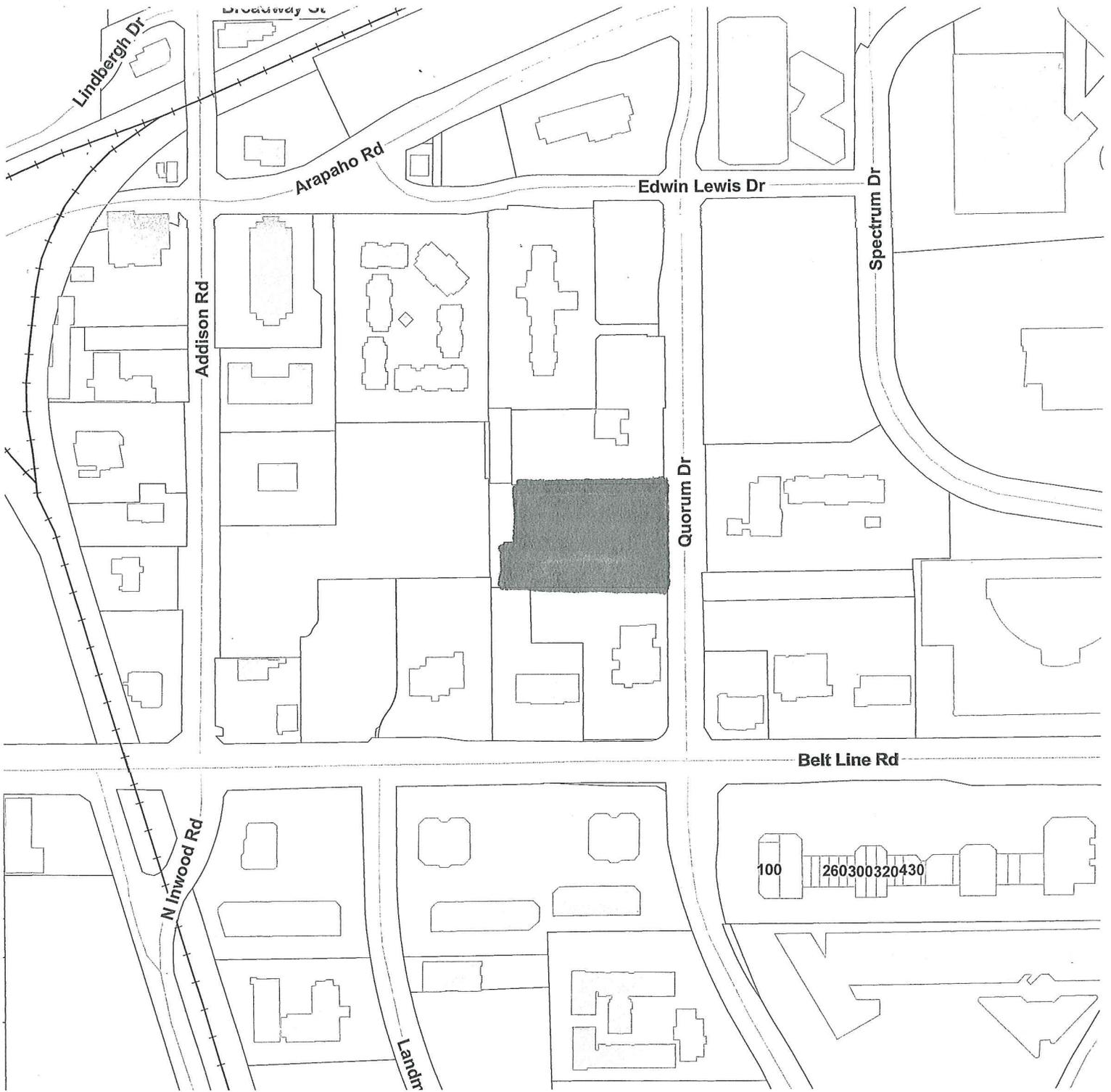
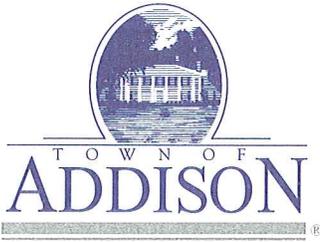


1676-SUP

PUBLIC HEARING Case 1676-SUP/BodyGuard Sports, LLC. Public hearing, discussion and consideration of approval of an ordinance approving a Special Use Permit for a form of commercial amusement (an indoor weapons training and shooting facility), located in a Commercial-1 district (C-1), at 4949 Belt Line Road, on application from BodyGuard Sports, LLC, represented by Mr. William M. Brandenburg.





