



## CITY OF GRAND PRAIRIE ORDINANCE

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**MEETING DATE:** 08/19/2025

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Savannah Ware, AICP, Assistant Director

**TITLE:** SUP-25-06-0022 - Specific Use Permit Amendment - Shoot Smart (City Council District 1). Amendment to Specific Use Permit No. 835 to add Gun Manufacturing as an allowed use. Lot 2 and 5, Houston Main Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and addressed as 2441 Houston St and 2436 and 2440 W Main St (On July 28, 2025, the Planning and Zoning Commission recommended approval with a condition by a vote of 7-0)

**APPLICANT:** David Holcomb, Shoot Smart

**RECOMMENDED ACTION:** Approve with a Condition

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### SUMMARY:

Amendment to Specific Use Permit No. 835 to add Gun Manufacturing as an allowed use. Lot 2 and 5, Houston Main Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and addressed as 2441 Houston St and 2436 and 2440 W Main St.

### PURPOSE OF REQUEST:

The purpose of this request is to amend SUP No. 835 to add gun manufacturing as an allowed use. Current uses allowed by SUP No. 835 include Public Firing, Training, and Competition Range with Fire Arm and Munitions Sales.

### ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

**Table 1. Adjacent Zoning and Land Uses**

Direction	Zoning	Existing Use
North	Light Industrial (LI)	Truck Repair
South	Commercial Office (CO)	Tire Shop
West	Light Industrial (LI)	Office Warehouse
East	Light Industrial (LI)	Office Warehouse

## **HISTORY:**

- April 20, 2010: City Council approved SUP No. 835 authorizing Public Firing, Training, and Competition Range with Fire Arm and Munition Sales (Case No. SU100402).

## **PROPOSED USE CHARACTERISTICS AND FUNCTION:**

Shoot Smart is an existing indoor shooting range located at 2440 W Main St. Operations also include retail sales of firearms, ammunition, and gear. Shoot Smart offers gunsmithing services to customers to repair and maintain their firearms. Employees also purchase parts to assemble into custom firearms for use at the shooting range. According to the operational plan, the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) defines assembly and modification of firearms as firearm manufacturing. In order for Shoot Smart to modify and assemble firearms for use at the shooting range, they must have Firearm Manufacturing as an allowed use listed on their Certificate of Occupancy.

Approval of the Specific Use Permit will allow Shoot Smart to modify their Certificate of Occupancy to include Firearm Manufacturing.

## **RECOMMENDATION:**

- On July 28, 2025, the Planning and Zoning Commission recommended approval with a condition by a vote of 7-0.
  1. Gun manufacturing operations shall comply with Exhibit B – Operational Plan.
- The Development Review Committee (DRC) recommends approval of the request with the following condition:
  1. Gun manufacturing operations shall comply with Exhibit B – Operational Plan.

## **BODY:**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP BY SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY FOR AN AMENDMENT TO SPECIFIC USE PERMIT NO. 835 TO ADD GUN MANUFACTURING AS AN ALLOWED USE AT PROPERTY LOCATED AT LOT 2 AND 5, HOUSTON MAIN ADDITION, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, 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; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE AFTER PUBLICATION**

**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 Specific Use Permit No. 835 to add Gun Manufacturing as an allowed use at property located at Lot 2 and 5, Houston Main Addition, City of Grand Prairie, Tarrant County, Texas; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said Specific Use Permit amendment on July 28, 2025, 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 amendment of Specific Use Permit No. 835 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 7 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to amend Specific Use Permit No. 835 to add Gun Manufacturing as an allowed use; 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 August 19, 2025, 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 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 THAT:**

**SECTION 1.** 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..."

passed and approved November 20, 1990, as amended, is hereby further amended so as to amend Specific Use Permit No. 835 to add Gun Manufacturing as an allowed use on property located at Lot 2 and 5, Houston Main Addition, City of Grand Prairie, Tarrant County, Texas, as depicted in Exhibit A – Location Map, attached hereto and incorporated herein.

**SECTION 2.** The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Unified Development Code. The following standards and conditions which are hereby established as part of this ordinance:

1. Gun manufacturing operations shall comply with Exhibit B – Operational Plan.
2. All other conditions in Specific Use Permit No. 835 (Ordinance No. 9017) attached hereto as Exhibit C – SUP No. 835 shall remain in effect.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

**SECTION 3.** The Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

**SECTION 4.** A violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

**SECTION 5.** All ordinances or parts of ordinances in conflict herewith are specifically repealed.

**SECTION 6.** This ordinance shall be in full force and effect from and after its passage, approval, and publication.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 19TH OF AUGUST 2025.**

**SPECIFIC USE PERMIT NO. 835A**

**CASE NO. SUP-24-06-0022**

**ORDINANCE NO. #-2025**