

Date: September 14, 2021

Case Number: ZC-21-121

Council District: 6

## Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: Garland All Storage Associates/ Warren P. Hilla

Site Location: 5600 Altamesa Blvd

Acreage: 2.24

### Request

**Proposed Use:** Indoor Shooting Range and Gun Sales

**Request:** To: Add Conditional Use Permit for shooting range and gun sales to "F" General Commercial, site plan included

### Recommendation

**Land Use Compatibility:**

Requested change **is compatible.**

**Comprehensive Plan Consistency:**

Requested change **is consistent (Technical Inconsistency).**

**Staff Recommendation:**

**Approval**

**Zoning Commission Recommendation:**

**Approval by a vote of 9-0**

**Correspondence:**

Support: One person spoke, 4 letters  
Opposition: One person spoke

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## Project Description and Background

The site is located in the northwest quadrant of Granbury Road and Altamesa Boulevard. It is about a quarter mile east of Chisholm Trail Parkway.

The applicant is requesting to add a Conditional Use Permit for “Shoot Point Blank” indoor shooting range and gun sales to be allowed as an overlay to the base “F” General Commercial zoning. Per the Zoning Ordinance’s “Non-Residential District Use Table”, “shooting or weapons firing range” is only allowed by a CUP, no matter the district. The use of “gun sales” is allowed by right in the “F” General Commercial zoning district; however, staff has included it in the uses named in the CUP in order to provide a clear listing of the proposed uses of the site that would be allowed by the CUP.

The site plan shows a 15,093 square foot single-story building.

Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit allows for an unlimited time period for the operation of a use unless otherwise approved by the City Council. If a time limit is established for a Conditional Use Permit, the renewal of the CUP shall be considered through the public hearing process and approved by the City Council. A CUP shall expire if no permitting action is taken within six months of approval or cease of the use for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

Per Section 4.407 (a), the following general rules apply to all conditional uses:

- a) Conditional use permits in residential districts shall be limited to those uses designated “CUP” in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate Of Occupancy and subdivision approval have been satisfied.

Section (d) provides the following Conditional Use Permit factors in consideration of appropriateness of a request:

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.
- c) The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;
- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
- e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

## Surrounding Zoning and Land Uses

North PD951 / All-Storage Facility  
East “F” General Commercial / Vacant (Carwash CUP approved)  
South PD655 / Vacant  
PD1264 / Vacant (Detached Multifamily PD/D approved)  
West PD951 / All-Storage Facility

## Recent Zoning History

- ZC-21-097; Appeared at the July 14, 2021 Zoning Commission hearing requesting “MU-2” to “PD/D for detached multifamily”, Commission recommended approval; southwest of subject lot
- ZC-20-081; “F” to add Conditional Use Permit to allow a carwash facility, with development regulations to allow a 65-foot tall flag pole; site plan included; adjacent to east of subject site
- ZC-19-119; From “PD655” and “PD656” to PD/D (PD1264) for cottage community with development standards; south of subject site; effective 12/28/19

## Public Notification

300-foot Legal Notifications were mailed on July 23, 2021.  
The following organizations were notified: (emailed July 26, 2021)

Organizations Notified	
Crowley ISD	Ridgeview Estates HOA
Quail Ridge Estates Phase II HOA	Hulen Bend Estates HA
Park Palisades HA*	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

\* *This Neighborhood Association is located closest to the subject property*

## Development Impact Analysis

### Land Use Compatibility

The applicant is proposing to add a Conditional Use Permit “CUP” overlay to the existing “F” General Commercial zoning. The CUP is to allow a shooting range and gun sales. The surrounding land uses consist of a mini-warehouse storage facility and vacant land. The vacant land to the east has an approved CUP to allow a carwash; A portion of the vacant land to the south has recently received an approved PD/D for a detached multifamily development.

The proposed zoning is **compatible** with surrounding land uses.

The 2021 Comprehensive Plan currently designates the subject property as Neighborhood Commercial.

Below is a portion from Chapter 4 Land Use of the Comprehensive Plan.

### LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
<b>COMMERCIAL</b>		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, ER, E, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, all Commercial, MU-1, MU-2, Form-Based Codes

While the table does not include “F” General Commercial in the “General Commercial Land Use” section above, staff is interpreting it to mean that “F” zoning would be allowed in “General Commercial Land Use” since they share the same name; the definition given in the table also includes uses that are allowed in “F” General Commercial zoning.

The proposed zoning aligns with the following policy of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure

Based on the future land use designation and the conformance with the policies stated above, the proposed zoning is **consistent (technical inconsistency)** with the Comprehensive Plan.

### Site Plan Comments

#### Zoning

- The site plan is in general compliance with the Zoning Ordinance regulations.
- The height and setbacks comply with the maximum and minimum requirements, respectively. The dumpster and mechanical equipment are shown with opaque screening, as required. The site is not within 250’ of any one- or two-family zoned district and therefore does not have a minimum parking requirement; any parking spaces provided beyond the maximum allowed must be mitigated by excess tree plantings, which will be handled during the Urban Forestry plan review and Building Permit plan review. Notes are provided on the site plan stating the project will comply with Lighting Code, Sign Code, Landscaping, and Urban Forestry.

#### Fort Worth Fire Department (FWFD)

- FWFD - (Lt. Donna York, [donna.york@fortworthtexas.gov](mailto:donna.york@fortworthtexas.gov))
- FYI Comments:  
Failure to recognize violations of the fire code by the fire code official does not waive the requirement of

meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

- The City of Fort Worth has adopted the 2015 International Fire Code as its current fire code at the time of this review. The City of Fort Worth also has adopted amendments (January 1, 2017 version) to this code. The Fort Worth Fire Code Amendments can be found online at [www.fortworthtexas.gov/Fire/](http://www.fortworthtexas.gov/Fire/) (click on Bureau of Fire Prevention)

### **Water Engineering**

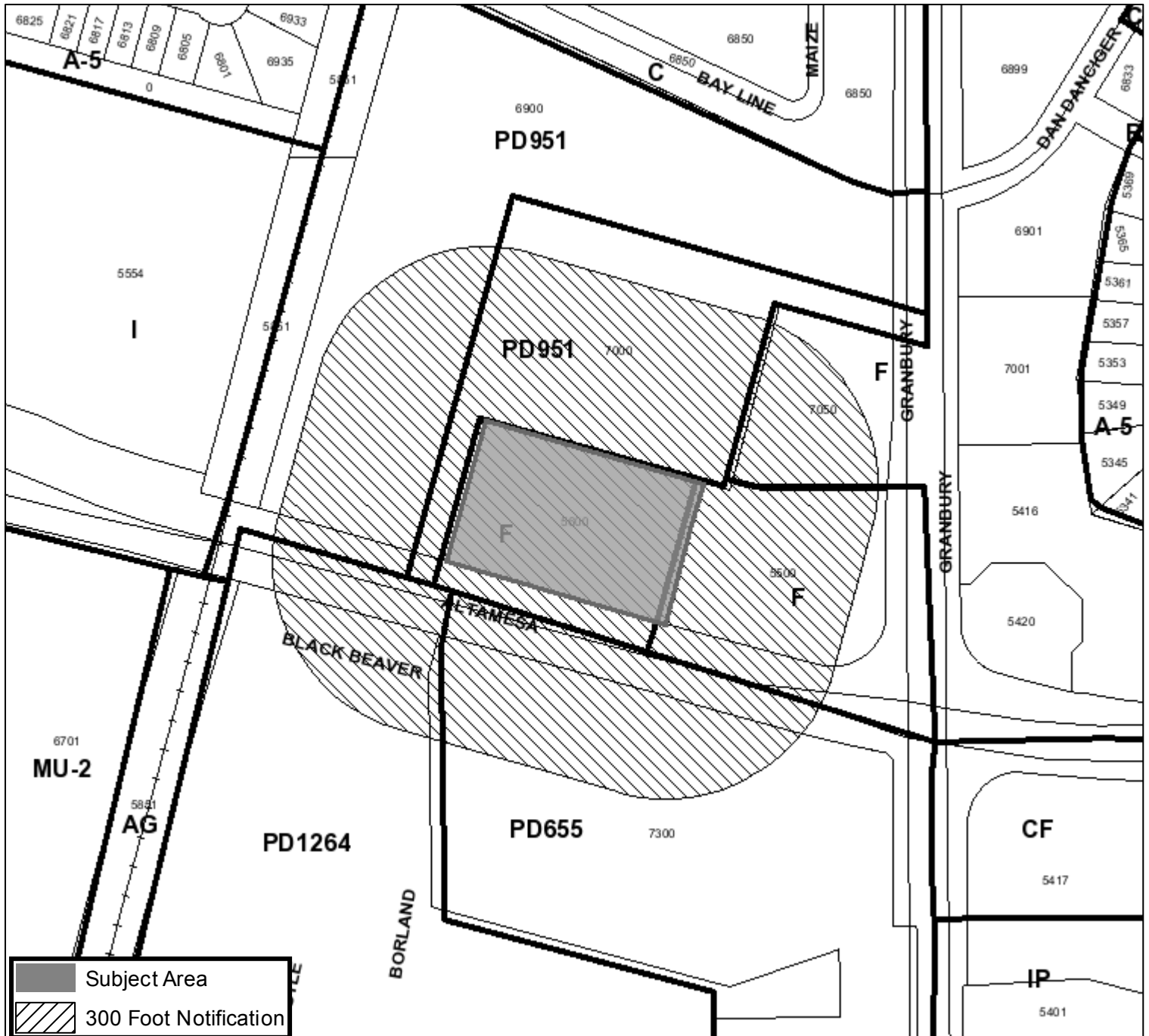
- Platted lot 2R2-2R Block 3 has access to water/sewer mains. Building permits will be reviewed by Water Development. 817-392-8520.