BUILDING INSPECTION DEPARTMENT

16801 Westgrove

(972) 450-2880 Fax: (972) 450-2837

Post Office Box 9010 Addison, Texas 75001-9010

November 8, 2013

STAFF REPORT

RE: Case 1676-SUP/Bodyguard Sports, LLC

LOCATION: 4949 Belt Line Road

REQUEST: Approval of an ordinance approving a Special Use Permit for a form of commercial amusement (an indoor weapons training and shooting facility)

APPLICANT: Mr. William B. Brandenburg of Bodyguard Sports, LLC

DISCUSSION:

Background. The applicant is planning to take over the former Office Depot building at 4949 Belt Line Road. The 22,000 square-foot building will be converted in to a firearm sales and training facility. From a zoning perspective, the retail sale of firearms is not treated any differently than the retail sale of other items. The licensing for the retailer is handled through the Federal Bureau of Alcohol, Tobacco, and Firearms, which requires a Federal Firearms License (FFL) to sell firearms.

Proposed Plan. This same building was approved for a similar facility in September of 2010, but the proposed operator never built out the facility. That facility, called Valhalla Security, provided "scenario shooting" which involved setting up hostage and robbery scenarios. This facility will be a more traditional shooting and training range. It will provide 9,500 of retail sales space, a general shooting range of 6,488 square feet, a tactical range of 3,190 square feet, a gun smith shop of 806 square feet, and a divisible classroom of 1,774 square feet. The remaining square footage will be used for offices, restrooms, a break room, and storage.

Facades. The applicant will not be making any changes to the existing 100% brick facades.

Noise, Smoke and Odor. The staff has visited with the operator about the necessity of containing all noise, smoke, and odors within the building. The space between the shooting range roof line and the actual roof can be used to house the ventilation systems, HVAC, and electrical conduit required to filter out smoke and muffle noise.

Parking. The current building was developed as a retail store (Office Depot). It was parked at a ratio of one space per 200 square feet. The building is approximately 22,000 square feet in size and provides 111 parking spaces, which meets the requirement. The staff does not have a standard parking ratio for a facility of this sort. However, other types of studios and training facilities, such as exercise, yoga, martial arts, and dance studios are parked at 1/200. Staff feels that the 1/200 ratio is sufficient and that the site provides sufficient parking to meet the requirement.

Landscaping. The landscaping on the site was installed as per the ordinance several years ago, but the site has been vacant for a while. Michael Kashuba, the Town's Landscape Architect, has inspected the site, and he noted the following:

- Calculations and quantities for the site were not provided, so the staff is unable to determine if the required 20% site landscaping has been met. Additional landscape beds may be required to meet the 20 % requirement. The staff would note that the site does not have extra parking spaces to give up to meet the requirement.
- The Quorum Drive frontage requires 6 shade trees and 59 shrubs. There are only 3 shade trees provided plus 1 poor quality tree that will need to be replaced, so 4 new trees need to be added.
- The shrub row along Quorum appears to be sufficient except for the area around the temporary leasing sign, which will need to be filled in following the removal of the sign.
- The parking lot islands need to be filled in with additional plant material. There are significant bare spots in the lirioppe beds.
- The Bradford pear trees along the north side of the building are in poor condition and will need to be replaced with 4" caliper trees (which shall be approved by the Town prior to installation).

Photos of the conditions Michael describes are attached.

Building Code. The Building Official has reviewed the plan and notes the following:

1. The exiting as shown does not comply with Chapter 10 of the 2006 IBC. An exit corridor will be required at the north end of the building to serve both the general shooting/tactical bay areas and the rest of the building.

