



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** December 12, 2016

SUBJECT: ZC 2016-16, Ordinance No. 3439, Public Hearing and consideration of a request from Point Blank Range & Gun Shop for a Zoning Change to revise Planned Development 41 for the purpose of including "Indoor Shooting Range" on 2.1 acres located at 6201 NE Loop 820.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of property owner PWIC-TEXAS, LLC, [Point Blank Range & Gun Shop](#) is requesting a zoning change to amend the 2.1-acre Non-Residential Planned Development No. 41 Zoning District at the northeast corner of Iron Horse Boulevard and NE Loop 820 to allow an "indoor shooting range" use. The existing building and site at 6201 NE Loop 820 was previously used as a Staples office supply store.

GENERAL DESCRIPTION:

Ohio-based Point Blank Range & Gun Shop currently has 10 locations in the Midwest, including stores in Ohio, Kentucky, Indiana, and Illinois. According to the applicant, this proposed location would be one of multiple locations within the DFW Metroplex.

The attached floor plan shows the majority (about 9,500 square feet) of the old Staples retail building being used for gun range space. A retail sales floor accounts for a bulk of the remaining building square footage. About 1,000 square feet would also be used as classroom space.

The building is larger than their typical store, so about 2,500 square feet is reserved for product storage. Since the business plans to open additional stores in the Metroplex, this storage area may be used for product distribution to other locations. As such, the attached NR-PD Development Regulations contain restrictions on deliveries and storage of delivery vehicles.

For an idea of the plans for the interior store layout and finish out, an interior tour of their Dayton, Ohio, store can be viewed online by clicking [here](#).

The applicant is aware of the pending opening of Total Shooting Sports at 7901 Boulevard 26 later this year. They have cited their business model as being different from Total Shooting Sports and can provide additional detail during their public hearing presentation.

Proposed Building & Site Improvements

The property is located within area identified on the Comprehensive Land Use Plan for Transit Oriented Development (TOD). Because of the significant capital investment in security, ventilation, and bullet containment systems, an indoor shooting range use is likely one that will be associated with this property for a number of years and possibly through various operators if this zoning change is approved. As such, the applicant has agreed to certain site improvement recommendations of the Development Review Committee that can begin transitioning this property into the Iron Horse TOD District. The applicant has agreed to the following:

1. Install a 6-foot sidewalk along NE Loop 820 frontage road.
2. Replace the existing 4-foot sidewalk along Iron Horse Boulevard with a 6-foot sidewalk meeting TOD standards.
3. Replace six existing light fixtures along Iron Horse Boulevard with dual “bell style” fixtures to meet the streetscape design standards of Iron Horse Boulevard.
4. Upgrade the existing refuse container enclosure to current code standards by installing opaque metal gates.
5. Wrap the six light pole bases along Iron Horse Boulevard mentioned above in Leuders limestone to meet the intent of the Freeway Corridor Overlay District design standards.

Minor improvements are also proposed to the building’s facades and are intended to remove the image of a former Staples office supply store. Areas of existing red tile are proposed to be exchanged for an EIFS band of black and “jalapeno” orange (see below). A thicker black cornice is also proposed around the top of the building and the existing red awning would be replaced with a more modern storefront canopy/awning.



Security Measures

In light of some recent “smash-and-dash” robberies in the DFW area of gun stores and ranges, the Development Review Committee requested information regarding the applicant’s intended security measures. The following are the security measures the



applicant incorporates into their stores, some of which have been incorporated into the attached NR-PD Development Regulations:

1. Maximum exterior and parking lot lighting
2. Limited points of entry
3. Rolling security doors on front entrance
4. Security film on additional exterior windows
5. Roll down or Trident™ locking system doors on additional exterior entrances
6. No double doors
7. Nine to twelve zones of motion and shatter detection depending on floor plan
8. Sixteen or more security cameras with video retention
9. Panic button at each point of sale
10. Concrete and steel bollards placed at vulnerable exterior entrances
11. Enrollment in full security monitoring

Ventilation Equipment Screening

The Planning & Zoning Commission raised questions about the screening of the ventilation equipment on the exterior of the building where the existing loading dock area is located. The existing wall is 6'4" tall and is adjacent to a 10-foot tall dumpster screening wall. The Commission requested that the wall be increased to eight feet (8') and that some "color articulation" be added to the wall. The applicant plans to create a new black cornice/trim to the top of the building. The same black trim could be added to the masonry screening wall for added color.

NR-PD Development Regulations

Attached are the proposed standards for this Non-Residential Planned Development district. They are meant to reflect the proposed improvements listed above as well as the existing site conditions as originally approved by PD-41 (Ordinance No. 2580).

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Transit Oriented Development." This designation is intended to support the development of the community's station areas into pedestrian-oriented, mixed-use urban neighborhoods, with convenient access to rail transit, shopping, employment, housing, and neighborhood retail services. The goal of each station area is to encourage an efficient, compact land use pattern; encourage pedestrian activity; reduce the reliance on private automobiles; promote a more functional and attractive community through the use of recognized principles of urban design; and allow property owners flexibility in land use, while prescribing a high level of detail in building design and form.

CURRENT ZONING: The property is currently zoned Non-Residential Planned Development (NR-PD) No. 41, which was approved by City Council in November 2001 for the purpose of allowing waivers to building articulation standards. In exchange,



additional landscaping was provided to the site and driveways along Iron Horse Boulevard were designated as right-in and right-out only. All other uses and regulations of the C-2 Commercial zoning district were maintained.

PROPOSED ZONING: The proposed zoning is an amendment to the Non-Residential Planned Development (NR-PD) for the purpose of adding the “indoor shooting range” use to the permitted uses within the district.

SURROUNDING ZONING | LAND USE:

North: C-2 Commercial | Transit Oriented Development
West: C-2 Commercial | Transit Oriented Development
South: Interstate Highway Loop 820
East: C-2 Commercial | Transit Oriented Development

PLAT STATUS: The property is currently platted as Lot 5R1, Block 6, Tapp Addition. A replat of the property is not necessary if the zoning is approved.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the November 17, 2016, meeting and voted 6-0 to recommend approval subject to the ventilation equipment screening at the rear of the building being enclosed and eight feet (8') in height and some color articulation.

RECOMMENDATION:

Approve ZC 2016-16 subject to Planning & Zoning Commission’s recommendations.