

NARRATIVE

Shoot Point Blank Narrative

1915 S. Stemmons Freeway, Lewisville, Texas

Shoot Point Blank Range and Gun Shop is a retailer that sells firearms, has an indoor gun range and provides educational classes ranging from conceal carry permits to handgun safety. We have fifteen locations open and plan to open three more in 2018. Our operating stores are in Chicago, Cleveland, Indianapolis, Louisville, Memphis, Knoxville, Ft. Worth, Dayton and in Cincinnati, which is our headquarters. We are the largest and most active chain of indoor gun ranges in the country.

The DFW market is a primary focus for us in 2018/2019. We have opened a location in North Richland Hills, and are under construction in Arlington. We would like to make Lewisville a key part of our plan for the DFW market. Our intention is to buy the property at 1915 S. Stemmons Freeway and invest more than one million dollars in remodeling the existing structure. Our web address is shootpointblank.com. It will give you some insight into our company and how we operate. It will show you the type of retailer we are, the type of sites we prefer, and the neighbors and co-tenants we coexist with quite well.

The existing structure on 1915 South Stemmons Freeway suits our needs quite well. We will remodel the exterior with stone canopies and brick to give the appearance of windows. We will move the entrance to the left as you face the building. This will provide interior space for the indoor range. The front elevation provided will show the area Shoot Point Blank will add cultured stone to improve the aesthetics of the side of the building that is most visible. The existing loading area will be utilized for the range ventilation equipment. If you refer to the site plan or landscape plan you will see the location we are suggesting. The ventilation equipment is very expensive (\$700,000) so we would like to fence it in and screen.

The interior of the building is wide open as it sits today. We have included a floor plan that shows we will have three class rooms, an indoor range that is encased by concrete filled CMU walls, and a retail floor area. There will be a small receiving area, offices and a break room. We will remodel the existing rest rooms.

The existing pylon sign is extremely important to us. Lewisville on paper looks to be an amazing site and territory. Point Blank likes the number of people in a ten-mile radius, the traffic counts and the average household income. We believe it is a good site, but are still very concerned by the number of retail closures in the area. I have stopped in several retailers, in close proximity, and I am hearing of low volume stores, underperforming stores, and retailers that rank in the bottom third of their territories. Point Blank needs the use of the highway pylon sign if possible to help ensure our success. We would like to utilize the pylon for 3 years. Since we are just a tenant, I will need to involve the property owner, because I am negotiating the termination of his highway pylon sign.

The existing parking field has 123 parking spot which includes 5 handicap stalls. The building is 22,850 square feet. Our typical building is approximately 15,000 square feet. We will have some space unutilized in the building. If this was a build to suit for Point Blank 95 parking stalls would be our requirement. Therefore, 123 stalls will be more than sufficient.

Thank you for considering us for a special use permit. We are excited about becoming a member of the Lewisville business community. Upon request, I have references from other city managers, mayors and police chiefs that will confirm we are good corporate citizens. They will attest to the fact that we have done what we committed to and are an asset to the community.

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.] **(Recommended for approval by 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.] **(Recommended for approval by 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.] **(Approved by Overlay District Board)**

Administrative Modifications:

- a. To reduce two landscape islands from 10 feet to 9.5 feet, a 5% reduction.
[Sec. 17.5-5 (d)(1)h.2.] **(Approved by Staff)**
- b. To reduce the required landscape area from 20 feet to 19.3 feet, a 3.5% reduction. [Sec. 17.5-5 (d)(1)f.] **(Approved by Staff)**
- c. To reduce the brick and stone material requirements on the front façade from 80% to 76.7%, a 4.15% reduction.
[Sec. 17.5-5 (c)(3)a.1.] **(Approved by Staff)**

PARKING AND BUILDING INFORMATION:

TYPICAL DRIVE AISLE = 24'-0" TO 25'-0"
TYPICAL PARKING SPACE 10'-0" x 18'-0" TO 18'-6"

