

**11-153M 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, gave a brief history on the proposed changes. He explained the differences between the proposed “Truck Fueling Station” and “Truck Stop” definitions. Mr. Opiela stated that Staff feels a “Truck Fueling Station” would be appropriate within the “ML” – Light Manufacturing and “MH” – Heavy Manufacturing zoning districts and that a specific use permit should be required for such use. He stated that Staff is recommending that a “Truck Stop” use be prohibited in all zoning districts within the City of McKinney. Commission Member George Bush asked about a previous submittal requesting a truck stop at U.S. Highway 75 (Central Expressway) and Wilmeth Road. Mr. Opiela explained that a site plan had been received by that applicant that was classified as a fueling station and was no longer considered a truck stop use. He stated that the revised site plan was submitted prior to any of the proposed changes and the site plan had been approved. Chairman Robert Clark had concerns on the wording for the proposed “Truck Fueling Station” definition. He asked if a restaurant or convenience store would be allowed on the property. Mr. Opiela stated that a restaurant or convenience store is already allowed within these zoning districts. Chairman Robert Clark suggested that the item be tabled until the January 24, 2012 Planning and Zoning Commission meeting to allow Staff time to revise the “Truck Fueling Station” definition to clearly define what would be allowed on the site.

Chairman Robert Clark opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Lance Lindsay, seconded by Commission Member Matt Hilton, the Commission voted unanimously to continue the public hearing and table the proposed request until the January 24, 2012 Planning and Zoning Commission meeting.