

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 #8- SU191002 - Specific Use Permit - Epic East Towne Crossing, Phase II, Building D (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit for a Restaurant with a Drive-Through in a 16,000 sq. ft. retail building. Epic East Towne Crossing Phase 1, Lots 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 3162 S HWY 161 and 3182 S HWY 161. The applicant is William Winkelmann, Winkelmann & Associates and owner is Mark Davis, Epic East Towne Crossing, L.P.

Ms. Ware stated the applicant intends to construct Epic East Towne Crossing Phase 2, which includes over 150,000 sq. ft. of retail and restaurants. Building D will include a Restaurant with a Drive-Through. Restaurants with a Drive-Through that are located in a Corridor Overlay District require a Specific Use Permit. The purpose of this request is to obtain a Specific Use Permit for the Restaurant with a Drive-Through in Building D. The drive-through lane begins on the east side of the building and wraps around the north side of the building. The proposed drive-through lane includes sufficient stacking spaces, has minimal visibility from SH-161, and does not disrupt pedestrian circulation. 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 SU191002 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Hedin

Second: Smith

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

Nays: None

Approved: 8-0

Motion: **carried.**