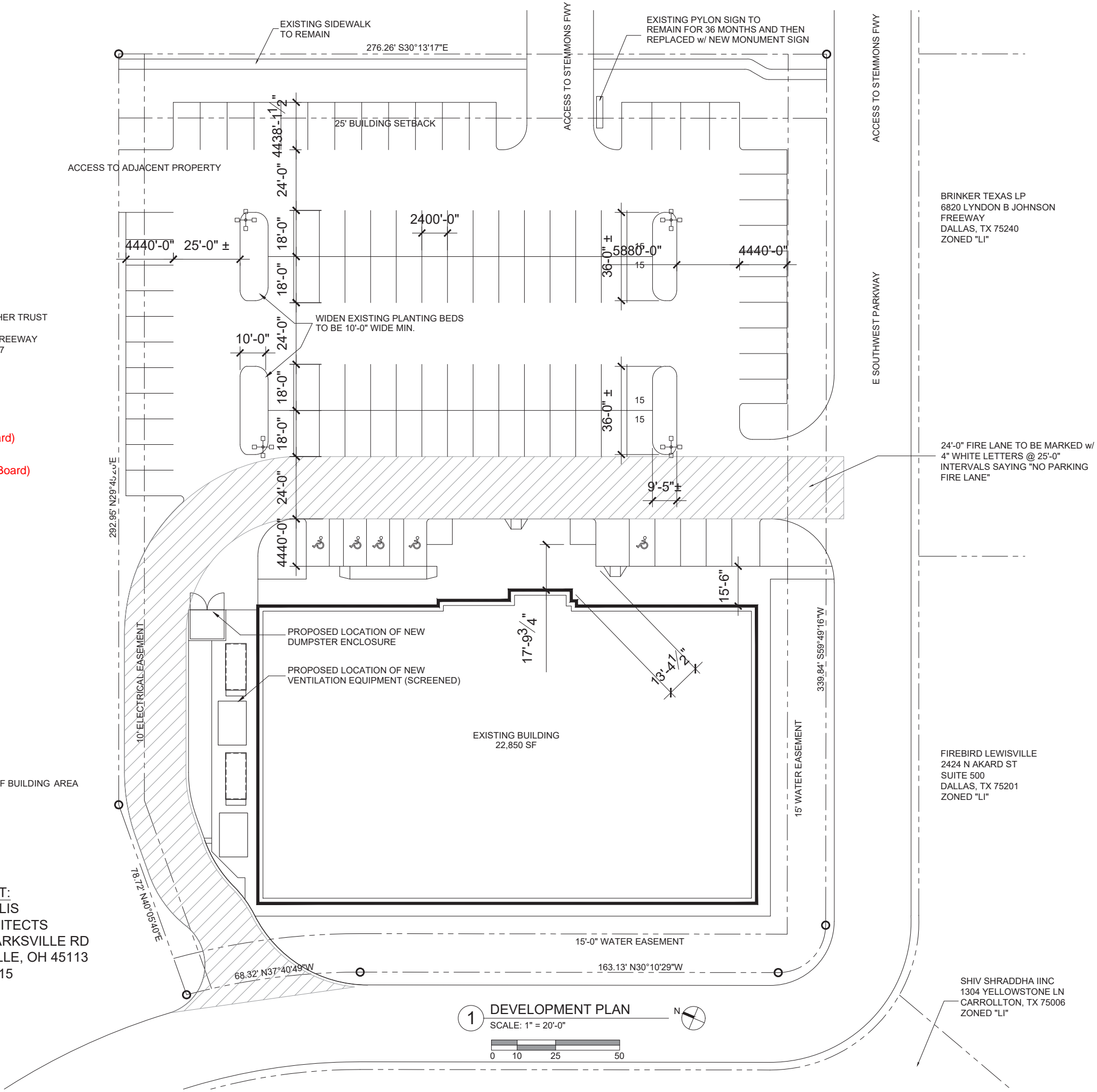
TOTAL PARKING SPACES = 106 (5) ADA SPACES
TOTAL BUILDING AREA = 22,850 SF
PARKING SPACES REQUIRED PER 17-5.5(b)(7)a.1 1 PARKING SPACE PER 250 SF OF BUILDING AREA

TOTAL SPACES REQUIRED = 90
TOTAL SPACES PROVIDED (EXISTING) = 106

APPLICANT/OWNER:
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513-418-1215

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(ETAL)
1901 S STEMMONS FREEWAY
LEWISVILLE, TX 75067
ZONED "LI"



