

ORDINANCE NO. 9017
CASE NO. SU100402
SPECIFIC USE PERMIT NO. 835

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING MAP AND ORDINANCE BY SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY TO GRANT A SPECIFIC USE PERMIT FOR A PUBLIC FIRING, TRAINING AND COMPETITION RANGE WITH FIRE ARM AND MUNITIONS SALES IN A LIGHT INDUSTRIAL DISTRICT, ON 0.924 ACRES, BEING A PORTION OF LOT 5 AND LOT 2, BLOCK I, HOUSTON MAIN ADDITION, IN THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, AND BEING ADDRESSED AS 2440 W. MAIN STREET, SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to amend the zoning designation of said property to obtain a **Specific Use Permit for a Public Firing, Training, and Competition Range with Fire Arm and Munitions Sales in a Light Industrial (LI) District** and;

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on April 5, 2010, after written notice of such public hearing before the Planning and Zoning Commission on the proposed Specific Use Permit had been sent to owners of real property lying within 300 feet of the property on which the **Specific Use Permit for a Public Firing, Training, and Competition Range with Fire Arm and Munitions Sales in a Light Industrial (LI) District** is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 6 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to add a **Specific Use Permit for a Public Firing, Training, and Competition Range with Fire Arm and Munitions Sales in a Light Industrial (LI) District** and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on April 20, 2010 to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having

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been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance to the extent that a specific use may be made of said property as herein provided and by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1.

That Ordinance Number 4779, being the Unified Development Code of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

and passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit numbered 835 for the property location described as follows:

Being a 0.924 acre portion of Lot 5 and Lot 2, Block I, Houston Main Addition, in the City of Grand Prairie, Tarrant County, Texas, and being addressed as 2440 W. Main Street as shown on the SUP Site Plan and labeled as Exhibit 'A', herein incorporated by reference.

SECTION 2.

Specific Use Permit

AN INDOOR PUBLIC FIRING, TRAINING AND COMPETITION RANGE WITH FIRE ARM AND MUNITIONS SALES IN A LIGHT INDUSTRIAL (LI) DISTRICT. The following conditions are hereby established as part of this ordinance:

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1. All operations must conform to the site plan and operational plan as approved by City Council under case number SU100402.
2. Must maintain compliance with all Federal and State, regulations and local ordinances for operations governing indoor firing ranges.
3. Upon approval of the Specific Use Permit, the owner or applicant will need to apply for a certificate of occupancy which shows the SUP number and use.
4. All outside security gates must be equipped with a Knox lock for emergency access.
5. All security systems and locks and components must be approved by Fire Administration with approved emergency access.
6. The applicant must provide sealed documents from a registered structural engineer certifying that the existing roof structure will support the baffles and air conditioning components to be installed.
7. The applicant must maintain and provide upon request to the Director of Environmental Services, or his designee, documents noting volume and frequency of service and manifests regarding the disposal of lead tainted HVAC and HEPA filters, and disposable cleaning garments. All lead waste disposal shall be removed by an EPA approved waste disposal company.
8. Solid lead waste shall be collected from back stop and recycled by an approved lead disposal facility. Documents showing the collection and recycling frequency shall be maintained by the owner.
9. The facility must provide documents on the HVAC system which show a minimum 50 fpm air flow at the firing line. Exhaust shall be 10 percent greater than supply creating a negative pressure down range.

SECTION 3.

Compliance

All development must conform to the approved Site Plan labeled as Exhibit 'A', which is herein incorporated by reference.

1. If no certificate of occupancy is issued for an indoor firing range within one year, or if the use is discontinued for a period of six months or more, the Specific Use Permit (SUP) will be terminated in accordance with Section 5.4.1.C of the Unified Development Code.

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2. The operation of the facility shall be in strict compliance with all requirements of the Environmental Services Department, Building Inspections, Police Department and Fire Administration.
3. Any unsafe or unauthorized operations or activities may be determined as grounds for revocation of the Specific Use Permit by the City Council.

SECTION 4.

It is further provided that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 5.

