

12-011Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by QuikTrip Corporation, on Behalf of Oakwood Village Apartments, Inc., for Approval of a Request to Rezone Approximately 7.48 Acres from "C" - Planned Center District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located on the Northeast Corner of Wilmeth Road and U.S. Highway 75 (Central Expressway).

Mr. Brandon Opiela, Senior Planner for the City of McKinney, explained the proposed rezoning request to allow a truck scale with additional landscaping on the site. Mr. Opiela gave a brief history regarding the QuikTrip project. He stated that Staff recommends denial due to a lack of conformance with the City of McKinney's Comprehensive Plan as detailed in the staff report.

Commission Member David Kochalka asked about the status 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 (# 11-153M2). Mr. Opiela stated that item is scheduled to be heard at the City Council meeting on February 21, 2012.

Commission Member George Bush asked if the applicant had provided drawings of the signage for the proposed truck scale. Mr. Opiela stated that Staff had seen renderings of the signage for the site.

Vice-Chairman Lance Lindsay asked if the truck scale would be very visible to the average person. Mr. Opiela stated that the truck scale itself would not be that visible; however, the sign would be visible. He stated that the signage was not a part of this request.

Commission Member David Kochalka expressed concerns regarding the proposed resolution defining Truck Fueling Station and Truck Stop (# 11-153M2) being presented at City Council on February 21, 2012. Commission Member David Kochalka stated that if the resolution is approved and then the proposed truck scale is presented to City Council shortly afterwards, that it would be in direct conflict with the resolution.

Chairman Robert Clark asked how much additional traffic the truck scale could generate. Mr. Opiela felt the addition of the truck scale would generate additional traffic; however, did not have an exact number. He stated that it would be an additional use on the site to attract semi-trailer truck traffic.

Vice-Chairman Lance Lindsay asked if there was another truck scale located in McKinney. Commission Member Larry Thompson stated that Encore Wire had a portable truck scale.

Mr. Don Paschal, 904 Parkwood Ct., McKinney, TX, explained the proposed rezoning request. He discussed why a certified truck scale is important to truck drivers. Mr. Paschal stated that they did not believe that a truck scale would increase traffic by any measurable means. He discussed the proposed additional landscaping. Mr. Paschal described and displayed an example of a truck scale. He stated that the proposed truck scale signage would be between the two canopies and felt it would blend in. Mr. Paschal discussed some of the benefits for having this project in the City of McKinney.

Commission Member George Bush asked if the applicant had considered extending the truck fueling canopy to include the truck scale sign. Mr. Paschal

stated that it might be something they could consider. Mr. Opiela reminded the Commission that the signage was not being considered with this request.

Vice-Chairman Lance Lindsay asked if the applicant knew how many trucks are usually weighed at their other locations. Mr. Paschal stated that it varies and that they believe it's between 10 – 15 % of their total semi-trailer truck traffic. He stated that they believe the traffic at this location will be determined by the number of pump stations. Mr. Paschal stated that they wish to provide the truck scale for the benefit of their customers, not to attract more customers.

Mr. J.D. Dudley, QuikTrip, 1120 N. Industrial Blvd., Euless, TX, felt that truck drivers do not pull off the highway only to use the truck scale. He thought the truck scales are used about 30 times a day at similar locations.

Chairman Robert Clark called for additional comments or questions from the Commission. There being none, the Commission approved the motion by Commission Member Rick Franklin, seconded by Commission Member George Bush, to recommend approval of the proposed rezoning request per the applicant's request with a vote of 5 – 1, with Commission Member David Kochalka voting against the motion.

Chairman Robert Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on March 6, 2012.