Fire Code. The Fire Department notes the same need for an exit corridor on the north side of the building. Both this requirement and the Building Code requirement are contained in those codes and do not need to be conditions for approval.

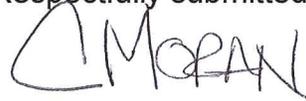
RECOMMENDATION:

Staff recognizes the popularity of facilities of this type and has been told that there is a shortage of facilities in the metroplex. In addition to providing this facility for the general population of people living in the area, the staff believes Addison's business population could be served by providing a facility of this type that could be utilized during lunch by Addison's commuting population.

Staff recommends approval of the Special Use Permit for a form of commercial amusement (an indoor weapons training and shooting facility), subject to the following conditions:

- The applicant shall provide calculations and quantities for the site so the staff can determine if the required 20% site landscaping has been met.
- Four new shade trees shall be added to the Quorum Drive frontage.
- Additional shrubs shall be planted along the Quorum Drive frontage following the removal of the temporary leasing sign.
- The parking lot islands shall be filled in with additional plant material to meet the requirements of the landscaping ordinance.
- The Bradford pear trees along the north side of the building shall be replaced with 4" caliper trees (which shall be approved by the Town prior to installation).

Respectfully submitted,

A handwritten signature in black ink that reads "C. MORAN". The signature is written in a cursive, slightly stylized font.

Carmen Moran
Director of Development Services

Case 1676-SUP/Bodyguard Sports, LLC
November 22, 2013

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on November 21, 2013, voted to recommend approval of an ordinance amending the zoning on a property located at 4949 Belt Line Road by approving for that property a Special Use Permit for a form of commercial amusement (an indoor weapons training and shooting facility) located in a Commercial-1 district (C-1), subject to the following conditions:

- The applicant shall provide calculations and quantities for the site so the staff can determine if the required 20% site landscaping has been met.
- Four new shade trees shall be added to the Quorum Drive frontage.
- Additional shrubs shall be planted along the Quorum Drive frontage following the removal of the temporary leasing sign.
- The parking lot islands shall be filled in with additional plant material to meet the requirements of the landscaping ordinance.
- The Bradford pear trees along the north side of the building shall be replaced with 4" caliper trees (which shall be approved by the Town prior to installation).

Voting Aye: Doherty, Groce, Hewitt, Hughes, Oliver, Stockard, Wheeler

Voting Nay: none

Absent: none



WE'RE GLAD YOU'RE HERE

Landscape Site Plan Review

October 23rd, 2013

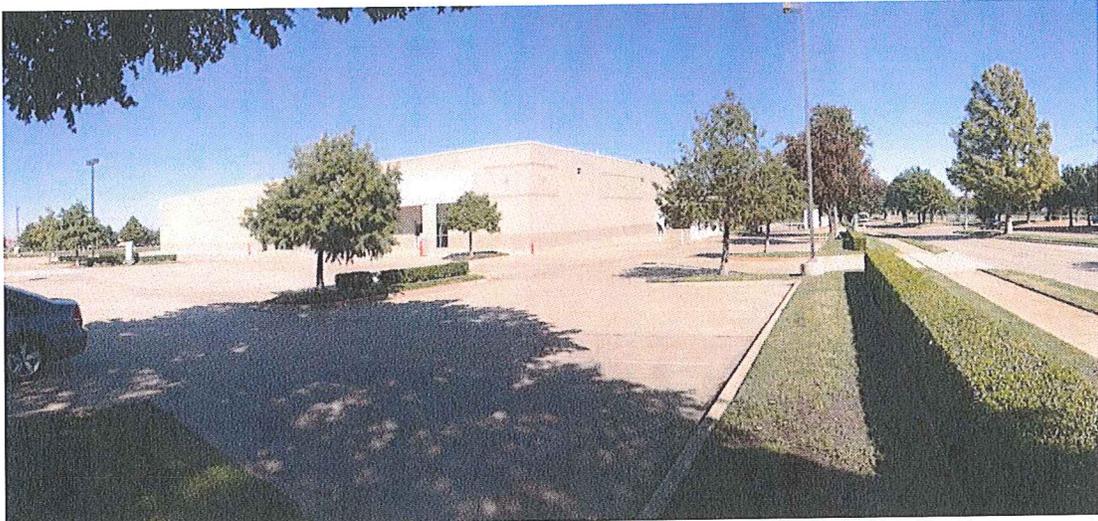
Landscape Site Plan Review for 4949 Belt Line Road, Addison, Texas (Blue Mesa)