*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*

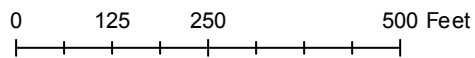


### Area Zoning Map

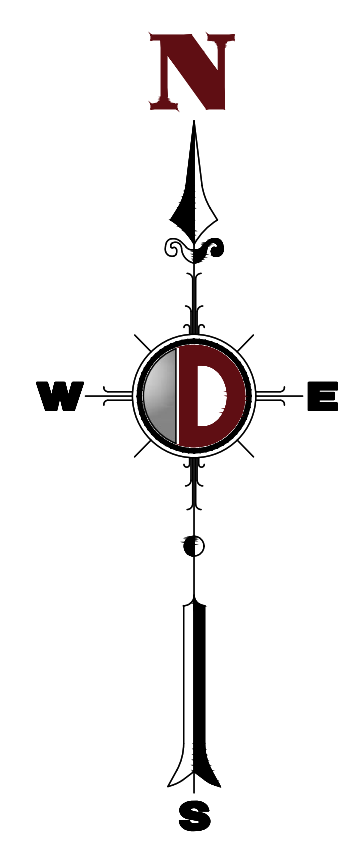
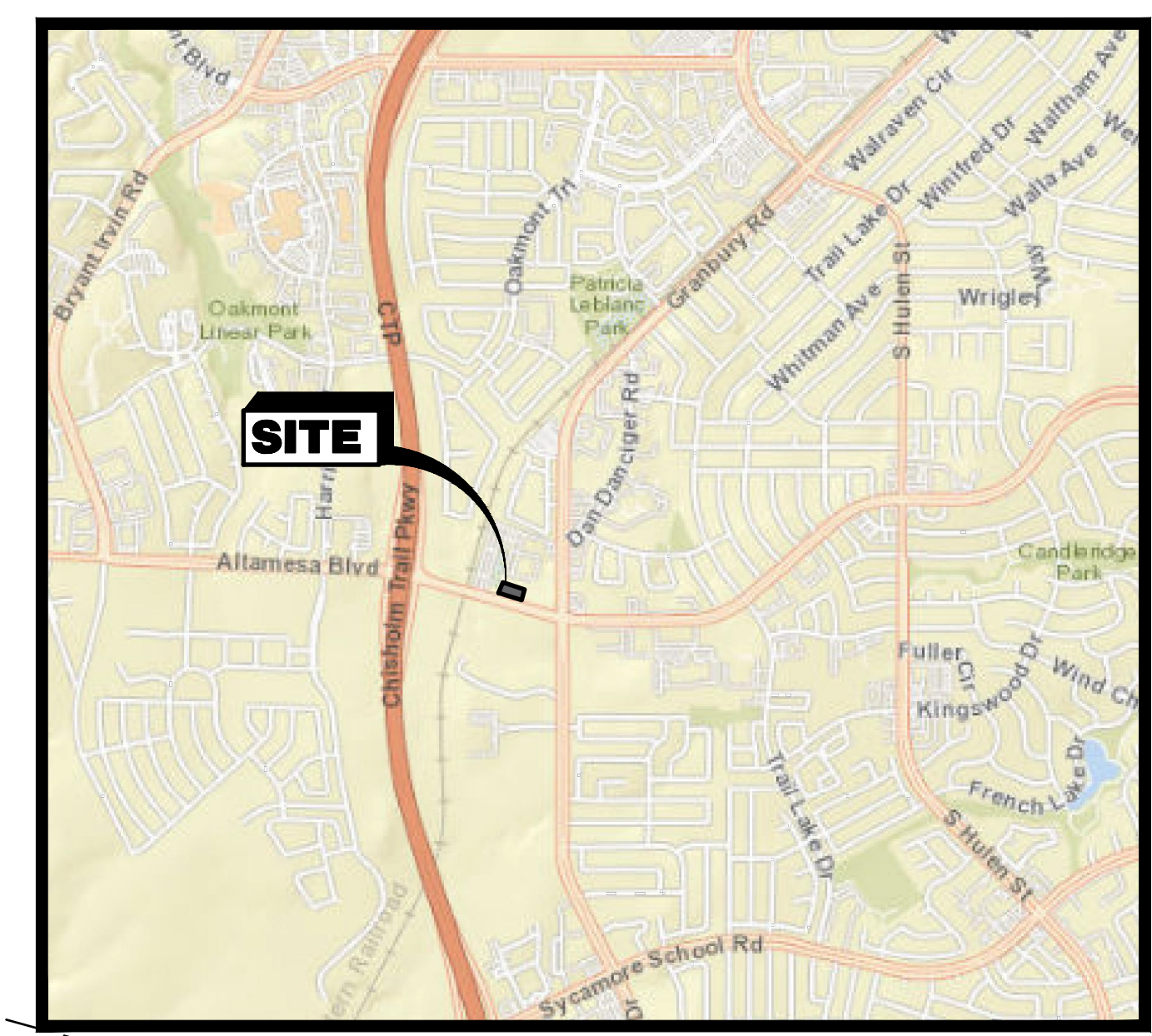
Applicant: Garland All Storage Associates  
 Address: 5600 Altamesa Boulevard  
 Zoning From: F  
 Zoning To: Add Conditional Use Permit for shooting range and gun sales  
 Acres: 2.24108776  
 Mapsco: 102D  
 Sector/District: Wedgwood  
 Commission Date: 8/11/2021  
 Contact: 817-392-2806



	Subject Area
	300 Foot Notification



REV.	DATE	COMMENTS



**PROPERTY OWNER**  
GARLAND ALL STORAGE ASSOCIATES  
82 WEST ARMSTRONG DRIVE  
MUSKOGEE, OKLAHOMA 73064  
T: 405-376-4509

**ARCHITECT**  
JWH ARCHITECTS  
JOHN WALLIS  
2707 S. CLARKSVILLE ROAD  
CLARKSVILLE, OH 45113  
T: 513-418-1215

**ENGINEER/APPLICANT**  
DYNAMIC ENGINEERING CONSULTANTS, PC  
WARREN P. HILLA, PE  
714 S. GREENVILLE SUITE 100  
ALLEN, TEXAS 75002  
T: (972) 534-2100 EXT. 4106

**DEVELOPER**  
PRIMAX PROPERTIES  
CHRIS NEUL  
100 EAST MOREHEAD STREET  
CHARLOTTE, NC 28204  
T: 704-936-7216

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.