All ordinances or parts of ordinances in conflict herewith are specifically repealed.

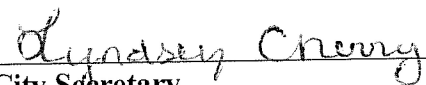
SECTION 6.

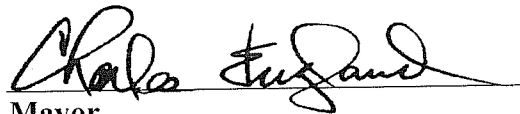
That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 20TH DAY OF APRIL 2010.

ATTEST:

APPROVED:

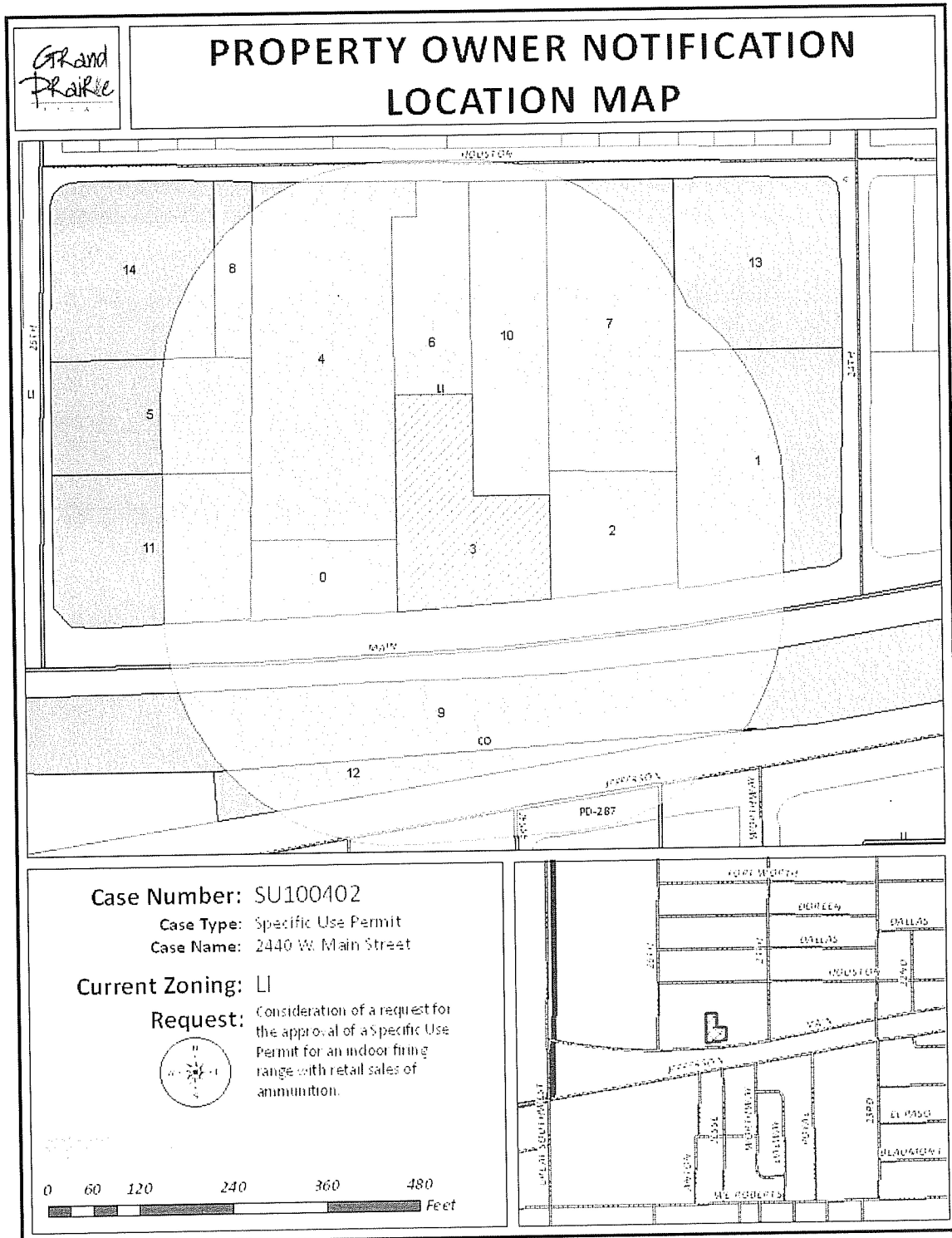

for City Secretary


Mayor

APPROVED AS TO FORM:


