



October 26, 2018

Mr. Richard Luedke  
Director of Economic Development and Planning  
City of Lewisville  
131 Church Street  
Lewisville, TX 75057

RE: Shoot Point Blank Range and Gun Shop  
Alternative Standard Request Letter  
1915 South Stemmons Freeway – Former Bassett Furniture Store

Dear Mr. Luedke:

Please accept this letter as an explanation of the Alternative Standards we are requesting for the property mentioned above.

Alternative Standards:

a. To reduce the doors and windows façade requirement on ground floor from the required 40% to 8.2%, a 79.5% reduction. [Sec. 17.5-5 (c)(1)b.] - Shoot Point Blank Range and Gun Shop is a gun range and store. As such, safety is of primary importance.

(Recommended for approval by the Overlay District Board)

b. To allow five (5) colors be used on each elevation in lieu of the required three (3). [Sec. 17.5-5 (c)(3)b.] – This is an existing building and making it look like a Shoot Point Blank is important for brand identity.

(Recommended for approval by the Overlay District Board)

c. To increase the required tree spacing along a building front façade from 40 feet to 48.5 feet, a 21% increase in distance. [Sec. 17.5-5 (c)(2)b.2.] – This allow us to use many of the existing trees. (approved by the Overlay District Board)

For these reasons we request these Alternative Standards.

Thank you in advance for your consideration of this request. Please call with any questions.

Sincerely,

A handwritten signature in blue ink that reads "D. Chris Neill".

D. Chris Neill  
Project Director

DCN/rf

- EXISTING LANDSCAPING PLANT LIST**
- LO QUERCUS VIRGINIANA (LIVE OAK)
  - AP PYRUS CALLERYANA (ARISTOCRAT PEAR)
  - PF PHOTINA X "FRASERI" (FRASER'S PHOTINIA)
  - YH ILEX VOMITORIA (TREE YAUPON HOLLY)

- NEW LANDSCAPING PLANT LIST**
- LO(NEW) QUERCUS VIRGINIANA (LIVE OAK)

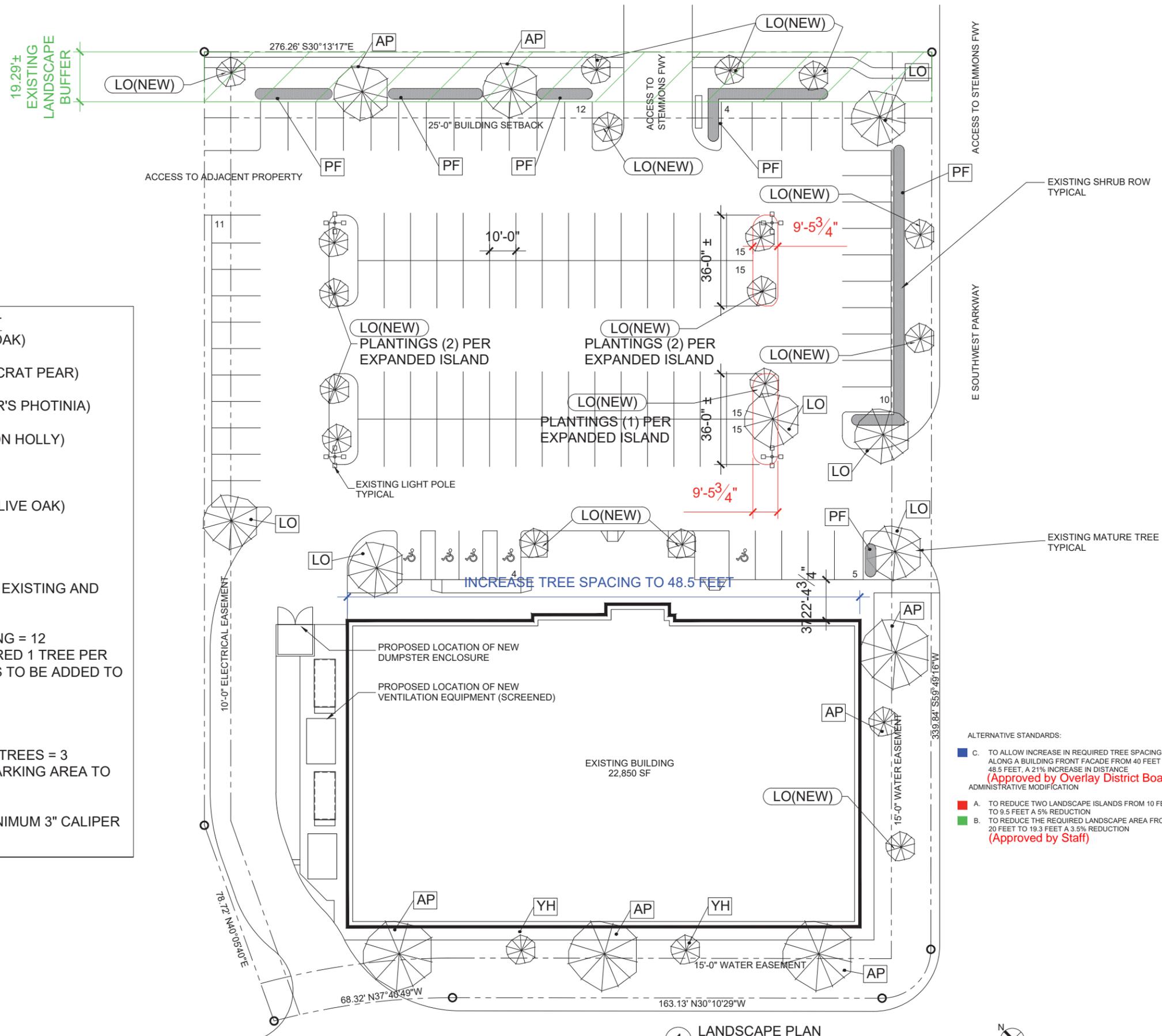
**LANDSCAPING TABLE:**  
 PERIMETER LANDSCAPING STRIP IS EXISTING AND SHRUBS ARE IN PLACE.

