

Planning and Zoning Commission Meeting Minutes of October 10, 2017:

17-267M Conduct a Public Hearing to Consider/Discuss/Act on an Amendment to Section 146-42 (Temporary Uses) of the Code of Ordinances

Mr. Michael Quint, Executive Director of Development Services, explained the proposed amendments to Section 146-42 (Temporary Uses) of the Code of Ordinances. He stated that Staff was proposing to modify the Zoning Ordinance to remove the food truck regulations. Mr. Quint stated that Staff had been working with City Council since August 2017 to make modifications to the food truck regulations. He stated that Staff is proposing to move the food truck regulations from Section 146-42 of the Zoning Ordinance to Section 138 of the Code of Ordinances which is outside the Zoning Ordinance. He requested a recommendation of approval for the proposed amendment to Section 146-42 (Temporary Uses) of the Code of Ordinances and offered to answer questions.

Commission Member Zepp asked about the purpose of the proposed amendment. Mr. Quint stated that Staff was proposing new regulations for food truck courts and modifying several provisions to address some feedback received by City Council. He stated that the food truck ordinance had expanded its scope into multiple City departments outside of the Planning Department. Mr. Quint stated that it made sense to pull it out of the Zoning Ordinance to put it somewhere else in the Code of Ordinances that had a more global reach.

Commission Member Cobbel asked for clarification about the moving of the food truck regulations in the Code of Ordinances. Mr. Quint explained that they would be moving to Chapter 138 of the Code of Ordinances. He stated that it would be

administered by the Building Inspections, Environmental Health, and the Planning departments. Mr. Quint explained that there were different regulations depending on what type of food truck site the applicant was requesting.

Commission Member Cobbel asked if a food truck on a site would be an allowed use. Mr. Quint briefly explained the process that would be required for a food truck site verses a food truck court. He stated that a Specific Use Permit (SUP) and various permits would be required for a food truck court. Mr. Quint stated that a Specific Use Permit (SUP) would not be required for a food truck operational site; however, they would be required to receive certain permits from the City to operate on the site.

Vice-Chairman Mantzey asked if Staff had researched into the food truck regulations of other nearby cities. Mr. Quint said yes. He stated that Staff wanted to see what other cities were doing and a lot of the current regulations were the same. Mr. Quint stated that what works for one city might not work for another city. He stated that the City wants to stay competitive and comparable to other nearby cities. Mr. Quint stated that Staff also wants to address City Council and the food truck industry's feedback. He stated that some of the proposed amendments would make it easier to have a food truck in the City of McKinney.

Commission Member McCall asked if the food truck regulations were for the entire City of McKinney or just sections of the City. Mr. Quint stated that the regulations would apply to the entire incorporated city limits for the City of McKinney. He stated that the regulations would not apply to the Extraterritorial Jurisdiction (ETJ).

Commission Member Zepp stated that it would be a good move. He stated that it would make it more conducive to having food trucks in the City of McKinney. Mr. Quint agreed.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Commission Member McCall, the Commission unanimously voted to recommend approval of the proposed amendments to Section 146-42 (Temporary Uses) of the Code of Ordinance, with a vote of 7-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on October 17, 2017.