



## CITY OF GRAND PRAIRIE COMMUNICATION

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**MEETING DATE:** 12/09/2024

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** June Sin, Senior Planner

**TITLE:** PLT-24-10-0037 - Replat - Portillo's at Epic West (City Council District 2). Replat of Lot 9R-1A, Block B, Epic West Towne Crossing Phase I, creating one commercial lot on 2.549 acres. Lots 9R-1 and 9R-2, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay, and addressed as 3104 & 3102 S Hwy 161

**APPLICANT:** William Winkelmann, Winkelmann & Associates

**RECOMMENDED ACTION:** Approve

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### SUMMARY:

Replat of Lot 9R-1A, Block B, Epic West Towne Crossing Phase I, creating one commercial lot on 2.549 acres. Lots 9R-1 and 9R-2, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay, and addressed as 3104 & 3102 S Hwy 161.

### PURPOSE OF REQUEST:

The purpose of the replat is to combine two commercial lots into one and establish necessary access and utility easements to facilitate the development of a new restaurant.

### ADJACENT LAND USES:

The following table summarizes the surrounding properties' zoning designation and existing use.

**Table 1. Zoning and Land Use**

Direction	Zoning	Existing Use
North	PD-390A	Epic Central Park
South	PD-364	Restaurants (Dutch Bros)
West	PD-364	Main Event
East	PD-364	SH 161/ Undeveloped

## **ZONING REQUIREMENTS:**

The lot meets the density and dimensional requirements in PD-364 and Article 6 of the Unified Development Code (UDC). The following table summarizes these requirements.

**Table 2. Site Data Summary**

Standard	Required	Proposed	Compliance
Min. Lot Area (Sq. Ft.)	5,000	153,625	Yes
Min. Lot Width (Ft.)	50	270	Yes
Min. Lot Depth (Ft.)	100	423	Yes
Front Setback (Ft.)	25	294	Yes

## **PLAT FEATURES:**

The plat features one commercial lot and establishes necessary access and utility easements to facilitate the proposed development.

## **RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.