



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
OCTOBER 1, 2018**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Eduardo Carranza, Max Coleman, Clayton Fisher, Bill Moser, Lynn Motley.

COMMISSIONERS ABSENT: Shawn Connor

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Ted Helm, Planner, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #11– S181003 - Site Plan - Main Event at Epic West Towne Crossing (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Site Plan - Main Event at Epic West Towne Crossing (City Council District 2). Site Plan for Main Event, a 48,560 sq. ft. bowling center with restaurant and amusement services as accessory uses, on 4.62 acres. Lot 1, Block C, Epic West Towne Crossing Phase 1 and Lot 1, Block 5, Central Park Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Overlay District, and addressed as 3106 S HWY 161. The agent is Michael Clark, Winkelmann & Associates, the applicant is Angel Robinson, Main Event Entertainment, and the owner is John Weber, Epic West Towne Crossing LP.

Ms. Ware stated the 48,560 sq. ft. bowling center includes the following: 22 bowling lanes, billiards, laser tag, video games, and restaurant. The site is accessible from Warrior Trl and Esplanade, the private road bisecting Epic West Towne Crossing. The subject property is zoned PD-364 with a base zoning of Commercial District; development is subject to the standards for C District in the Unified Development Code. The proposal meets or exceeds the density and dimensional requirements. The property is subject to landscape and screening requirements in PD-364 and Article 8 and Appendix F of the UDC. The proposal meets the landscape and screening requirements. The exterior finish materials include textured tilt wall panels, architectural metal panels, stone, brick, and EIFS. The north, south, and east façades are considered primary façades. Primary façades are required to include the architectural features. The proposed building elevations are in substantial compliance with Appendix F and PD-364.

Ms. Ware stated the applicant is requesting an exception to the maximum allowable height in order to construct a building with a height of 28.3 ft. – 34.67 ft. The applicant is requesting an

exception to building materials to allow metal panels on 29.54% of the east façade, when 20% is allowed. The applicant is requesting an exception to covered walkways on the south façade which is deficient by about 8 ft. Staff does not object to this request. The east façade exceeds the requirement for covered walkways by about 14 ft. If this is applied towards the requirement for the south façade, the south façade meets the requirement. The applicant is requesting an exception to the 20% stone/brick accent requirement for the south façade. The north and east façades exceed the required stone/brick accent. If this is applied towards the requirement for the south façade, the south façade is deficient by 186.86 sq. ft. Staff does not object to this request provided the applicant add two additional brick columns to the north façade to be credited towards the south façade.

Ms. Ware stated the Development Review Committee recommends approval with the requested exceptions and the following conditions:

1. The applicant shall relocate the dumpsters to the west side of the building.
2. The applicant shall add two brick columns on the north façade to be credited towards the brick/stone requirement for the south façade.

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

Angela Robinson, property development manager with Main Event Entertainment, 5445 Legacy Drive, #400, Plano, TX stepped forward representing the case and to answer questions from the commission. Mrs. Robinson stated they have been working with staff on this project and the elevations. She said relocating the dumpster to the west side of the building causes a concern for their employee safety therefore they would ask that the exception to the dumpster requirement be granted.

Commissioner Lopez asked if there would be any sound system outside the Main Event Center.

Mike Gray with Main Event, 1318 Alamo Court, Frisco, TX stated they do have speakers at the front of the building, not facing the residences this should not be a problem.

Louis Morocco, Frisco, TX stated the hours of operation are from 11 a.m. to 2 p.m. on the weekends and 11 a.m. to 12 p.m. on the weekdays. He said they would be working with the Police Department to make sure there are no problems, at this time there is no age restriction, but if needed they can change the age and add restrictions.

Chairperson Spare asked them to address the lighting on the west side of the property. Mr. Gray stated they would have emergency lights on the exit doors, and would be facing downwards so they would not affect the adjacent neighborhood.

Commissioner Moser asked if they would be serving adult beverages. Mrs. Robinson replied yes, they have a 9,500 square foot kitchen.

Commissioner Smith asked the distance to the nearest school to this site. Mrs. Robinson stated they have to meet the TABC distance requirements, but they do work with the schools on special project and events.

Matt Welch, 5445 Legacy Drive, Ste 400, Plano, TX was present in support of this request.

There being no further discussion on the case commissioner Lopez moved to close the public hearing and approve case S181003 as presented by staff, granting the applicants exceptions to the dumpster relocation and the applicant shall add one additional brick columns on the north façade. The action and vote being recorded as follows:

Motion: Lopez

Second: Carranza

Ayes: Carranza, Coleman, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**