

REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES SEPTEMBER 11, 2017

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners Charlie Womack, John Lopez, Shawn Connor, Janie Adhikari, Clayton Fisher, and Eduardo Carranza.

COMMISSIONERS ABSENT: Cheryl Smith

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, 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, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m.

PUBLIC HEARING AGENDA Item #14– S170905 - Site Plan - Epic West Towne Crossing Phase I (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Site Plan for Epic West Towne Crossing Phase I. The proposal includes six buildings, totaling 258,800 square feet, for restaurants, retail, and related uses on 26.41 acres. The subject property is generally located west of State Highway 161 between Mayfield Road and Kirby Creek, zoned Planned Development-364 (PD-364) District, and within the SH 161 Overlay District. The agent is Michael Davis, Bannister Engineering, the applicant is William Winkelmann, Winkelmann & Associates, and the owner is John Weber, Epic West Towne.

Ms. Ware stated Epic West Towne Crossing Phase I, about 26 acres on the west side of State Highway 161, includes a Junior Anchor Lineup/Multi-Tenant In-Line building, four multi-tenant retail buildings, and one building for two restaurants. A proposed private street runs through the center and provides access to sites within the development. A mutual access drive off of State Highway 161 provides access to Lot 2, Block B and connects to the proposed private street. The required number of parking spaces is calculated based on use. The number of parking spaces provided exceeds what is required. Two of the multi-tenant retail buildings are showcase buildings. These buildings include the following compensatory elements: green spaces, pedestrian lighting, enhanced lighting, outdoor seating, string lights, special paving, additional articulation, tower features, projected cornices, and deepened shade awning features. Development is subject to the density and dimensional requirements for Commercial District. The proposal meets or exceeds the density and dimensional requirements.

Ms. Ware stated the property is subject to the landscaping and screening requirements found in Article 8 of the UDC, Appendix F of the UDC and PD-364. The proposal meets or exceeds the requirements for landscape area, trees, and shrubs. The proposal provides the required parking lot screening and dumpster enclosures. Roof mounted equipment is screened by parapets in accordance with Appendix F. The developer will install an 8-ft. tall masonry screening wall and 15-ft. landscape buffer along the property line adjacent to the residential zoning district west of Lot 1, Block A. The proposal meets the screening requirements. The property is subject to the building materials requirements in PD-364 and Appendix F of the UDC. The exterior of the buildings consists primarily of texture coated concrete, brick, stone, and architectural panels. The proposal meets the building materials requirements. Primary facades are subject to the requirements for architectural features in PD-364 and Appendix F of the UDC. The required features include architectural elements, parapet with cornice, covered walkways, windows, and roof profile variation. The proposed building elevations are in substantial compliance with PD-364 and Appendix F. The applicant has submitted a unified design plan as required by PD-364. The unified design plan includes design criteria so that subsequent phases are developed in a manner that reinforces the identity and cohesive design of Epic Towne Crossing. Ms. Ware stated staff recommends approval.

Chairperson Motley noted there were no questions for staff, opened the public hearing, and asked for speakers.

Gerald Luecke with Hodges Architecture, 13642 Omega, Dallas, TX stepped forward representing the case and to answer questions from the Commission.

There being no discussion on the case Commissioner Womack moved to close the public hearing and approve cases S170905 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack Second: Lopez

Ayes: Adhikari, Carranza, Connor, Fisher, Lopez, Motley, Spare, and Womack

Nays: None Approved: **8-0** Motion: **carried.**