FORWARD BY: CUB  
RECORD BY: WPH  
CHECKED BY: WPH

PROJECT: **SHOOT POINT BLANK SITE PLAN**  
LOT 2R2-2R, BLOCK 3 GRANBURY STATION ADDITION  
5600 ALTAMESA BLVD.,  
FORT WORTH, TX 76132

**811**  
Call before you dig  
PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION OF ENGINEERS, DESIGNERS, OR ANY PERSON PREPARING TO DIGGING THE EARTH'S SURFACE ANYWHERE IN ANY STATE.  
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Texas Registered Engineering Firm No. F-13660

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PRELIMINARY PLAN FOR REVIEW ONLY  
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARKUP UNDER THE AUTHORITY OF WARREN P. HILLA, STATE LICENSE NUMBER 137376 ON 08/04/2021. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

**WARREN P. HILLA**  
PROFESSIONAL ENGINEER  
TEXAS LICENSE No. 137376  
NEW JERSEY LICENSE No. 46700  
KANSAS LICENSE No. 27809

TITLE: **SITE PLAN**

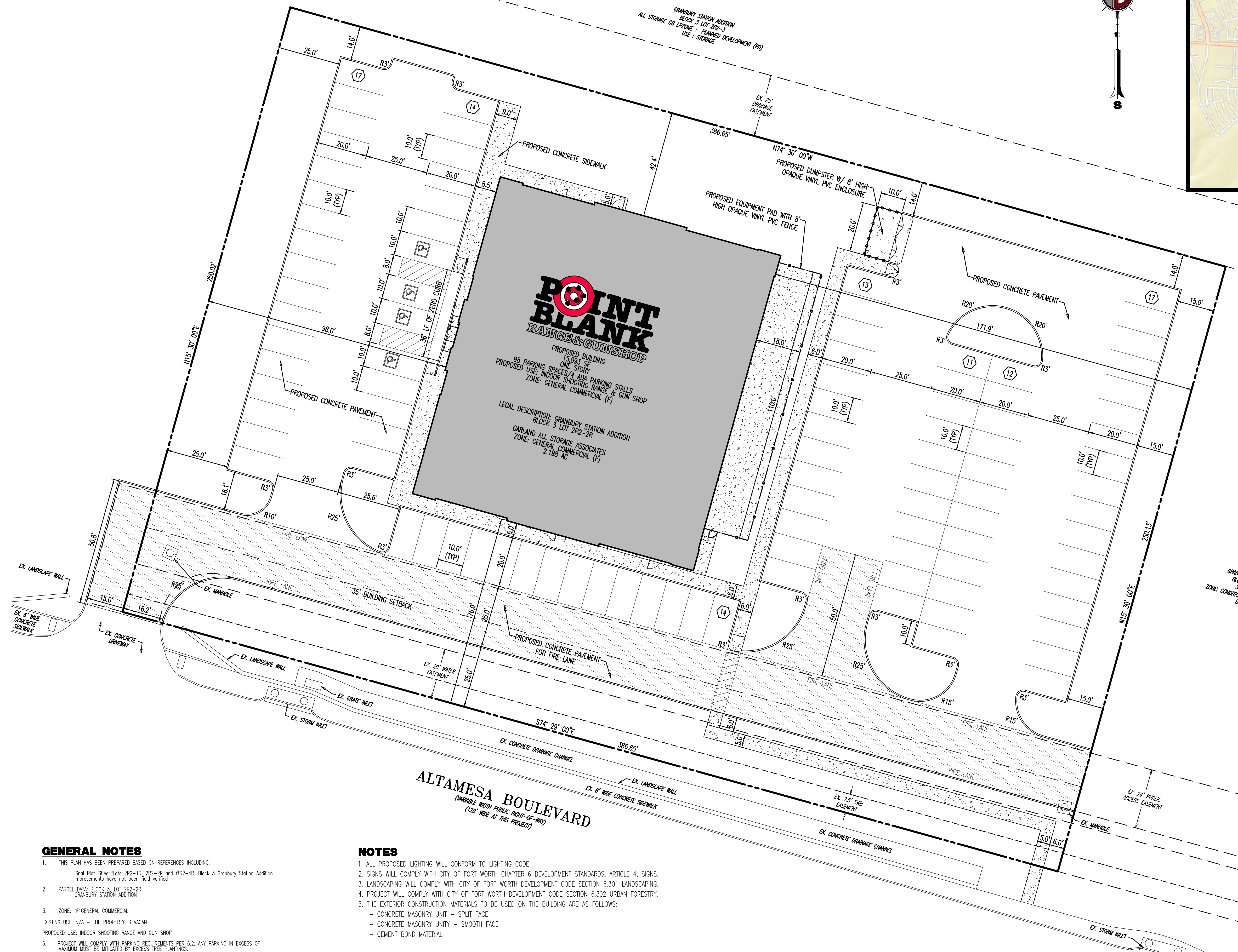
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(V) 1"=20'

