

## REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES JULY 1, 2019

COMMISSIONERS PRESENT: Chairperson Josh Spare, Secretary Cheryl Smith, Commissioners Max Coleman, Bill Moser, Shawn Connor, Eduardo Carranza, Clayton Fisher.

COMMISSIONERS ABSENT: Lynn Motley

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m. Commissioner Moser gave the invocation, commissioner Smith led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #12- Z180602 - Zoning Change - EpicCentral (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Zoning Change Plan for EpicCentral, creating a planned development district for hotel, restaurant, and entertainment uses. Lots 1-4, Block 1, Lots 1-4, Block 2, Lots 1-2, Block 3, and Lot 1, Block 4, Central Park Addition and TR 7 of Jose A Gill Abstract No. 1714, City of Grand Prairie, Dallas County, Texas, zoned PD-187 and PD-194, within the SH 161 Overlay District, and addressed as 1525 Arkansas Ln, 2100 W Warrior Trl, 2222 W Warrior Trl, 2252 W Warrior Trl, 2940 Esplanade, 2955 Esplanade, 2960 Esplanade, 2975 Esplanade, 2980 Esplanade, 2945 Epic Pl, 2958 Epic Pl, 2960 Epic Pl, 2970 Epic Pl, and 2975 Epic Pl. The owner/applicant is the City of Grand Prairie.

Ms. Ware stated EpicCentral is a consists of approximately 172 acres that includes Grand Prairie's Public Safety Building, Epic Waters Indoor Waterpark, The Summit, and The Epic. EpicCentral is oriented around a system of five lakes and connected by trails and the boardwalk. Restaurants, hotels, and retail are additional elements envisioned for EpicCentral. Though notices were delivered to surrounding residents regarding the PD change, no development is envisioned at this time that would be immediately adjacent to an existing residential neighborhood. The 2018 Comprehensive Plan's Future Land Use Map designation for this location is Commercial/Retail/Office and Parks and Recreation. The proposal is consistent with the FLUM with the exception of a 7.6 acre tract at Esplanade and Warrior Trl. The FLUM may need to be changed in the future if developed as a use other than Parks and Recreation. The proposal is consistent with goals, policies, and objectives in the 2010 and 2018 Comprehensive Plans, including: Promote and enhance economic development strengths; Provide recreational options and protect open space; and Encourages a mix of integrated community uses within walking or bicycling distance. The zoning change would establish a base

zoning district of Office. Permissible uses shall be those provided for in Article 4 of the UDC for Office District with the exceptions and additions. The following uses shall be allowed by right: The following uses shall be allowed by right: hotel, office, restaurant (with equal to or exceeding 75% of alcohol sales), restaurant (with alcohol sales including entertainment), kiosk restaurant, dinner theater, and brewpub. The following accessory use shall be allowed by right: helistop. The following uses shall require a Specific Use Permit: multi-family apartments, entertainment, and retail. Development shall comply with the density and dimensional standards for Office District with the following exceptions: The maximum height shall be 120 feet; The maximum Floor Area Ratio shall not apply; and Table B in Article 6 of the UDC shall be used to calculate the side yard setback when adjacent to residential.

Ms. Ware stated development that occurs through a partnership with the City of Grand Prairie shall conform to the Development Agreement. When there is a conflict between development and land use standards specified in the UDC and the Development Agreement, the Development Agreement shall take precedence. All development within the boundaries of this Planned Development District that occurs through a partnership with the City of Grand Prairie shall not require site plan approval from the Planning and Zoning Commission and the City Council at a public hearing. The Development Review Committee recommends approval.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case Z180602 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman Second: Smith

Ayes: Carranza, Coleman, Connor, Fisher, Moser, Smith, Spare

Nays: None **Approved: 7-0**