

ONYX2-RD, LLC.

Planning and Zoning Commission
City of McKinney, Texas
221 N. Tennessee St.
McKinney, TX 75069

Dear Commission,

We are hereby applying for a Specific Use Permit under Section 146-41 of the City of McKinney Code of Ordinances as required by Section 146-41.1 of the same code. The location is currently zoned as Light Manufacturing (ML) and our intention is to use this space as an indoor shooting facility.

The Range in McKinney shall consist of an indoor shooting range with an estimated 18 lanes which are twenty-five yards in distance, 2 training/meeting rooms, retail space selling firearms and related accessories and, a lounge area for people waiting and watching the sport of shooting. The premises shall also contain a warehouse and offices. We shall employ an estimated 23 full/part-time individuals. The facility will be both a club with memberships and open to the public.

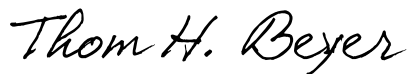
The property is located at the McKinney Industrial Center 415 Industrial Blvd., McKinney, Texas 75069 and is currently zoned ML. Currently the building is not occupied by any tenants. The location is an open warehouse which will enable us to construct the interior needed for our use. The exterior of the property is appealing and will require slight modification for proper security.

The location is an office/warehouse building which has a total of 34,775 sq ft and The Range will occupy 21,024 sq ft. The proposed layout of the building will be 10,000 sq ft for the range, 3,000 for training rooms, 3,000 for warehouse, 2,000 for video simulation, 2,500 for offices, 3,024 for public/retail areas. The building has 108 parking spaces available, which exceeds standards set in Resolution No 2011-01-004R.

The live fire range will be enclosed with walls consisting of several layers of cinder block, spray foam insulation and sheet rock. With this design, we will not only contain projectiles but also significantly reduce the amount of sound heard from outside of the range area. An engineer specializing in sound abatement is working with our architect, Mustard Design, to ensure proper design for this location.

Our intention is to begin construction as quickly as possible, once permits are issued, after approval by all necessary parties.

Regards,



Thom H. Beyer
General Manager