

**Planning and Zoning Commission Meeting Minutes of September 11, 2018:**

**17-0002CP** Consider/Discuss/Act on a Concept Plan for Parcel 601/603, Located on the Southeast Corner of U.S. Highway 380 (West University Drive) and North Custer Road. Mr. Rhys Wilson, Planner I for the City of McKinney, explained the proposed concept plan. He stated that they were proposing 15 lots for retail uses. Mr. Wilson stated that they were also proposing an entertainment use. He stated that a concept plan was required for the Stonebridge Development area. Mr. Wilson offered to answer questions. Chairman Cox asked if there were any specific company names that the applicant had shared that might be going in at this location. Mr. Wilson said Chick-fil-A had been mentioned for one of the pad sites. Vice-Chairman Mantzey asked if there were any traffic studies at this point of the process. Mr. Wilson stated that he was not aware of any traffic studies completed at this time and it would be a better question for City of McKinney Engineering Department. Vice-Chairman Mantzey asked if Staff knew how much square footage of retail uses were being proposed and how it would relate to the residential neighborhood to the south. Mr. Wilson said no, that he was unaware of any discussions regarding this. He offered to look into it and get back to the Commission with an answer. On a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to recommend approval of the proposed concept plan as recommended by Staff. Chairman Cox stated that the

recommendation of the Planning and Zoning Commission would be forwarded to City Council for final action at the October 2, 2018 meeting.