City Attorney

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Exhibit "A"
Site Plan
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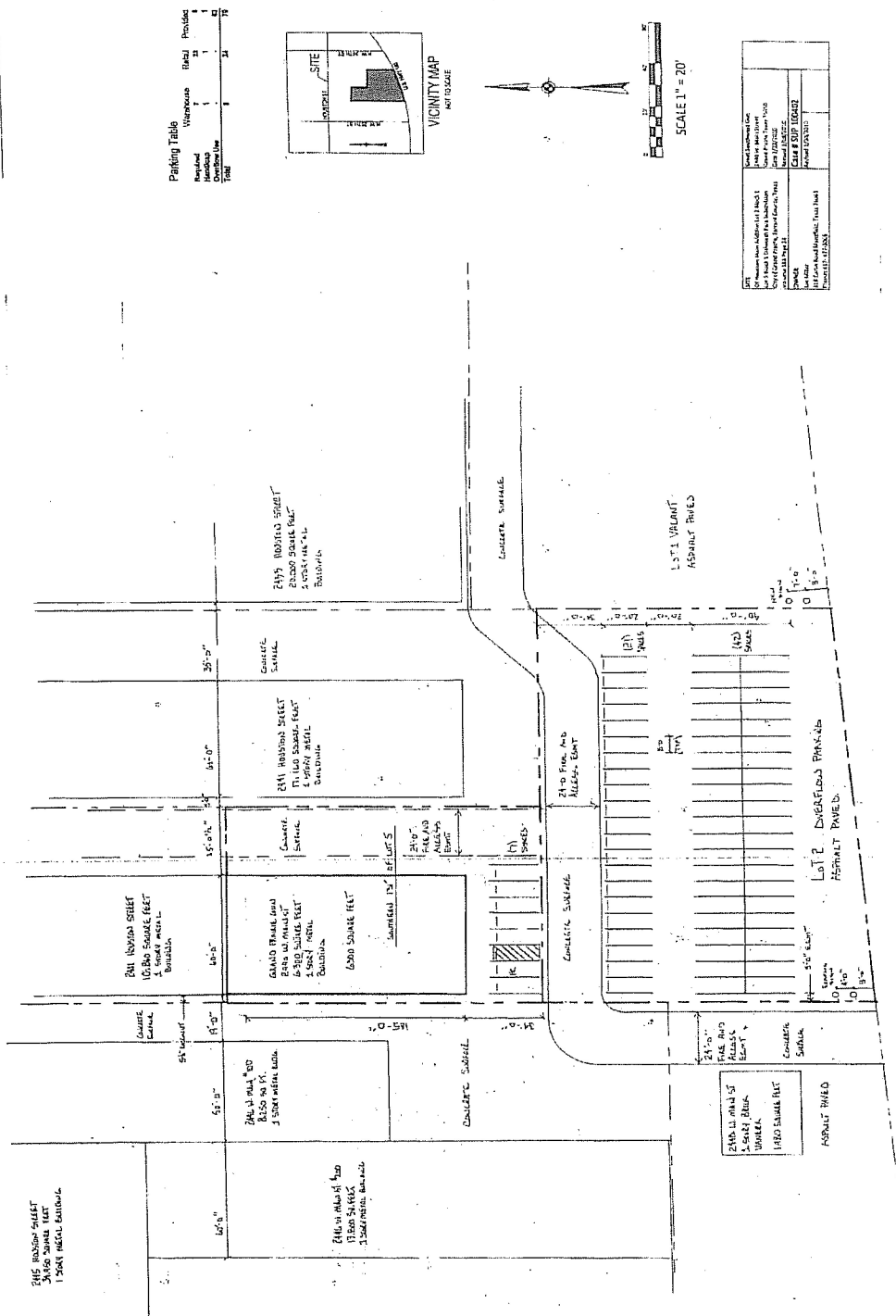
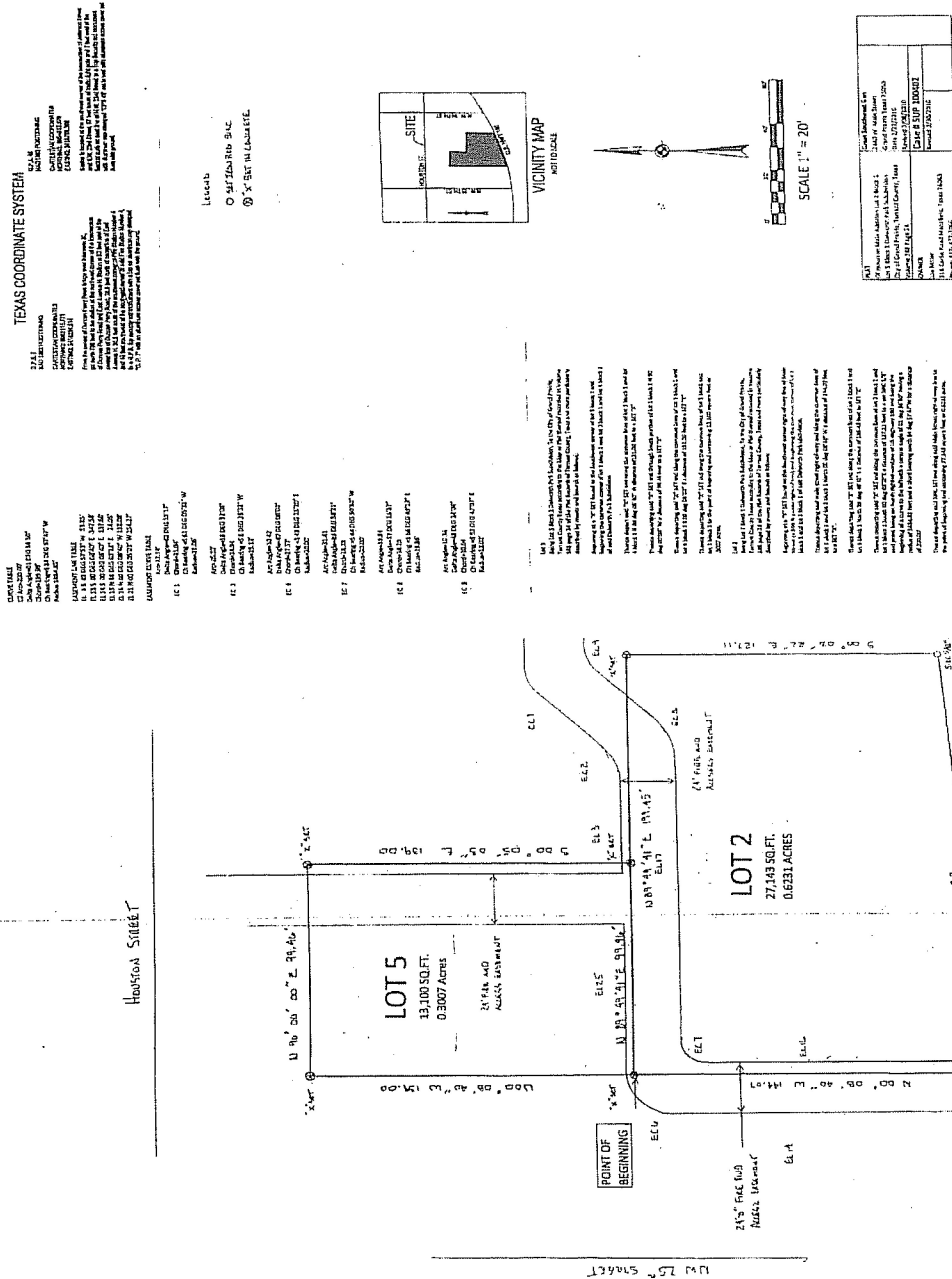