LANDSCAPING STRIP TREES EXISTING = 12  
 LANDSCAPING STRIP TREES REQUIRED 1 TREE PER 40'-0" Sec.17.5-5(d)(1) d.2 NEW TREES TO BE ADDED TO LANDSCAPE STRIP = 4

**INTERIOR PARKING LANDSCAPING:**  
 100 SPACES REQUIRES 13 TREES  
 EXISTING INTERIOR PARKING AREA TREES = 3  
 NEW TREES ADDED TO INTERIOR PARKING AREA TO BE = 10

NEW CANOPY TREES WILL HAVE MINIMUM 3" CALIPER AND AT LEAST 10'-0" HEIGHT

PERIMETER LANDSCAPE STRIP TREES	
REQUIRED TREES	18
EXISTING TREES	12
NEW TREES	6
INTERIOR PARKING LOT TREES	
REQUIRED TREES	13
EXISTING TREES	3
NEW TREES	10



**1 LANDSCAPE PLAN**  
 SCALE: 1" = 20'-0"



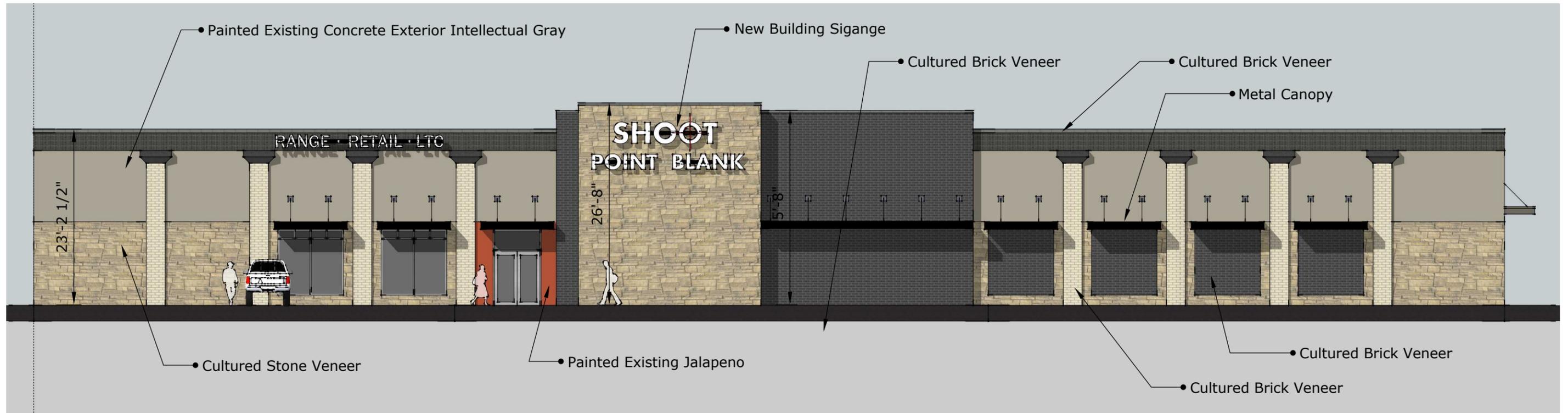
- ALTERNATIVE STANDARDS:**
- C. TO ALLOW INCREASE IN REQUIRED TREE SPACING ALONG A BUILDING FRONT FACADE FROM 40 FEET TO 48.5 FEET, A 21% INCREASE IN DISTANCE  
 (Approved by Overlay District Board)  
 ADMINISTRATIVE MODIFICATION
  - A. TO REDUCE TWO LANDSCAPE ISLANDS FROM 10 FEET TO 9.5 FEET A 5% REDUCTION
  - B. TO REDUCE THE REQUIRED LANDSCAPE AREA FROM 20 FEET TO 19.3 FEET A 3.5% REDUCTION  
 (Approved by Staff)

REV	DATE	DESCRIPTION
12-30-16	REV #1	
1-25-17	REV #2	
2-1-17	REV #3	
10-17-18	REV #4	
10-25-18	REV #5	
11-1-18	REV #6	

**DEVELOPMENT PLAN FOR**  
**POINT BLANK RANGES**  
 CORPORATE SQUARE  
 LOT 6R-1, BLOCK A  
 2.26 ACRES  
 ZONED "LI"

SHEET TITLE:  
 LANDSCAPE PLAN  
 PROJECT: ORIGINAL ISSUE: 12-27-16

SHEET NUMBER:  
**S1.1**  
 DO NOT SCALE DRAWING



## East Elevation

### Alternative Standards:

A. To reduce the doors and windows façade requirement on ground floor from required 40% to 8.2%, a 79,5% reduction,

[Sec.17.5-5(c)(1)b.] (Recommended for approval by the Overlay District Board)

B. To allow five (5) colors to be used on each elevation in lieu of the required three (3)[Sec. 17.5-5 (c)(3)b.]

(Recommended for approval by the Overlay District Board)

### Administrative Modification:

C. To reduce the brick and stone material requirements on the front facade from (approved by Staff) 80% to 76.7%, a 4.15% reduction.

[Sec. 17.5-5(c)(3)a.1.]

### Exterior Materials:

Existing Concrete = 1114 sf (27%)

Cultured Brick/Stone = 3006 sf (73%)

Total Façade Area= 4120 sf

Door/Window Area = 200 sf

Canopy Length = 98'-0" (total façade

length = 194'-7-1/2" canopy is 50%)