



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JULY 10, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Commissioners Charlie Womack, John Lopez, Cheryl Smith, Joshua Spare, Shawn Connor, Kurt Johnson, and Janie Adhikari.

COMMISSIONERS ABSENT: Bill Moser

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, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, and Chris Hartmann, Executive Assistant

PUBLIC HEARING AGENDA Item #7– Z170401 - Zoning Change - Epic Towne Crossing (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to expand the boundary of and amend the requirements for Planned Development-266 (PD-266) District for a mixed use development totaling 88.15 acres. The subject property, located on both sides of S. Highway 161 between Mayfield Road and W. Warrior Trail, is zoned PD-266, PD-91, PD-273A, and PD-187 and within the SH 161 Overlay District. The agent is Gerald Luecke, Hodges Architecture, the applicant is Mark Davis, Weber & Company, and the owners are Sally Smith Mashburn, Bob Smith Management Company, LTD, John P. Weber, Epic West Towne Crossing L.P., John P. Weber, Mayfield Towne Crossing L.P., and John P. Weber, Epic East Towne Crossing L.P.

Ms. Ware stated Epic Towne Crossing is an 88-acre phased development along both sides of the 161 Corridor. Once complete, the development will total about 600,000 sq. ft. of retail, restaurants, and related uses. Epic West Towne Crossing, about 58 acres on the west side of State Highway 161, includes a Junior Anchor Lineup/Multi-Tenant In-Line building, five multi-tenant buildings, and nine pad sites. A proposed private street runs through the center of the development, connecting Warrior Trail to Mayfield Road. The private street will provide access to sites within the development. State Highway 161 will provide limited access. Kirby Creek bisects Epic West Towne Crossing. The applicant has proposed improvements to Kirby Creek that will create a unique open space amenity. This linear park includes landscaping, benches, and a 10 ft. trail. The linear park connects to an 8 ft. trail along the proposed private road north of the creek. The trail provides pedestrian connectivity from the neighborhood to the west to retail and restaurants in the development as well as The Epic located to the north. Epic East Towne Crossing, about 30 acres on the east side of State Highway 161, includes a Junior Anchor

Lineup/Multi-Tenant In-Line building, three multi-tenant buildings, and 11 pad sites. Access to the development will be provided from Warrior Trail, Mayfield Road, and State Highway 161.

Ms. Ware stated the applicant is seeking to establish Commercial District as the underlying zoning designation. Uses currently listed as permitted by right or by Specific Use Permit within properties zoned Commercial District will continue to be either permitted by right or by Specific Use Permit with the following modifications:

1. The following uses are allowed by right in Commercial District but shall be prohibited in the development:
  - Passenger Terminal
  - Transfer and Storage Terminal
  - Transit Maintenance Equipment Facility
  - Auto Dealer Retail (Franchise Used)
  - Auto Glass (Repair and Tint)
  - Auto Repair (Assoc. Use)
  - Motorcycle Dealer
  - Motorcycle Sales
  - Recreational Vehicle Sales
  - Specialty Auto Repair
  - Contractor Office/Sales (Inside)
  
2. The following uses are allowed with a Specific Use Permit in Commercial District but shall be prohibited in the development:
  - Crematorium
  - Heavy Machine Sales – Outside
  - Mobile Home Dealer
  - Air/Heliport
  - Auto Wrecker Service
  - Mini Storage
  - Auto Body Shop
  - Auto Body & Paint Shop
  - Auto Dealer (Franchise New/Used)
  - Auto Interior Shop
  - Auto Sales Retail (Used)
  - Auto Paint Shop
  - Auto Sales (Wholesale)
  - General Auto Repair
  - Motorcycle Repair
  - Used Auto Parts Sales

3. A convenience store with gasoline sales shall be permissible by right on Lot 1, Block B of Epic Towne Crossing West and Lot 4 of Epic Towne Crossing East. The number of convenience stores with gasoline sales in Epic Towne Crossing West shall not exceed one. The number of convenience stores with gasoline sales in Epic Towne Crossing East shall not exceed one. If one of the convenience stores with gasoline sales ceases to operate, another convenience store with gasoline sales can be provided at a different location with approval of a Specific Use Permit.

Ms. Ware stated the properties within an overlay district are subject to the building materials requirements in Appendix F. The applicant proposes the following changes:

- Include stucco and architectural panels as a primary masonry material;
- No masonry and texture appliques required for poured-in-place concrete or tilt-wall facades;
- Allow a combination of brick and stone accent for primary facades;
- 20% stone (or brick) accent on primary facades of Anchor Line Up/Multi-Tenant In-line buildings.

Ms. Ware stated staff does not object to including stucco and architectural panels as primary masonry materials. Appendix F requires building articulation, covered walkways, and windows on primary facades. The applicant is proposing alternatives to these standards for the Junior Anchor Lineup/Multi-Tenant In-line buildings and the Freestanding Multi-Tenant buildings. The applicant is proposing a change in building articulation the alternative building articulation is proposed for the Junior Anchor Lineup/Multi-Tenant In-Line buildings and Freestanding Multi-Tenant buildings. No change to the building articulation is proposed for the pad sites. The applicant is proposing to provide covered walkways along 20% of the primary facades of Junior Anchor Lineup/Multi-Tenant In-Line buildings and windows along 15% of Junior Anchor Lineup/Multi-Tenant In-Line buildings and buildings greater than 10,000 sq. ft.

