

11-153M2 Consider/Discuss/Act on a Resolution Defining Truck Fueling Station and Truck Stop and Establishing which Zoning District(s) are Appropriate for these New and Unlisted Land Uses.

Mr. Brandon Opiela, Senior Planner for the City of McKinney, explained that Staff is proposing a resolution defining Truck Fueling Station and Truck Stop and establishing which zoning district(s) are appropriate for these new and unlisted land uses. He explained the differences between the two definitions and gave a brief history of why Staff is proposing this resolution.

Commission Member George Bush asked if Staff would be willing to include everything that is not allowed in the Truck Fueling Station definition. Mr. Opiela and several of the commission members did not feel that was necessary.

Commission Member George Bush asked if there were locations along U.S. Highway 75 (Central Expressway) where future truck fueling stations would be allowed. Mr. Opiela stated that the majority of the properties in question along U.S. Highway 75 (Central Expressway) with industrial zoning had been developed.

Commission Member George Bush gave an example of where a truck parking lot might be located on a piece of property adjacent to a truck fueling station; however, they would be two separately platted properties. He asked if that would be allowed. Mr. Opiela stated that under the current definitions it would be allowed. Mr. Quint stated that it could be addressed with separation requirements; however, that was not currently proposed. Mrs. Cox stated that a truck parking lot is only allowed in industrial districts.

The Commission unanimously approved the motion by Commission Member Larry Thompson, seconded by Commission Member Rick Franklin, to recommend approval of the resolution defining Truck Fueling Station and Truck Stop and establishing which zoning district(s) are appropriate for these new and unlisted land uses.

Chairman Robert Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded on to the City Council meeting on Tuesday, February 21, 2012.