- Required Site Landscaping (20%)
 - o Calculations and quantities for the site were not provided. Staff is unable to determine if the required 20% site landscaping has been met. Additional landscape beds may be required to fulfill this requirement.

- Street frontage on Quorum (approx. 175 LF)
 - o Required: 6 Shade Trees and 59 shrubs
 - o Provided: 3 Shade Trees + 1 poor quality tree to be replaced (4 Total), Shrub row appears to be sufficient except for area around temporary leasing sign (which will need to be filled in following the removal of the sign).

- Parking Islands
 - o Parking lot islands need to be filled in with additional plant material. There are significant bare spots in lirioppe beds.

- Additional Comments
 - o Bradford pears along the north side of the building are in poor condition and will need to be replaced with 4" caliper trees (which shall be approved by the Town of Addison prior to installation).



Picture from the southeast corner of the site (looking northwest).



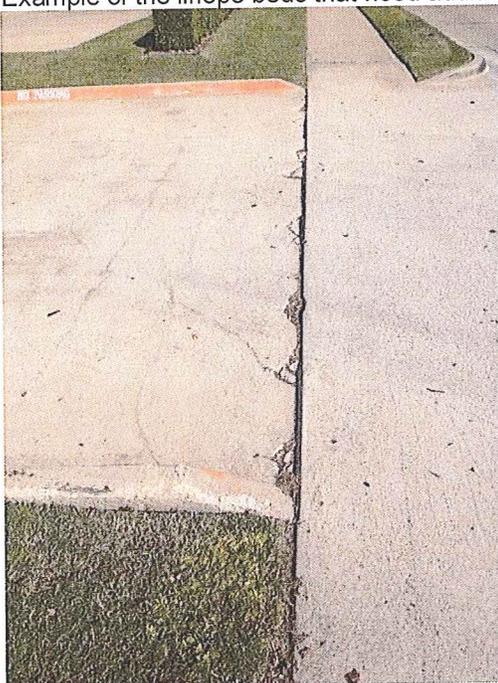
Picture from the front doors looking south to Belt Line road.



Picture of the western side of the property (looking south).



Example of the liriope beds that need additional plants



Drive approach in poor condition



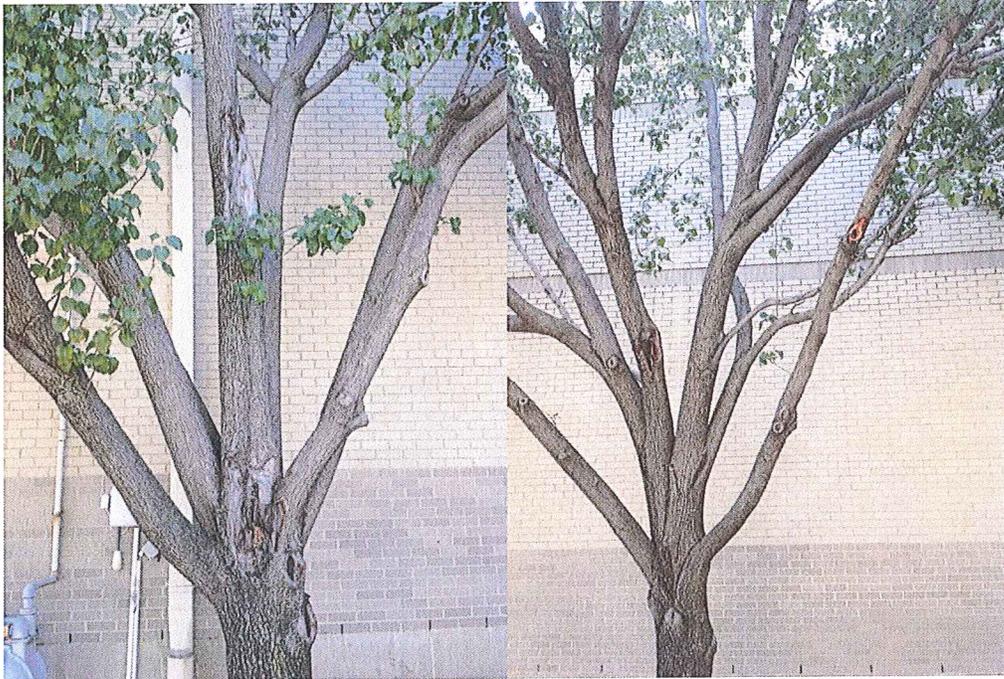
Area around temporary leasing side to be replanted