Exhibit "A"
Site Data
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Exhibit "A"
Floor Plan
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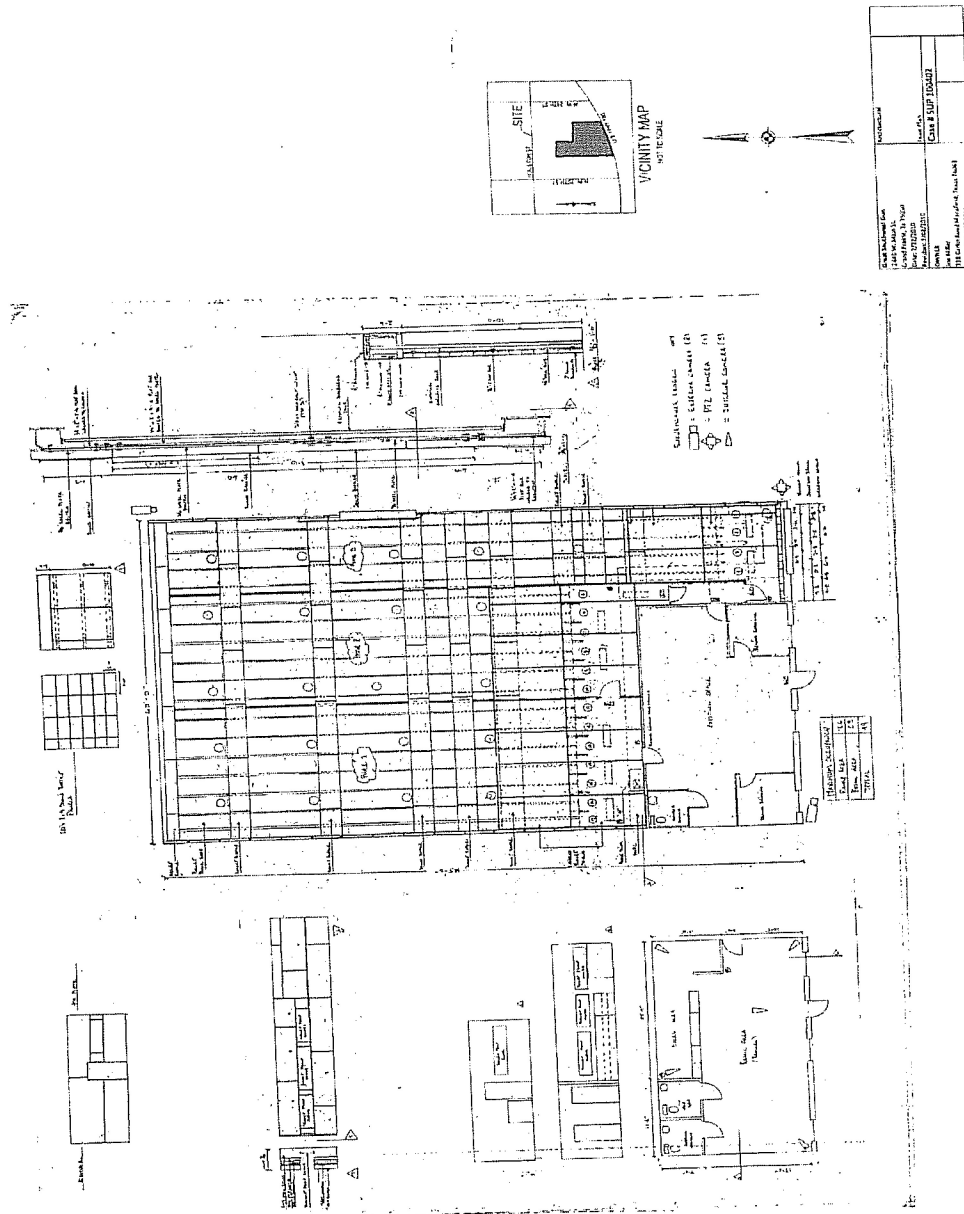