Ms. Ware stated the applicant is requesting relief from the 30 ft. landscape buffer at specific locations due to easements and parcel configuration. Staff does not object to the request. The applicant proposes a 16 ft. landscape buffer along Esplanade. Staff recommends that the applicant provide a 20 ft. landscape buffer at the north and south ends of the private road to ensure that parking lots are adequately screened at the entrances of the development with the landscape buffer tapering to a 16 ft. landscape buffer at the first median break on both ends of the proposed private road. The UDC requires screening of non-residential use. In addition to a 15 ft. wide landscaped buffer, the applicant is required to construct a masonry wall with an authentic mortar bond finish at least 6 ft. in height. The applicant is proposing to install a pre-fabricated masonry screening wall that is 8 ft. in height along property lines adjacent to residential zoning districts. Natural screening will be provided along the east property boundary

that is within the floodplain. The unified signage plan includes multi-tenant and monument signs. Sign materials will coordinate with the building materials. While the proposed design is not consistent with the design standards in the UDC, staff does not object to the design changes as shown. The UDC requires 300 ft. spacing between multi-tenant signs. The unified signage plan requires an exception to the spacing requirement for one multi-tenant sign.

Ms. Ware stated the applicant requests the following appeals to Appendix F design standards:

- Horizontal and vertical building articulation for the junior anchor lineup/multi-tenant in-line buildings and freestanding multi-tenant buildings,
- Covered walkways for the junior anchor lineup/multi-tenant in-line buildings, and
- Glazing (windows) for the junior anchor lineup/multi-tenant in-line buildings.

As a compensatory measure the applicant has proposed two showcase buildings with an upgraded design. These buildings are located on Lot 1, Block A of Epic Towne Crossing West in front of the Junior Anchor Lineup/Multi-Tenant In-Line building. They feature a plaza, additional articulation, tower features, enhanced lighting, more brick and stone, projected cornices, special paving, and deepened shade awning features. Staff is supportive of the request and recommends approval as proposed or with the following modification: alternative building articulation for freestanding multi-tenant buildings can be approved by Staff during Site Plan review if the proposal meets the intent of Appendix F and compensatory measures are provided.

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

Gerald Luecke with Webber & Company, 16000 Dallas Parkway, #300, Dallas, TX stepped forward representing the case and to answer questions from the Commission. Mr. Luecke stated Webber & Company have a great deal of experience nationwide with these types of developments, they understand Hwy 161 corridor is very important to the city of Grand Prairie, they would be enhancing the corridor with pedestrian walkways, a linear park, restaurants, music areas, and retail. Mr. Luecke gave a presentation on the design and materials criteria. He said in the retail business visibility is very important that is the reasoning for the façade and walkway request.

Commissioner Johnson asked what other Cities have they developed this type of developments he would like the esthetics to be pleasing to Grand Prairie.

Mr. Luecke said they have developments in Frisco, Plano, and Grand Prairie, they were responsible for bringing in Ikea. What they build in Frisco is similar to this development.

Commissioner Johnson said the development in Frisco is high-end, but what is being shown here today is not high-end in his opinion this looks like a shopping center.

Mr. Luecke stated this development would not be a down-grade they want to achieve a quality design.

Commissioner Johnson asked if the store fronts are designed and determines by the retailer.

Mr. Luecke replied yes.

Commissioner Spare asked for their reasoning in wanting the use of gas sales to be allowed by right in this zoning district.

John Webber with Epic West Town Crossing L.P., 16000 Dallas Parkway, #300, Dallas, TX stated they want to be able to specify the two locations this use would be allowed, they are big national gas stations, but if the Commission would rather have an SUP in place they are agreeable to the SUP process.

Commissioner Spare asked if Esplanade would be a private road, and would they pay to have the road build and maintained.

Mr. Webber replied yes they would be responsible for the road.

Commissioner Smith stated we want this area, and the development that comes in to be special.

Chairperson Motley asked if approved when development would occur.

Mr. Webber replied they plan on starting sometime in September or November, and hope to be open by October of 2018.

Commissioner Womack said we have done our best not allowing anymore gas stations on this corridor.

Lois Albertus, 3145 Green Vista Trail, Grand Prairie, TX stepped forward asking if this development would affect her property, because she is located within the 300 ft. buffer zone according to the notice she received.

Mr. Crolley stated the buffer zoned is just a notification radius this does not affect her property in any way.

Chairperson Motley stated we have an overlay in place and he does not want to see it compromised, the applicant is asking for too many exceptions how does this comply or not comply with the Hwy 161 Overlay District.

Mr. Crolley said we spent a lot of time on this overlay district, but we always try to look at the intent on what the developer needs to meet their requirements, each developer brings their own design and the city works close to meet the intent of the ordinance and the retailers designs.

Chairperson Motley said the developer is asking for several exceptions to the Overlay District his concern is the people of Grand Prairie and no one else, Hwy 161 is our last major development corridor we would have in the next say twenty years, these exceptions are petty for such a big development, his concern is once this property is developed this could be the last time we could do right for the City of Grand Prairie.

Commissioner Spare stated this area is the jewel of Grand Prairie we need to protect our standards we have in place.

Commissioner Lopez asked that all gas station be subject to a specific use permit.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case Z170401 requiring all gas sales/stations be subject to the SUP approval process and the developer must meet all of the Hwy. 161 Corridor Overlay District requirements. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

Ayes: Adhikari, Connor, Johnson, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: 8-0

Motion: **carried.**