Bradford pear along Quorum



Bradford pears along North side of building



Bradford pears along North side of building



Bradford pears along North side of building



Bradford pears along North side of building



Bradford pears along North side of building



Bradford pears along North side of building



Liriope beds that need additional plants

To: Carmen Moran, Director of Development Services

From: Lynn Chandler, Building Official

Date: November 4, 2013

Subject: case 1676-SUP/BodyGuard Sports, LLC.

1. An exit corridor will be required at the north end of the building to serve both the general shooting /tactical bay areas and the rest of the building. It is currently shown as a storage area.
2. Exits from the general shooting bay shall open in the direction of egress.

Comments from Michel Mitchell, Fire Department

4949 Beltline, Body Guard Sports
Need an EXIT corridor in the rear of the building.

4141 Spring Valley, Greenhill School
Need specification sheets on the grass pavers that they are wanting to use for a fire lane. Also, will need an Engineer to sign off on the use of these grass pavers for a fire lane.

4901 Belt line Road Home 2
The automatic fire sprinkler system needs to be a NFPA 13 system.

Carmen Moran

From: Jenny Prazak [JPRAZAK@cobbhendley.com]
Sent: Monday, November 04, 2013 11:31 AM
To: Carmen Moran
Subject: FW: DRC submittals - engineering comments

My comments for the 4 current DRC are as follows (these are just for the zoning docs for DRC, not the engineering submittals we also have):

Home 2 Suites:

- Please confirm that any future water/sewer/drainage connections that need to be made for the construction of the Home 2 Suites will be made with the proposed parking lot addition currently under engineering review.

Greenhill School:

- Please confirm that the proposed rain gardens/bioswales will act as stormwater detention and that there is sufficient capacity as required by the Addison Stormwater Manual.

Gloria’s Restaurant:

- No engineering comments at this time.

Body Guard Sports:

- No engineering comments at this time.

Jenny Prazak, P.E.
jprazak@cobbhendley.com

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Phone: 972.335.3214 | Fax: 972.335.3202 | www.cobbhendley.com

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Land Use Analysis

Attributes of Success Matrix

4949 Belt Line Road

Attribute	Comment	Score
Competitive	This building has been vacant for many years. This re-occupation and re-opening of an existing building will be a welcome site in the area and will help the building be more competitive.	
Safe	The building is safe and is located in a safe area.	
Functional	The building is not currently functional, but will be after the installation of this facility.	
Visually Appealing	There will not be any changes to the existing building, which while it could be more appealing, is very functional for a firearms training facility.	
Supported with Amenities	This building is located in one of the most amenity-rich areas of Addison, with many restaurants, stores, and hotels nearby.	
Environmentally Responsible	There are not any changes being made to the existing site, so there is no increase, nor reduction in the environmental impact of this site.	
Walkable	The area is very walkable and is close to many hotels, stores, and restaurants, as well as just south of Addison Circle.	
Overall Assessment	This facility is a good adaptive-reuse for this building, which has been vacant for many years. In addition, it brings a facility to Addison that is does not currently have.	