

## STAFF REPORT

**Case No.:** 24-ZA-14

**Request:** Conduct a public hearing and consider the request for a zoning amendment for an indoor commercial amusement facility on approximately 5.06 acres located at 4355 LBJ Freeway, within the Planned Development District No. 40 (PD-40) zoning district; and take appropriate action.

**Applicant:** Yuxiong Wang

**Planning & Zoning Commission Meeting:** January 27, 2025

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### Background:

The subject site is located north of LBJ Freeway and east of Midway Road and is addressed as 4355 LBJ Freeway. The site is developed with a two-story warehouse and retail building constructed in 1971 that is currently occupied by a wholesale retail and furniture establishment. A portion of the building is vacant, and the applicant is proposing to remodel this space for a new indoor entertainment complex and trampoline park.

The property is currently zoned Planned Development District No. 40 (PD-40), which allows office and general retail uses. In addition, automobile dealership is specifically listed as a permitted use within this district. However, indoor commercial amusement use is not permitted within PD-40, necessitating a zoning amendment for this request. No exterior site modifications are proposed other than new wall signage.

### Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Light Industrial District (LI)	Warehouse
South	N/A (City of Dallas)	LBJ Freeway
East	Planned Development District No. 40 (PD-40)	Office
West	Planned Development District No. 66 (PD-66)	Retail

### Proposed Development:

The subject property is developed with a two-story warehouse building constructed in 1971. The total square footage of the building is 154,314 sf. The applicant proposes to convert approximately 32,943 square feet of this building area for indoor commercial amusement use, as described in the applicant's development proposal (attached to this report). Specifically, the trampoline park is

designed for children ages 8-12 and includes a variety of amenities including an event space for birthday parties, an arcade room, and a virtual reality area as detailed on the attached floor plan.

**Parking and Landscaping:**

The site is accessible via two existing driveways from the LBJ Freeway service road. The Comprehensive Zoning Ordinance (CZO) requires a minimum of one space per 1,000 square feet of floor area for indoor commercial amusement uses. A total of 138 surface parking spaces exist on site, which will accommodate the increased parking demand for the new trampoline park facility as well as the existing retail and warehouse use.

A minimum of 5% site landscaping is required within the PD-40 zoning district. The existing landscaping on site totals 16,284 sf, exceeding this requirement. All existing trees and plantings on the property are required to be maintained in healthy condition.

**Proposed Signage:**

No site alterations or exterior building changes are proposed, with the exception of new signage for the trampoline park. The applicant proposes to install a single wall sign measuring approximately 400 sf in area over the main entrance to the building. There is an existing wall sign on the building for the furniture wholesale tenant as well. The proposed signage exceeds the maximum allowance within the City's sign code for properties along IH-635 Freeway of 300 sf. Therefore, the applicant has requested a special exception for signage as part of this zoning amendment request.

**Comprehensive Plan Recommendation:**

The Farmers Branch 2045 Comprehensive Plan designates this site as "Mixed Use" on the Future Land Use Map. Mixed use areas are intended to contain a mix of complementary uses that may include housing, office, civic, commercial, entertainment, limited industrial uses (compatible in size and scale with the other uses in the area), park and open space uses. This proposed use is consistent with the Comprehensive Plan.

**Public Response:**

On January 16, 2025, 8 zoning notification letters were mailed to the surrounding property owners including both Carrollton-Farmers Branch and Dallas Independent School Districts. A zoning notification sign was also placed on the site on the same day. As of the writing of this staff report, no written correspondence has been received by the city.