DATE: 08/04/2021

PROJECT No: 1297-99-026

SHEET No: **1**

Rev. #:

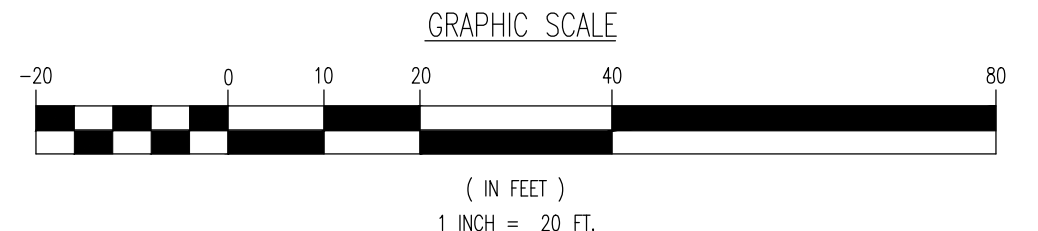


**GENERAL NOTES**

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:  
Final Plat Filed "Lots 2R2-1R, 2R2-2R and 2R2-4R, Block 3 Granbury Station Addition Improvements have not been field verified"
- PARCEL DATA: BLOCK 3, LOT 2R2-2R GRANBURY STATION ADDITION
- ZONE: "F" GENERAL COMMERCIAL  
EXISTING USE: N/A - THE PROPERTY IS VACANT  
PROPOSED USE: INDOOR SHOOTING RANGE AND GUN SHOP
- PROJECT WILL COMPLY WITH PARKING REQUIREMENTS PER 6.2; ANY PARKING IN EXCESS OF MAXIMUM MUST BE MITIGATED BY EXCESS TREE PLANTINGS.

**NOTES**

- ALL PROPOSED LIGHTING WILL CONFORM TO LIGHTING CODE.
- SIGNS WILL COMPLY WITH CITY OF FORT WORTH CHAPTER 6 DEVELOPMENT STANDARDS, ARTICLE 4, SIGNS.
- LANDSCAPING WILL COMPLY WITH CITY OF FORT WORTH DEVELOPMENT CODE SECTION 6.301 LANDSCAPING.
- PROJECT WILL COMPLY WITH CITY OF FORT WORTH DEVELOPMENT CODE SECTION 6.302 URBAN FORESTRY.
- THE EXTERIOR CONSTRUCTION MATERIALS TO BE USED ON THE BUILDING ARE AS FOLLOWS:  
- CONCRETE MASONRY UNIT - SPLIT FACE  
- CONCRETE MASONRY UNIT - SMOOTH FACE  
- CEMENT BOND MATERIAL

