



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Charles S. Cox
City Manager

DATE: October 15, 2018

SUBJECT: Ordinance 3541 – Specific Use Permit for commercial amusement indoor use (gymnastics facility) at 4141 LBJ Freeway.

Existing Conditions:

The subject property is occupied by an existing 18,000-square foot, one story building. The building is currently vacant but was formerly occupied by Golfsmith. The property is located within Planned Development District No. 68 (PD-68). The property has frontage along Valley View Lane to the south. To the north and east of the subject property are other commercial establishments, including retail and restaurants. West of the subject property is a full service hotel.

The applicant is requesting a Specific Use Permit (SUP) to allow a commercial amusement indoor for Iarov Elite Gymnastics, a youth gymnastics facility, proposed to occupy the entire building. PD-68 requires any commercial amusement indoor use be allowed subject to approval of a SUP.

Site/Floor Design:

The proposed commercial amusement indoor use, Iarov Elite Gymnastics, is planning to occupy the entire 18,000 square feet of the building. Iarov Elite Gymnastics is a youth gymnastics training facility that provides recreational classes and competitive team training. The facility intends to be operating seven days a week, Monday thru Saturday 8 AM to 8 PM and Sunday 9 AM to 5 PM.

The majority of the building, approximately 13,800 square feet, is proposed to be occupied by exercise areas including tumbling mat, bars area mat and floor exercise mat. There is a designated viewing area near the main entry of the facility, approximately 830 square feet. The proposed floor plan also includes a designated coaching area, pro shop, a meeting room and offices, which will be subsidiary to the primary operations, making up approximately 1,166 square feet. It is anticipated there will be 10 to 12 employees, depending on the season, at this location.

Per the Comprehensive Zoning Ordinance (CZO), the required parking for this use is 1 space per 3 persons. Due to the limited parking existing within the property, 69 parking spaces, the proposed occupancy of the establishment will be limited to 207 people. In the event that Iarov Elite Gymnastics hosts any tournaments/meets at this facility, the owner will seek a parking agreement with adjacent property owners for overflow parking.

Additional improvements include exterior signage. PD-68 requires signs to be approved with the detailed site plan. There is an existing pole sign along Valley View Lane; the applicant is proposing to replace the sign within the existing cabinet. This identification sign will not enlarge the existing area of the sign. A wall sign is also proposed above the main entry of the building. The wall sign is proposed to be 4 feet tall by 38 feet wide, at total of 152 square feet in area (See Sign Plan).

Comprehensive Plan:

The East Side Area Plan, adopted in 2017, designates the subject property as Regional Commerce on the Future Land Use Map. This land use designation is intended for regional-scale commercial uses, connected with interior district amenities and uses.

The Plan also identifies that this area of the City has vacancies in existing big box buildings along LBJ Freeway. These areas provide an opportunity for other retailers or redevelopment to other uses, including entertainment uses or other activities that could capitalize on the desirability of the location, high traffic counts and access to a large trade area. Iarov Elite Gymnastics, a commercial amusement indoor use, is proposing to occupy an existing, vacant big box building that will generate traffic to the vicinity and serve as a supporting use to the existing hotel, retailers and restaurants within the area, as well as other existing regional commercial uses. Therefore, the proposed request is consistent with the East Side Plan recommendation.

Public Response:

Five (5) notification letters were mailed to the surrounding property owners on October 5, 2018. A zoning notification sign was also placed on the site along Valley View Lane the same day. Additional, the required public hearing notice was published in the Dallas Morning News on October 18, 2018. Staff has not received any written letters in favor or opposition of this SUP request.

Recommendation:

On October 15, 2018, the Planning and Zoning Commission voted unanimously to recommend approval of the Specific Use Permit, as presented in Ordinance No. 3541.

Possible Council Action:

1. Motion to adopt Ordinance No. 3541.
2. Motion to adopt Ordinance No. 3541 with the following modifications...
3. Motion to deny Ordinance No. 3541.
4. Motion to continue discussion at the next meeting.