Exhibit "A"
Elevations & Details

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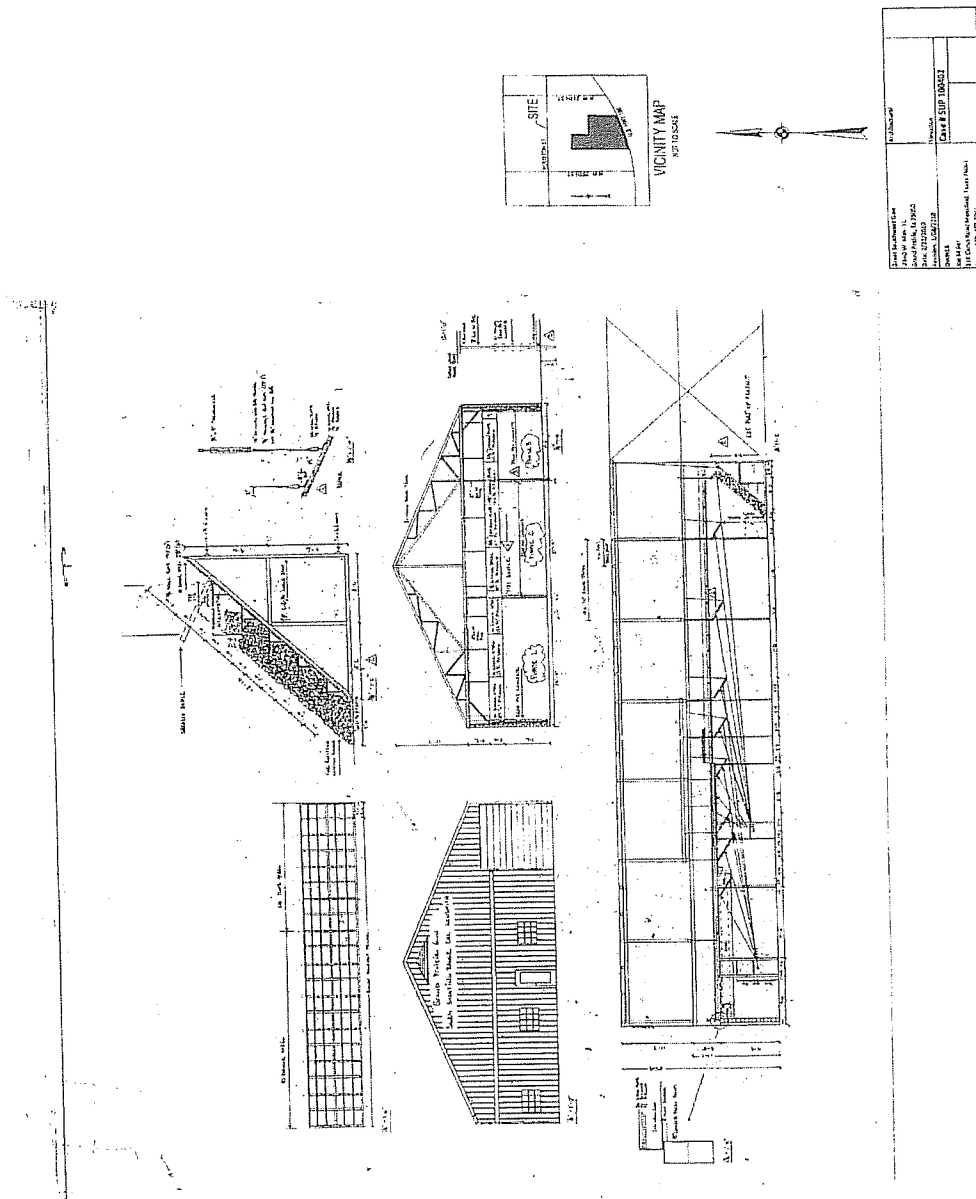


Exhibit "A"
Operational Plan
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Grand Prairie Gun

An indoor training and shooting facility

Description of use:

Indoor Firing Range for Handguns, Rifles, and Archery patrons.

