



MEETING DATE: June 9, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM – Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation for the Sale of Firearms – Shooters Haven in a (R-1) Single Family District, being Lot 7, Glenwood Terrace Subdivision, located at 2309 Brock Street, Applicants: Shooters Haven, c/o Randy C. Davila & Ana G. Bazaldua, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 24, 2026 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- May 7, 2026 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- May 20, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- June 9, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located approximately 350’ west of Shary Road along the north side of Brock Street.
- Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council.
- The applicants are applying for a Federal Firearm License (FFL), and one of the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) requirements is that they have permission from the City to utilize their home address to obtain the license.
- The applicant intends to open a shooting range outside the city limits once they have obtained their FFL license.
- In a letter from the applicants they state that there will be no gun sales of any kind from the residence.
- As per the letter, the applicant’s key motivation for pursuing the FFL license is to gain access to training resources, materials, and equipment at reduced costs. This resource will help support the development of a broader project focused on education, safety awareness, and responsible firearm handling within the community.
- The City Council Commission has seen and approved similar requests for the following addresses: 1706 Sandstone Drive & 2208 Monaco Drive.
- The Planning staff received letters and a petition in opposition to the Conditional Use Permit citing safety concerns. After the Planning and Zoning Commission meeting the leader of the opposition after learning there would not be gun sales from the house verbally withdrew her objections.
- Staff mailed out (24) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is

compatible and complementary to adjacent properties. The Planning and Zoning Commission recommended approval but added condition number 6. The applicant had no objections.

STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the following conditions:

1. 1 year approval to assess this new operation
2. Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance
3. Must comply with all City Codes (Building, Fire, Health, Landscaping, etc.)
4. Acquire a business license
5. CUP is not transferable to others
6. Sign an affidavit stating that no sales of firearms shall be allowed in person or online from residence.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____