

MEMORANDUM

TO: Donna Barron, City Manager
FROM: Richard E. Luedke, Planning Director
DATE: November 19, 2018
SUBJECT: **Public Hearing: Consideration of an Ordinance Granting a Special Use Permit (SUP) for a Shooting Range (Indoor) with Two Associated Alternative Standards Regarding Windows and Building Colors, on a 2.256-Acre Lot, Legally Described as Corporate Square, Block A, Lot 6R-1; Located at 1915 South Stemmons Freeway; Zoned Light Industrial (LI) District, as Requested by Chris Neill, of Primax Properties, LLC, on Behalf of Lewisville Bassett One LTD, the Property Owner (Case No. SUP-2018-11-16).**

BACKGROUND

The special use permit (SUP) process allows for consideration of certain uses that may potentially be incompatible but may become compatible with the provision of certain conditions and restrictions. Shoot Point Blank Range and Gun Shop is a retailer that sells firearms, has an indoor gun range and provides educational classes. The proposed gun range and gun shop would occupy the building formerly occupied by Cosmic Jump located at 1915 S. Stemmons Freeway.

A special use permit for Shoot Point Blank was originally approved by the City Council on February 20, 2017. The original SUP has since expired, and the IH-35E Corridor Overlay District has since been approved, creating significant changes from the originally approved development plan. These changes include heightened standards in building materials and landscaping. Since the proposal involves the redevelopment of an existing site, deviations from the standards set forth in the IH-35E Overlay District were addressed through the Alternative Standards and Administrative Modifications process, which is outlined in the flowchart attached to the end of this staff memo.

The Planning and Zoning Commission recommended unanimous approval (7-0) of the SUP request on November 6, 2018. On November 12, 2018, the Overlay District Board unanimously (6-0) approved one requested alternative standard and recommended unanimous approval (6-0) of two alternative standard items that require City Council approval.

ANALYSIS

The Shoot Point Blank Gun Range will contain a retail floor, three class rooms and an indoor range consisting of 24 lanes. A range safety officer will be on duty at all times ensuring all rules are being followed. Each customer must have a government issued ID and must watch a safety video before using the lanes. The range itself is encased by a solid concrete masonry unit wall that is mortar and rebar filled to contain both the rounds fired and the sound. The walls and ceilings will be covered with sound dampening materials and the doors to the range are solid filled to help abate sound. The

shooting lanes are separated by a combination of bullet proof steel and bullet proof glass. A rubber mound positioned at the end of each lane will trap the fired bullets. The range will also be equipped with a Carey filtration system. This system contains four ventilation units that will move air down the range at a rate of one foot per second.

Building Design

This building lies in the IH-35E Corridor Overlay Transitional Sub-District, and as such has enhanced requirements to the design and materials used for the front façade. As a part of this SUP, Shoot Point Blank is improving its front façade and meeting many of these standards, but due to its nature as a gun range, cannot meet all the requirements. The enhancements the applicant proposed include: painting the existing concrete neutral colors; adding cultured stone and brick veneer to the existing concrete exterior; and adding awnings along the front façade. The proposed front façade will be comprised of 76.7% brick and stone, which does not meet the 80% requirement. Staff has approved an Administrative Modification to allow this 4.15% deviation. The applicant is also proposing to use five colors, two more than the IH35E Overlay allows. This will require City Council approval with a recommendation from the Overlay District Board.

Signage

An existing highway pylon sign is currently located on the property. The business proposes to use this existing sign for three years, and then will take down the pylon sign and replace it with a monument sign. This sign will have LED illuminated lettering and will be measured 32'-3 ½" by 74 ½". A wall sign will also be placed on the façade of the building. An example of this wall sign can be found in the elevation exhibit.

Landscaping

Shoot Point Blank is proposing to add a total of 18 Live Oaks to the site, bringing the site total of trees to 31. These additional trees will meet many of the Transitional Sub-District enhancement standards. In addition to the trees, the applicant is replacing the existing shrubs where needed, expanding the parking lot landscape islands, and expanding the landscape buffer along the IH-35E frontage road. The applicant was not able to meet all standards and is requesting an Alternative Standard for the front façade tree placement, and an Administrative Modification for the width of two of the parking lot islands and width of the landscape buffer.

Alternative Standards & Administrative Modifications

The Overlay District Board unanimously (6-0) approved one Alternative standard and staff approved three Administrative Modifications, all of which are outlined in tables found at the end of this staff memo. The applicant is also requesting two Alternative Standards that require City Council approval. Both of these Alternative Standards were unanimously (6-0) recommended for approval by the Overlay District Board. Staff has no objections to any of these Alternative Standards or Administrative Modifications.

Alternative Standards for Council's Consideration:

- a) To reduce the doors and windows façade requirement on the ground floor from the required 40% to 8.2%, a 79.5% reduction. [Sec. 17.5-5 (c) (1) b.]

The Overlay Sub-District architectural standards require that 40% of the ground floor façade of the front façade be doors and windows. A large portion of Shoot Point Blank's building is used as an indoor gun range. Because of the unique nature of this use and to ensure safety, a bullet-proof, solid concrete wall must be built and positioned just inside the exterior wall where the windows would otherwise be located. The adjacency of this interior wall would make future window replacement difficult, if not impossible. It would also mean that the windows, if required, would open-up only onto an interior wall that is placed inches from the windows.