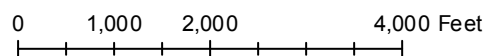
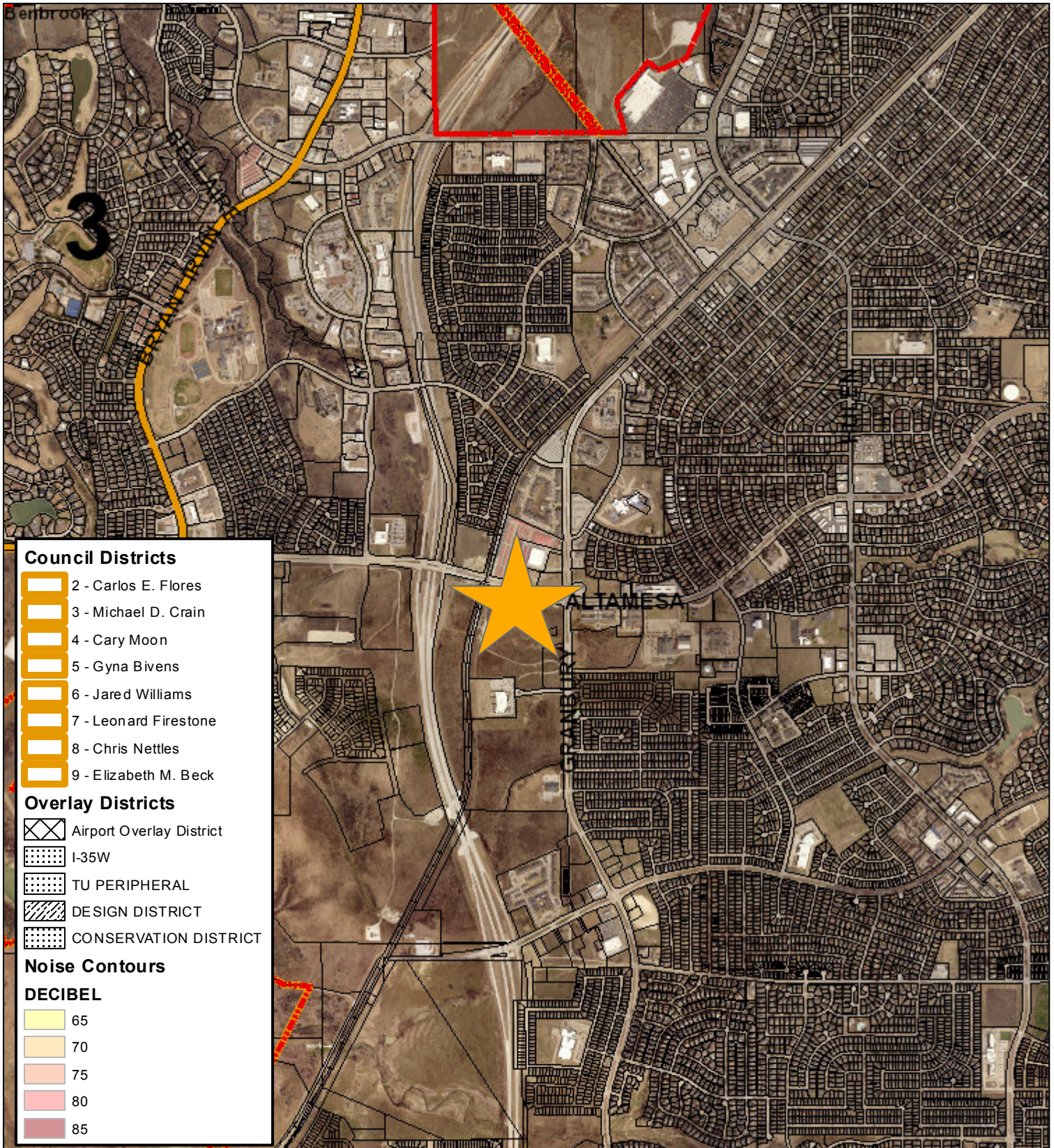


