

Chairman Moore opened discussion on Study Session Agenda Item A.2 Discuss agenda item for future Planning and Zoning Commission Consideration.

Ms. Firgens reminded the Commissioners about their October 29, 2018 Planning and Zoning Commission meeting. Ms. Firgens said that this meeting would have an earlier start time due the outing at the Texas A&M AgriLife Extension Center. Ms. Firgens said staff and the Commissioners would meet at City Hall and leave for the center at 3:00 PM. Ms. Firgens said following the permeable pavement discussion at the center, staff and the Commissioners would return to City Hall for the Regular Meeting that evening.

Commissioner Bertl asked for clarification on the date. Ms. Firgens said it would be October 29, 2018.

Ms. Firgens also reminded the Commissioners about their forthcoming retreat on November 3, 2018, and said that agendas and additional information would be forthcoming.

Hearing no further questions or comments, Chairman Moore closed discussion on this agenda item and adjourned the Study Session at 7:00 PM. Staff and the Commissioners reconvened in the Council Chambers for the Regular Meeting at 7:09 PM.

## **B. REGULAR AGENDA ITEMS**

- B.1      [TMP-2978](#)      Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented; and take appropriate action.**
- A motion was made by Commissioner Driskill, seconded by Commissioner Yarbrough that the Attendance Matrix be approved. The motion carried unanimously.**

**Aye: 6** - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Bertl, Commissioner Retana and Vice Chairman De Los Santos

**Absent: 2** – Commissioner Sullivan and Commissioner Zavala

- B.2      [TMP-2979](#)      Consider approval of the September 24, 2018 Planning and Zoning Commission Minutes; and take appropriate action.**
- A motion was made by Commissioner Bertl, seconded by Vice Chairman De Los Santos, that the Minutes be approved. The motion carried unanimously.**

**Aye: 6** - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Bertl, Commissioner Retana and Vice Chairman De Los Santos

**Absent: 2** – Commissioner Sullivan and Commissioner Zavala

## **C. PUBLIC HEARING**

- C.1      [18-SU-15](#)      Conduct a public hearing and consider a request for a Specific Use**

**Permit to allow commercial amusement indoor use (gymnastics facility) located at 4141 LBJ Freeway; and take appropriate action.**

The applicants, Margarita and Edouard Iarov, are requesting a Specific Use Permit (SUP) to allow for a commercial amusement indoor use at the existing building located at 4141 LBJ Freeway. The use is proposed to occupy the entire 18,000 square foot building. Iarov Elite Gymnastics is a youth gymnastics facility that provides recreational classes and competitive team training. The site is located within Planned Development District No. 68 (PD-68), which requires approval of an SUP for a commercial amusement indoor use. Staff recommends approval of the Specific Use Permit request as presented.

Ms. Jenifer Paz, Senior Planner, gave a brief presentation regarding the applicant's proposal.

Chairman Moore opened the floor for questions from the Commissioners for staff. Hearing none, Chairman Moore invited the applicant to approach the podium. Ms. Ray Vogel, a representative of the applicant, approached the podium. Ms. Vogel said she is current gym director of Iarov Gymnastics, which she explained is both a recreational facility for children as well as a facility for the training of elite competitive teams. Ms. Vogel said that the XCEL program takes place at this facility as well and that it is a branch of U.S.A. Gymnastics (USAG). Ms. Vogel said Iarov Gymnastics is currently located on Arapaho Road in Dallas and that the company is seeking to move to Farmers Branch due to a necessity for more floor space for both team and recreational classes. Ms. Vogel said at no point would capacity inside the building exceed the 207 persons count referenced in Ms. Paz's presentation. Ms. Vogel said the class ratio is one (1) instructor per eight (8) students. Ms. Vogel said the maximum amount of team members is 45, and that this number would not be exceeded even with the overlap between periods of recreation and practice.

Chairman Moore asked Ms. Vogel to state her address for the record. Ms. Vogel said it was 6895 Arapaho Road, Dallas, Texas.

Ms. Vogel said the only issue she anticipated with the Farmers Branch location would be in hosting national and international meets, and said that she would speak with neighboring properties regarding this. Ms. Vogel said these meets would be similar in nature to the World Olympic Gymnastics Academy (WOGA) Classic hosted at the Frisco Star facility in Frisco, Texas. Ms. Vogel said the company would like to pair with the Double Tree hotel as well as restaurants in the area to provide specials for the teams who would be competing. Ms. Vogel said these meets would be broken into sessions and that not everyone participating would be in the space at any given time. Ms. Vogel said occupancy during these meets would be based on level, age group, and session time, citing the example of a 9:00 AM to 12:00 PM session for Level 10 Junior A1. Ms. Vogel said she felt the Farmers Branch location would provide the opportunity to grow the team, and said that several individuals currently train with Mr. Edouard Iarov. Ms. Vogel said she believed Mr. Iarov to be an excellent coach, having won several Olympic medals as well as having trained Valeri Lliukin. Ms. Vogel said the company has secured European coaches Vlad and Anastasia Lliukin to come coach at the facility. Ms. Vogel said she has a background in cheerleading from her tenure at Oregon State University and she oversees the cheerleading recreational side of gym, noting that the company does not seek the cheerleading side to become competitive. Ms. Vogel said the gym features several other coaches from the Dallas-Fort Worth area, whom all bring in different specialties. Ms. Vogel noted that Krista Bow and Tia Price serve as the current XCEL coaches and that the gym currently hold

the third (3<sup>rd</sup>) place for North Texas XCEL Silver. Ms. Vogel noted that Ms. Bow also coached two (2) first (1<sup>st</sup>) competitors in different events. Ms. Vogel said two (2) of the girls Mr. Iarov is currently training: Macaulay Harrington and Anastasia Cardino are on track towards participating in the 2026 Paris Games, with Ms. Harrington ranked 40<sup>th</sup> in the country. Ms. Vogel said the expanded space would help serve the gymnasts better. Ms. Vogel said Iarov Gymnastics has recently received a request from the Japan International Team to hold a special training session with Mr. Iarov. Ms. Vogel said it was her hope to showcase this event for the City of Farmers Branch.

