

  
T E X A S  
D r e a m B i g ★ P l a y H a r d  
**REGULAR PLANNING AND ZONING COMMISSION**  
**MEETING MINUTES**  
**OCTOBER 7, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Secretary Max Coleman, and Commissioners Bill Moser, Warren Landrum, Eric Hedin, Cheryl Smith, Clayton Fisher, , Eduardo Carranza.

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, Nyliah Acosta, Planning, 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 6:30 p.m. Commissioner Moser gave the invocation, Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #6- S191001 - Site Plan - Epic East Towne Crossing Retail (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Site Plan for Epic East Towne Crossing including 154,541 sq. ft. of retail and restaurants on 14.3 acres. Epic East Towne Crossing Phase 1, Lots 2, 3, 7, and 8, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 1010 Mayfield Rd, 1020 Mayfield Rd, 1030 Mayfield Rd, 3162 S HWY 161, and 3182 S HWY 161. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic East Towne Crossing, L.P.

Ms. Ware stated the proposal includes a junior anchor lineup (tenant spaces range from 9,000 sq. ft. to 55,215 sq. ft. and retail inline along the east property line and two freestanding retail buildings. Retail B (14,096 sq. ft.) and Retail D (16,000 sq. ft.) both include spaces for a Restaurant with a Drive-Through. The site will be accessible from Mayfield Rd. and the SH-161 frontage road. Internal drives established by cross-access easements and Epic East Towne Crossing's covenants, conditions, and restrictions will provide access and circulation throughout the development. The applicant will need to make off-site improvements with the construction of Epic East Towne Crossing Phase 2. These improvements include an access drive along the east property line, a bridge across Kirby Creek, a driveway on Warrior Trail, and a connection to an existing driveway on the SH-161 frontage road. The proposal meets or exceeds the density and dimensional requirements. The proposal meets the landscape and screening requirements. The exterior finish materials include stone, brick, texture-coated concrete, stucco, and architectural panels. The proposed building elevations meet the stone/brick accent, articulation, and covered walkways

requirements and exceed the windows requirement in PD-364. The building materials and design requirements for inline buildings and multi-tenant buildings were established with creation of PD-364 in 2017. Since then, City Council has approved revisions to Appendix F: Corridor Overlay District Standards. The applicant has worked with Staff to show how the proposed building elevations compare to the revised Appendix F standards. Appendix F now requires that windows account for 30% of the area of street facing facades. The percentage of windows of street-facing facades for the retail inline (Building A), Building B, and Building D. These percentages are consistent with Appendix F window requirements for street-facing facades. The applicant has also included eight Building Design Menu Items, exceeding the six Menu Items required by the new standards. The applicant intends to replat the existing four lots into two lots. The new lot line would run between Anchor and Junior Anchor 2 and create a zero ft. setback when a 20 ft. setback is required. The Development Review Committee recommends approval.

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

Mike Clark, Gerald Luecke, and Mark Davis with the Webber Group, 16000, Dallas Parkway, Suite 300, Dallas, TX were present representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Hedin moved to close the public hearing and approve case S191001 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Hedin

Second: Moser

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**