JDW
architects

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REV	DATE	DESCRIPTION
	12-30-16	REV #1
	1-23-17	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"

FIREBIRD LEWISVILLE
2424 N AKARD ST
SUITE 500
DALLAS, TX 75201
ZONED "LI"

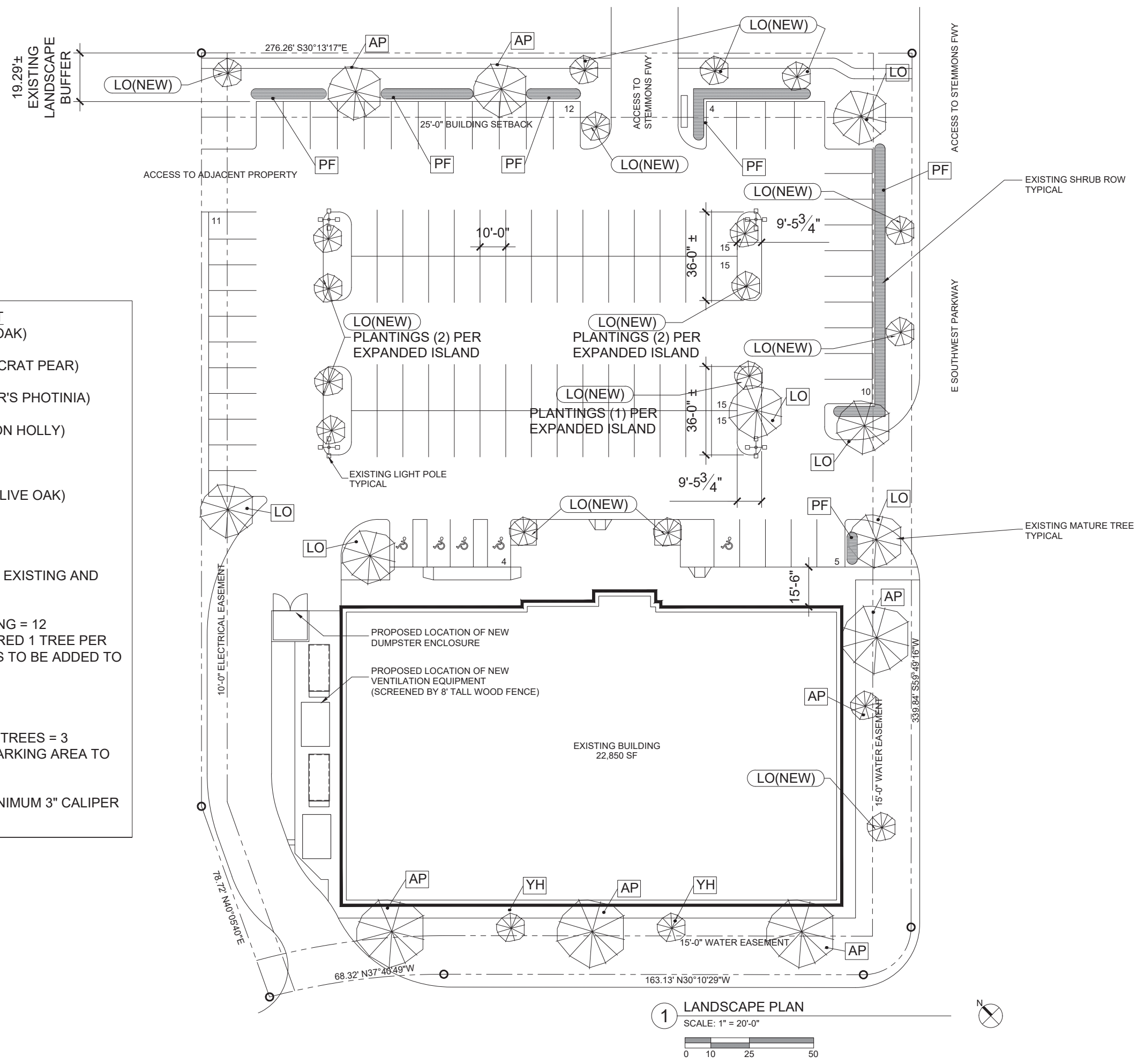
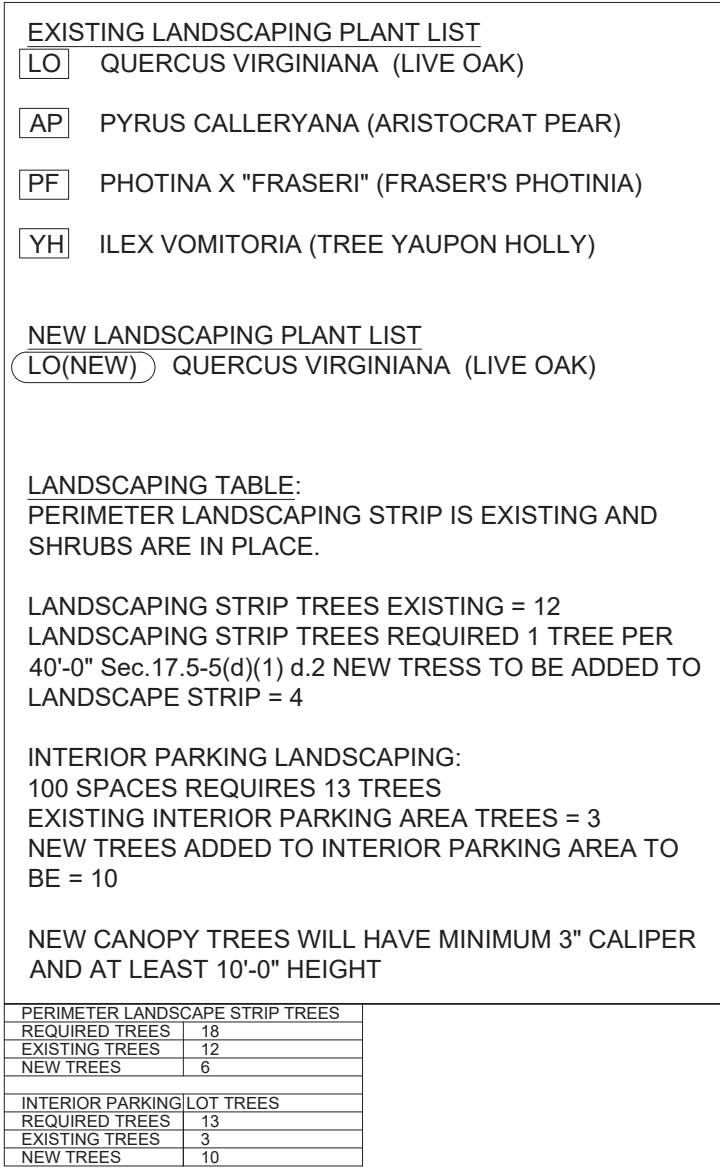
SHEET TITLE:
SITE PLAN