As an alternative, the applicant has provided brick architectural window-features with awnings that mimic this requirement. This alternative standard was recommended for approval by the Overlay District Board. Staff further recommends that a condition be added that states, "Any future change of use will require compliance with the IH-35E Overlay District window requirements."

- 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.]

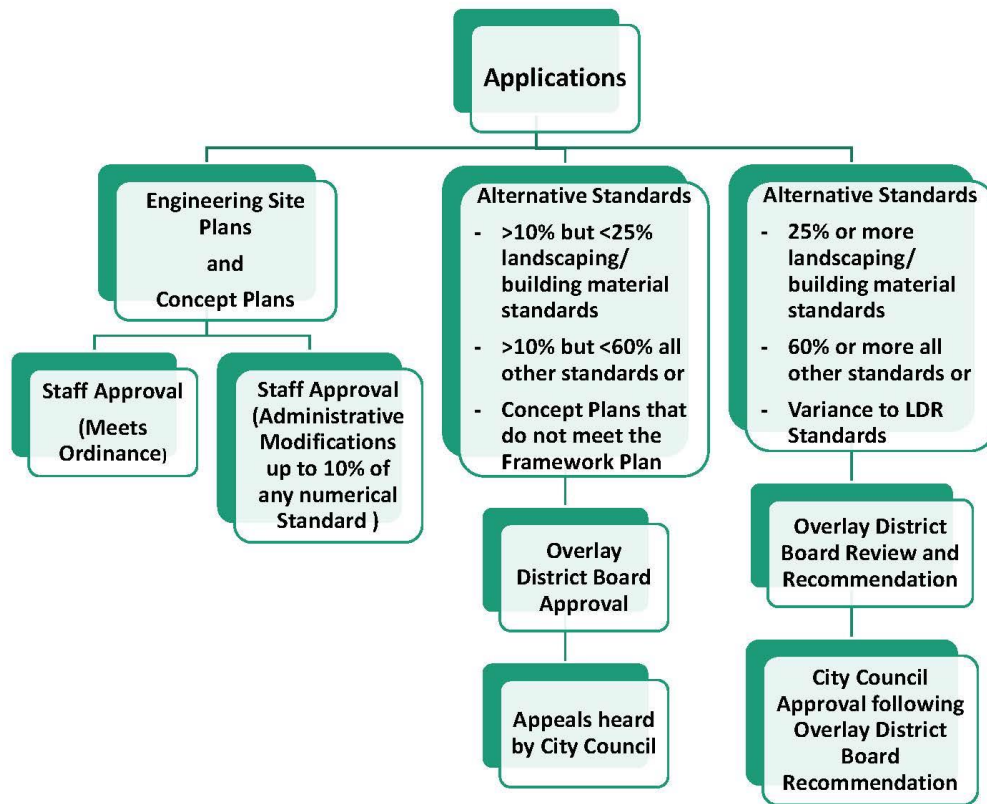
The Overlay Sub-District architectural standards require that a minimum of two colors and a maximum of three colors be used on each elevation. Shoot Point Blank is proposing to use a total of five colors in their elevation. Four of these colors will be earth tone colors, and one will be a Jalapeno orange color. The Jalapeno orange color choice is based on Shoot Point Blank's brand. This alternative standard was recommended for approval by the Overlay District Board.

This SUP identifies the safety precautions this business will take to ensure the wellbeing of its customers and surrounding area. The SUP proposal identifies enhanced features to the building's façade which include enhanced materials and new awnings. Two signs are proposed, one wall sign on the front of the building, and one pylon sign that will be replaced with a low-profile monument sign in three years. The landscaping of the site will also be greatly enhanced from its current state.

RECOMMENDATION

It is City staff's recommendation that the City Council approve the ordinance and two associated alternative standards as set forth in the caption above with a condition that any future change of use will require compliance with the IH-35E Overlay District window requirements.

Administrative Modifications / Alternative Standards Process Flow Chart



Summary of Alternative Standards for Shoot Point Blank

Request	% Deviation from Standard	Staff Approval or Recommendation	Overlay District Board Approval or Recommendation	City Council Approval
a) To reduce the doors and windows façade requirement	79.5%	Recommended for approval	Recommended for approval	Final Decision Authority
b) To allow 5 colors to be used on each elevation in lieu of 3	5 colors instead of 3	Recommended for approval	Recommended for approval	Final Decision Authority
c) To increase the required tree spacing along a building front façade from 40' to 48.5'	21%	Recommended for approval	Approved	NA

Summary of Alternative Standards Approved by Staff for Shoot Point Blank

Request	% Deviation from Standard
a) To reduce width of two landscape islands from 10 feet to 9.5 feet	5%
b) To reduce the required landscape buffer area along IH-35E frontage road from 20 feet to 19.3 feet	3.5%
c) To reduce the brick and stone material requirements on the front façade from 80% to 76.7%	4.15%