DIRECTOR OF DEVELOPMENT SERVICES

DATE

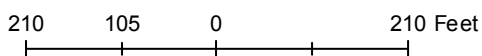
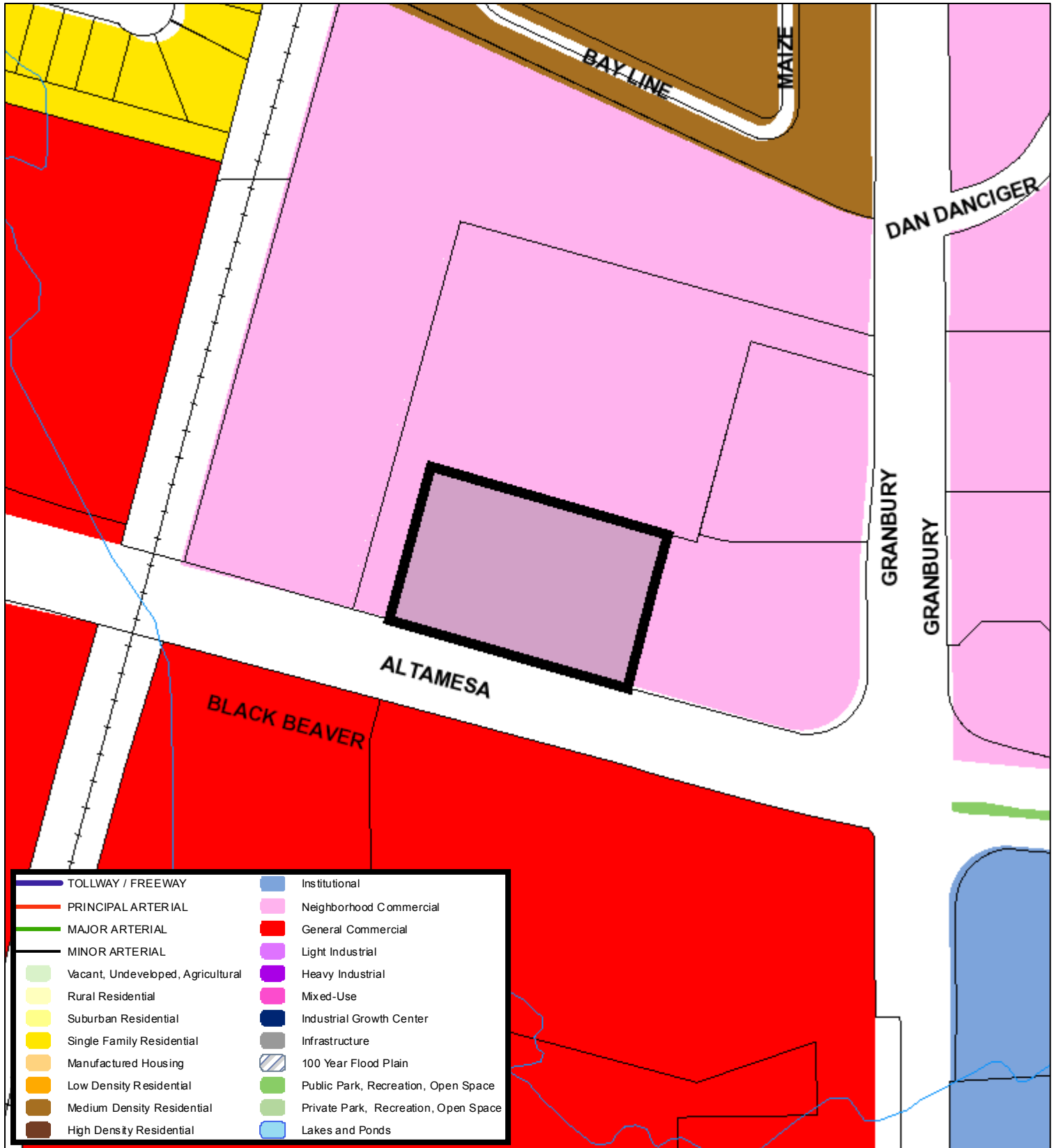
Plotted: 08/04/21 - 10:05 AM, By: nduncan  
File: P:\VEPC PROJECTS\1297 Primax Properties\99-026 Point Blank - Fort Worth TX\DWG\Site Plans\0129799026SA.dwg, -----> 01 Site Plan

### Area Map





### Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



**Aerial Photo Map**



0 130 260 520 Feet