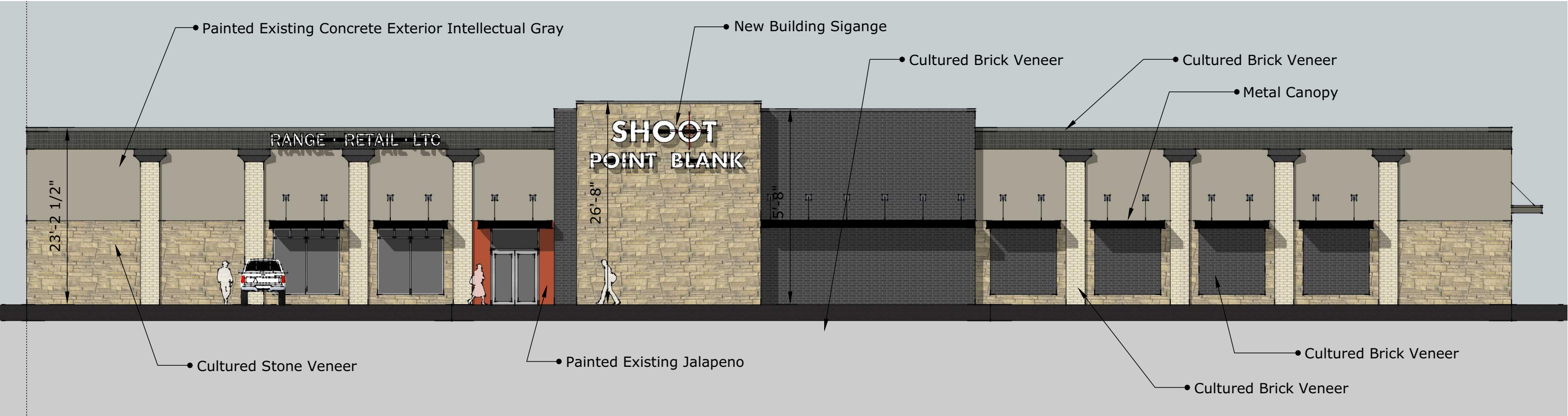
PROJECT:
ORIGINAL ISSUE: 12-27-16

SHEET NUMBER:

S1.0

DO NOT SCALE DRAWING

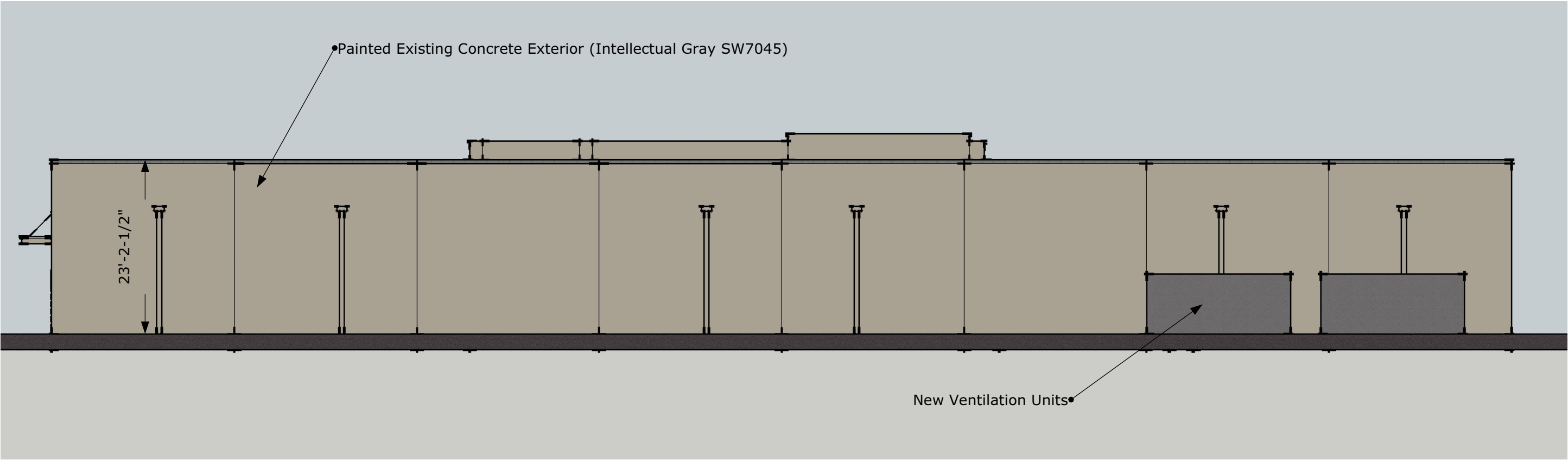




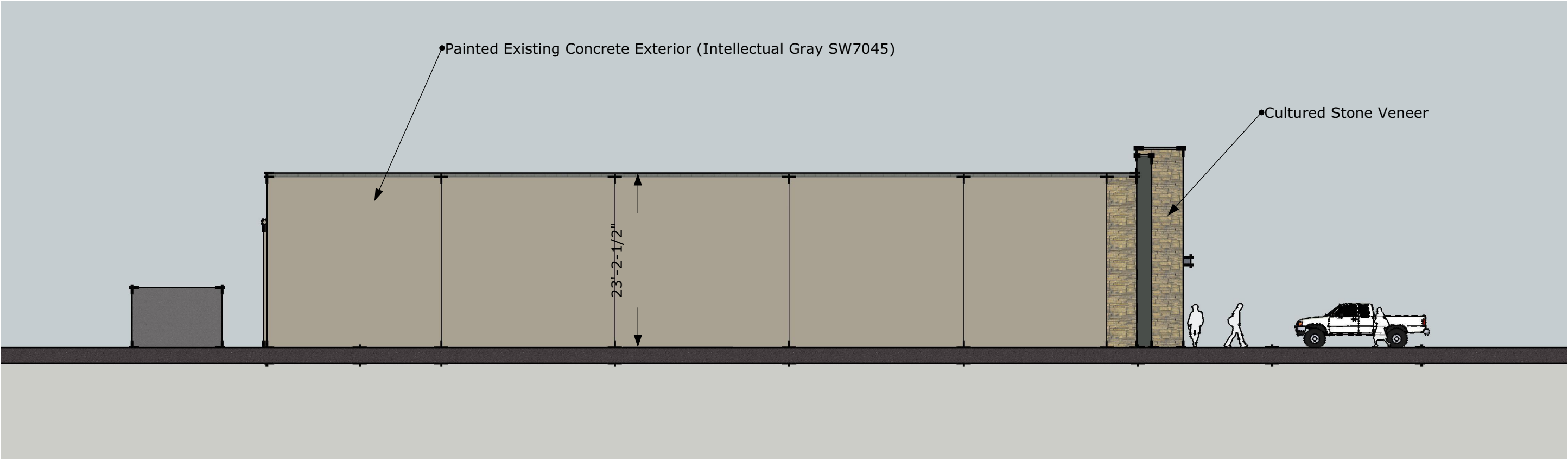
East Elevation

Exterior Materials:
Existing Concrete = 1114 sf (27%)