Introduction to handguns

Concealed Handgun Licensing

Security Officer Licensing

Defensive Handgun

Hunter Education & Safety

Rifle Marksmanship

Hours of operation:

Monday - Saturday 10am to 9pm, Sunday 10am to 6pm

- 4 employees per shift – with an estimated 16 employees total.
- Maximum occupancy load of 25-30 persons during peak hours utilizing 17 firing lanes.
- 30,500 visits estimated traffic (annually).

Estimated Inventory:

75 handguns, 25 rifles. 25,000 rounds of ammunition (handgun), 5000 rounds (rifle)

Security systems:

- Two Fortified, fireproof gun safes for overnight security of handgun inventory (Lock capacity 120 handguns, 30 rifles). Motion activated, door, and window alarms. Outdoor & Indoor CCTV systems.

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Exhibit "A"
Operational Plan
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Safety:

GPG Basic Firearm Safety Rules

Structural Modifications

Baffling

Ventilation

Electronic Security

Overnight Firearm Lockup

Storefront Bollards

Security Windows and Doors

Hazardous waste removal

Exhibit "A"
Metes & Bounds Description
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~~SEATS~~ Southwest Gun

~~Grand Prairie~~ Gun 2440 West Main Street Grand Prairie Texas 75050

LAND DESCRIPTION

Lot 5

Being Lot 5 Block 1 Dalworth Park Subdivision, To the City of Grand Prairie, Tarrant County Texas according to the Map or Plat thereof recorded in Volume 388 page 24 of the Plat Records of Tarrant County, Texas and more particularly described by meets and bounds as follows:

Beginning at a "X" SET found on the Southwest corner of lot 5 block 1 and beginning the common corner of lot 5 block 1 and lot 2 block 1 and lot 4 block 1 of said Dalworth Park Subdivision

Thence depart said "X" SET and along the common lines of lot 5 block 1 and lot 4 block 1 N 00 deg 08'40" W distance of 131.00 feet to a SET "X"

Thence departing said "X" SET and through South portion of lot 5 block 1 N 90 deg 00'00" W a distance of 99.46 feet to a SET "X"

Thence departing said "X" SET and along the common lines of lot 5 block 1 and lot 6 block 1 S 00 deg 05'03" E a distance of 131.00 feet to a SET "X".

Thence departing said "X" SET and along the common lines of lot 5 block and lot 2 block 1 to the point of beginning and containing 13,100 square feet or .3007 acres.

Lot 2

Being Lot 2 Block 1 Dalworth Park Subdivision, To the City of Grand Prairie, Tarrant County Texas according to the Map or Plat thereof recorded in Volume 388 page 24 of the Plat Records of Tarrant County, Texas and more particularly described by meets and bounds as follows:

Beginning at a "X" SET found on the Southwest corner right-of-way line of Main Street (a 100 ft public right-of way) and beginning the common corner of lot 2 block 1 and lot 3 block 1 of said Dalworth Park subdivision.

Thence departing said main street right-of-way and along the common lines of lot 2 block 1 and lot 3 block 1 North 00 deg 08'40" W a distance of 144.07 feet to a SET "X".

Thence departing said "X" SET and along the common lines of lot 2 block 1 and lot 5 block 1 North 39 deg 49'41" E a distance of 199.45 feet to SET "X"

Thence departing said "X" SET and along the common lines of lot 2 block 1 and lot 1 block 1 South 00 deg 03'22" E a distance of 127.11 feet to a set SIRC 5/8" said point being on North right-of-way line of US Highway 180 and being the beginning of a curve to the left with a central angle of 01 deg 56'50" having a radius of 5884.85 feet and a chord bearing south 84 deg 57'47" W for a distance of 200.00'

Thence departing said SIRC SET and along said Main Street right-of-way line to the point of beginning and containing 27,143 square feet or 0.6231 acres.

Exhibit "A"
Photographs
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FRONT ELEVATION



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SITE ELEVATION