



17-917

TITLE: Consider/Discuss Potential Amendments to the City of McKinney's Regulations Governing Food Trucks

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: September 18, 2017

DEPARTMENT: Development Services

CONTACT: Michael Quint, Executive Director of Development Services

RECOMMENDED CITY COUNCIL ACTION:

- Consider and discuss the proposed amendments.

ITEM SUMMARY:

- Staff is seeking direction from the City Council regarding whether or not the City's regulations governing food trucks should be modified as proposed or if other modifications should be made.
- At the August 14, 2017 work session, the City Council provided consensus that Staff should draft amendments making operating a food truck in McKinney easier and also allowing for the creation of food truck courts.
- The attached draft regulations generally address the following areas:
 - The food truck regulations are being removed from the Zoning Ordinance and relocated to the special use section of the Code of Ordinances; where uses such as sexual oriented businesses, donation bins, and private clubs are currently addressed.
 - The buffer distance of food truck operation sites from all residential zones and uses is reduced from 300' to 100' and now food trucks only need to be buffered from single family (attached and detached) and duplex residential uses instead of all residential zones and uses.
 - The buffer distance of food truck operation sites from traditional "brick and mortar" restaurants has been reduced from 300' to 100'.

- The minimum distance between food truck operation sites has been removed.
- A food truck court definition has been created along with new regulations addressing the construction of such uses.
- Minor changes have been made throughout the existing regulations to clarify which regulations apply to food truck operation sites versus food truck courts.
- Pending consensus from the City Council on September 18, 2017, Staff tentatively anticipates that the following adoption schedule could be achieved:
 - Modifications to the Zoning Ordinance could be considered by the Planning and Zoning Commission on October 10, 2017.
 - Zoning Ordinance modifications and amendments to Chapter 138 of the Code of Ordinances could be considered by the City Council for adoption on October 17, 2017.

BACKGROUND INFORMATION:

- The City's current regulations governing food trucks on private property were adopted in February of 2015. Councilwoman Rath and Mayor Fuller asked that the existing regulations be revisited in August of 2017.
- The food truck industry began to grow rapidly during the recession when traditional "brick and mortar" restaurants were struggling and after food truck courts in cities throughout the country gained popularity. In fact, some reports show this industry grew approximately 12% annually between 2009 and 2014.
- The food truck boom made its way to McKinney in the 2012-2014 timeframe but regulations in place at the time were prohibitive.
- In February of 2015, the City Council approved ordinance number 2015-02-006 which established regulations allowing food trucks as a temporary use.
- These regulations represented an iterative, cautious step into new market for McKinney. At the time, the regulations were regarded as a "baby step" knowing that the regulations would eventually need to be modified to address new trends in the industry and intended/unintended consequences of the adopted regulations.
- Some of the feedback regarding current regulations:
 - The separation requirement between food trucks and residential uses is too large.
 - Current requirement: "Food trucks shall not be allowed to engage in sales operations within 300' of any residential zoning district or

any property used for residential purposes.”

- The requirement for the food truck to leave the permitted food truck site every day is too prohibitive.
 - Current requirement: “Food trucks shall not be located or stored at the operation site between the hours of 11 pm and 7 am.”
- The minimum distance required between food truck sites is too large.
 - Current requirement: “Food trucks shall not be allowed to engage in sales operations within 1,000’ of one another.”

SUPPORTING MATERIALS:

[Existing Food Truck Ordinance](#)

[DRAFT Food Truck Regulations](#)