Cultured Brick/Stone = 3006 sf (73%)
Total Façade Area= 4120 sf
Door/Window Area = 200 sf

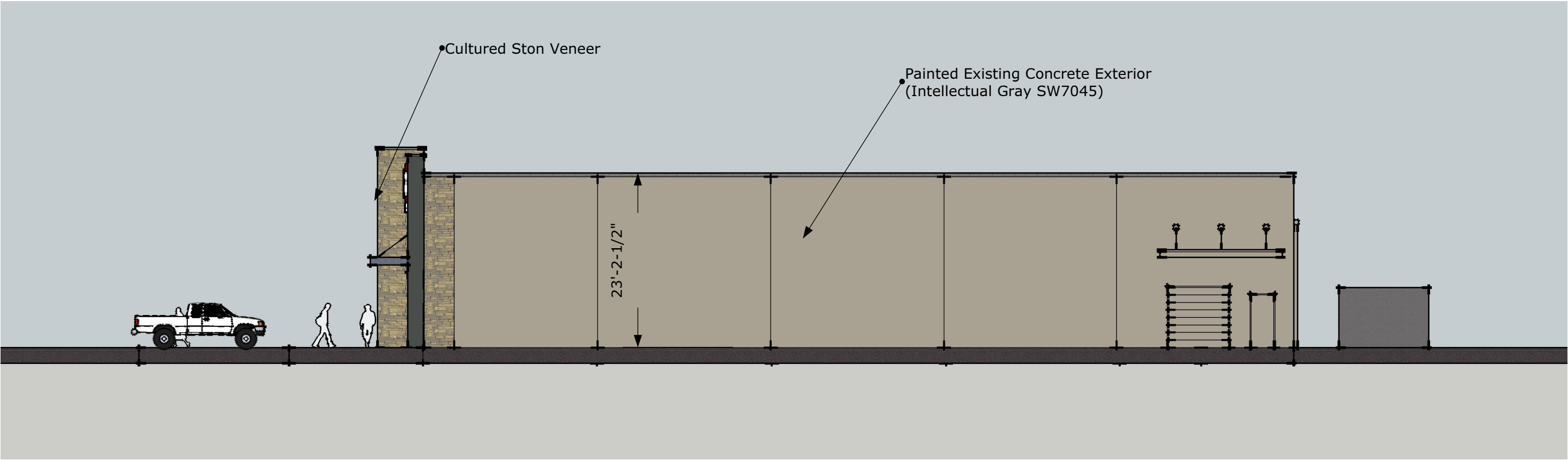
Canopy Length = 98'-0" (total façade length = 194'-7-1/2" canopy is 50%)



