



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pross Design Group, Inc., on Behalf of Virginia Custer Holdings, L.L.C., for Approval of a Specific Use Permit for an Indoor Gun Range (McKinney Gun Club), Being Fewer than 4 Acres, Located on the East Side of Custer Road and Approximately 950 Feet North of Virginia Parkway, and Accompanying Ordinance

MEETING DATE: April 16, 2013

DEPARTMENT: Development Services

CONTACT: Michael Quint, Director of Planning
Brandon Opiela, Planning Manager
Alex Glushko, AICP, Planner II

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the proposed specific use permit for an indoor gun range.

ITEM SUMMARY:

- The applicant is requesting approval of a specific use permit (SUP) for an approximately 3.30 acre tract located on the east side of Custer Road and approximately 950 feet north of Virginia Parkway to allow for an indoor gun range (McKinney Gun Club). There is currently an existing approximately 25,675 square foot building on the subject property that was formerly used for indoor commercial amusement uses (The Zone and Run Amok); however, the applicant is proposing to retrofit the existing building for use as an indoor gun range, including shooting lanes, instructional classrooms, and retail sales. The owner of the proposed McKinney Gun Club also owns The Bullet Trap, Inc. which is located in Plano, Texas, as well as Frisco Gun Club, L.L.C. scheduled to open in Frisco, Texas later this year.
- In January 2011, City Council approved Resolution No. 2011-01-004 (R), in order to determine the appropriate classification of a new and unlisted form of land use (indoor gun range), as specified in Section 146-43 of the Zoning Ordinance. The resolution allowed for indoor gun ranges in the "ML" - Light Manufacturing District and the "MH" - Heavy Manufacturing District, subject to approval of a specific use permit. The subject property is zoned "PD" – Planned Development District Ordinance No. 1741 with a base zoning designation of "ML" - Light Manufacturing District, and is therefore eligible for SUP consideration. Indoor gun

ranges are subject to the regulations specified in Chapter 54 of the Code of Ordinances.

- At the March 26, 2013 Planning and Zoning Commission meeting, one citizen spoke in opposition to the proposed rezoning request, stating concerns regarding property values and safety.
- Subsequent to the Planning and Zoning Commission meeting on March 26, 2013, the applicant has modified their request to remove the additional special ordinance provision that would limit the noise level at the property lines to 25 decibels, and will instead comply with all applicable City noise level standards. The proposed development will be subject to the performance standards of Section 146-134 of the Zoning Ordinance, as well as Chapter 54 of the Code of Ordinances regarding shooting ranges. Staff is comfortable supporting the modified request and recommends approval of the specific use permit.

BACKGROUND INFORMATION:

- See attached Planning and Zoning Commission Staff Report

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- On March 26, 2013 the Planning and Zoning Commission voted unanimously to recommend approval of the specific use permit.