



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JUNE 3, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Max Coleman, Bill Moser, Shawn Connor, Eduardo Carranza.

COMMISSIONERS ABSENT: Clayton Fisher, 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, Caryl DeVries, Traffic Engineer, 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, Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #10 - S190603 - Site Plan - Retail at Epic East Towne Crossing, 1010 Mayfield Rd. (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Site Plan for a 7,067 sq. ft. retail building. Lot 5, Block A, Epic East Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within SH-161 Corridor Overlay District. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic East Towne Crossing, L.P.

Ms. Ware stated the 7,067 sq. ft. building will be occupied by multiple tenants. The site is accessible from Mayfield Rd and SH 161 by shared access drives across Lot 4 and Lot 6. The Site Plan depicts the approved/intended layout of future development on the adjacent lots to illustrate how the subject property relates. 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, 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 revised overlay standards in 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. Windows account for 32% and 28% of the area of proposed west and south elevations, which is consistent with the new standards. The

applicant has also included eight Building Design Menu Items, exceeding the six Menu Items required by the new standards. Other Menu Items include 100% native and drought tolerant species of plants, 70% qualifies as a Menu Item, and pollinator friendly flowers. The applicant is not requesting any exceptions or appeals.

Ms. Ware stated 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.

Mark Davis with Epic East Towne Crossing, L.P., John Webber, and Trey Swindle, 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 Moser moved to close the public hearing and approve case S190603 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

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

Nays: None

**Approved: 7-0**

Motion: **carried.**