



## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** February 13, 2017

**SUBJECT:** TR 2017-01, Ordinance No. 3448, 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, OC Outdoor Commercial, and Town Center zoning districts.

### **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 2015 NRH Citizen Survey indicated that NRH residents desire more full-service restaurants over quick service restaurants. When residents were asked what type of businesses they would like to see more of in their area of the city, 52% responded with "full service restaurants" and only 12% responded with "drive-through restaurants." A majority of the write-in responses also referred to specific businesses that identify with the "full service" or "fast casual" restaurant type. Over the past four years, fast casual and quick service restaurants continue to develop at a faster pace than full-service restaurants, with many vacant pad sites 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, OC 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.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission conducted a public hearing and considered this item at the February 2, 2017, meeting and voted 6-0 to recommend approval.

**RECOMMENDATION:**

Approve Ordinance No. 3448.