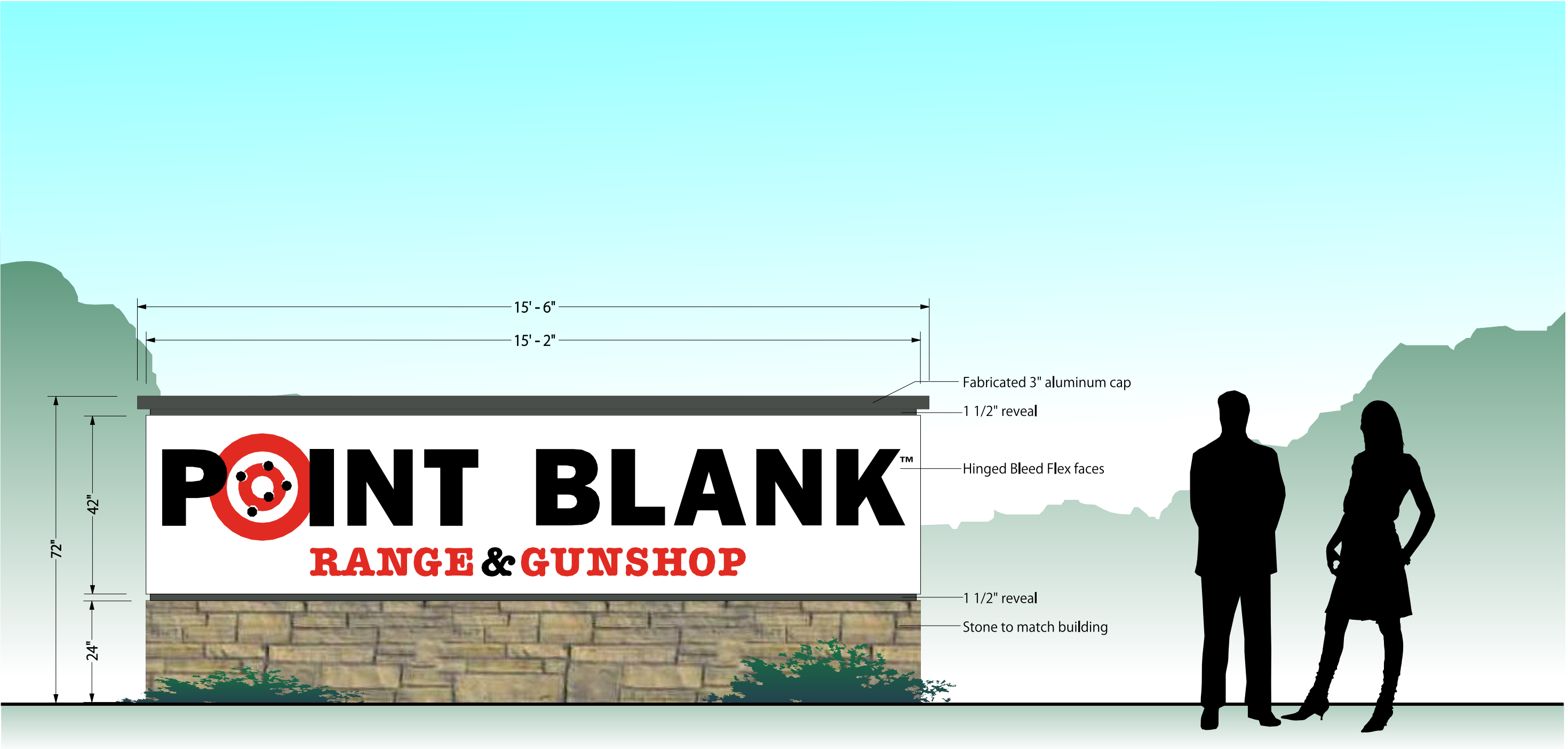
West Elevation



South Elevation



North Elevation





1 Elevation



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<div></div>	client:		sign type:	D/F Internally Illuminated Monument Sign	
	location:	Lewisville, TX.	filename:	PointBlank (Lewisville)12-5-16	scale: 1/2" = 1'-0"
			drawn by / date:	TB 12-5-16	
			revisions:	TB 12-6-16 TB 12-30-16	