Chairman Moore opened the floor for questions from the Commissioners for the applicant.

Commissioner Yarbrough asked if any business would be maintained at the current location in Dallas, Texas. Ms. Vogel said the company is looking to completely move the business to the Farmers Branch location. Ms. Vogel said there has recently been a sale of the development at the current location with a park being developed here. Ms. Vogel said as a result of this, the gym is losing parking and it has become challenging to maintain business operations at this location. Ms. Vogel said while the company is open to the opportunity to continue some operations at the current location, the elite team is seeking to move to the Farmers Branch location.

Commissioner Yarbrough asked how long Iarov Gymnastics had been in business at its current location. Ms. Vogel said prior to Mr. Iarov acquiring the facility, it was WOGA. Ms. Vogel said the name was changed to Iarov Gymnastics in 2011.

Commissioner Driskill asked about the square footage of the applicant's current location. Commissioner Driskill also asked if the company had outgrown this space. Ms. Vogel said the company had outgrown its current location, and said that the company was seeking to install an extra floor for both recreational and elite teams. Ms. Vogel said the current location measures approximately 12,000 square feet. Ms. Vogel said the current location does not have the ceiling height required for the tumbling team to properly train and the Farmers Branch location would negate this issue.

Commissioner Driskill asked if other age groups could be added if the gym were moved to this location. Ms. Vogel said while additional classes would be added, the gym would still be restricted to the twelve (12) months to eighteen (18) years age group per the company's health insurance policy. Ms. Vogel said there are currently only two (2) other facilities offering gymnastics in the Farmers Branch area and that Iarov Gymnastics could help move the City move towards offering world class training.

Commissioner Retana asked if the company would work with the Carrollton-Farmers Branch Independent School District (ISD). Ms. Vogel said yes, and said that Iarov Gymnastics contributes to school fundraisers and offers incentives such as free classes. Ms. Vogel noted Shelton, Parish Episcopal, and Highland Park as examples of ISDs the gym coordinates with and that these students would transfer to the Farmers Branch location. Ms. Vogel said the gym is willing to work with any ISD in volunteer endeavors, noting that several coaches perform volunteer work throughout the Dallas-Fort Worth metroplex.

Commissioner Retana asked if the applicant had looked at other locations in the Dallas area. Ms. Vogel said yes and that the company has been cognizant of other gyms around the metroplex. Ms. Vogel said other locations did not meet the gym's needs. Ms. Vogel said the Farmers Branch location is ideal because of the close proximity of hotels in the area, noting that families coming in for competitions would be able to walk

to this location from their hotel. Ms. Vogel said safety was also a concern in seeking a new location, noting that adequate ceiling height is necessary for tumblers practicing on raised platforms.

Commissioner Retana commented that she liked this project and thanked the applicant for choosing the City of Farmers Branch.

Vice Chairman De Los Santos commented that this type of use is welcome in the City. Vice Chairman De Los Santos then asked if the gym would be just for training or for competitions as well, noting the viewing area that is part of the applicant's floor plan. Ms. Vogel it is her hope for the gym to host an annual or semi-annual competition, noting that approval from USAG must be obtained first. Ms. Vogel noted that WOGA hosts competitions at the Frisco Star facility and the Metroplex Challenge hosted at the Fort Worth Convention Center. Ms. Vogel said smaller district level competitions would be permitted and these would allow children to compete and qualify for the larger competitions. Ms. Vogel said hosting these completions would bring together clubs such as Palestra, Precision and WOGA as well as local metroplex families. Ms. Vogel said barring approval from USAG, party agreements would be coordinated with neighboring properties regarding influx. Ms. Vogel said these competitions would typically be held on Fridays, Saturdays, and Sundays. Ms. Vogel said the viewing area is for families, explaining that this gym has an open practice policy that permits parents to attend their children's' practices.

Vice Chairman De Los Santos asked about the raised platform. Ms. Vogel said it would be a raised four (4) foot platform that would be part of the tumbling track and that this track would feed into a large foam pit. Ms. Vogel said the platform would be a permanent, but removable if necessary.

Vice Chairman De Los Santos asked if the viewing area would be raised as well. Ms. Vogel said yes, and that this would allow spectators to see over the partition.

Vice Chairman De Los Santos asked if there would be a pit associated with the platform. Ms. Vogel said yes, for both tumbling track and bar areas for individuals to practice high-level dismounts.

Commissioner Bertl commented that she like the project and thanked the applicant for choosing the City of Farmers Branch. Commissioner Bertl noted the subject property's proximity to schools as well as the soccer club in the City, and said she believed larov Gymnastics would be joining people who enjoy the applicant's business use.

Hearing no further questions or comments from the Commissioners, Chairman Moore opened the public hearing. No one came forward to speak to this agenda item. Chairman Moore closed the public hearing and asked for a motion.

Commissioner Yarbrough thanked the applicant for their proposal.

**A motion was made by Commissioner Yarbrough, seconded by Vice Chairman De Los Santos that this Specific Use Permit request be recommended for approval. The motion carried unanimously.**

**Aye: 6** - Chairman Moore, Commissioner Yarbrough, Commissioner Driskill, Commissioner Bertl, Commissioner Retana and Vice Chairman De Los Santos

**Absent: 2** – Commissioner Sullivan and Commissioner Zavala