR	C-1	C-2	OC	I-1	I-2	U	AG	Edge	General	Center	Core	
G. RETAIL AND SERVICE USES															
Restaurant, quick service	26	S	S	S	S	S	S	S					S	S	B

Text revisions such as these are considered periodically to ensure that the zoning code is aligned with City goals and policies, is current with technology and industry changes, and that vague or unclear language is eliminated.

CITY COUNCIL: The City Council will consider this request at the February 13, 2017, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve TR 2017-01.