

## **ZONING COMMISSION STAFF REPORT**

**DATE:** September 8, 2020  
**TO:** Zoning Commission  
**FROM:** Erick Angel, Associate Planner  
**THROUGH:** Kelly Kuenstler, City Manager

**SUBJECT:** SUP-2020-07 (Specific Use Permit) Presentation, Discussion, and Possible Action on a Recommendation, on a Request by Christopher Redman, for a Specific Use Permit for Firearms and/or Ammunition (Sales), at 5415 Bandera Road, Suite 509; Generally Located on the North Side of Bandera Road, Approximately 0.4 miles East of Loop 410; and a Public Hearing on Said Request.

### **PURPOSE**

#### **Applicant:**

Christopher Redman - Irongate Industries, LLC  
6803 Lendell Street  
San Antonio, TX 78249

#### **Property Information:**

Address: 5415 Bandera Road, Suite 509  
Legal Description: CB:4428H BLK:1 LOT:5(10.548) MID PT OF 5 ARB 5A (.312), P-17F(.032) - West Loop Park Subdivision Phase II  
Owner: SA West Loop II Investors LTD  
Existing Zoning: B-3, Commercial District within C/I, Commercial and Industrial Overlay

#### **Notice:**

Personal Notice: August 28, 2020

#### **Summary:**

The applicant, Mr. Christopher Redman, plans to lease a space within the business Airsoft Revolution 15, located in Suite 509 at West Loop Business Park just east of HEB. The business sells airsoft equipment and serves as an indoor sports complex for shooting airsoft guns. Airsoft guns are replica weapons which shoot non-metallic spherical projectiles. Mr. Redman plans to sell and transfer actual firearms and ammunition within a separate area in the retail portion of leased space.

However, firearm and/or ammunition sales require approval of a Specific Use Permit (SUP) in all zoning districts of the City. This is because careful consideration must be given for this type of use as it relates to concerns like proximity to institutions such as

schools, religious establishments, day care centers, etc.

Public notice has been provided as required by state law, and to date Staff has not received any opposition from property owners within 200 feet of the proposed location.

**Analysis:**

The purpose of a SUP is generally to ensure that a use is compatible with surrounding uses (as mentioned above), as well as ensure that other special factors such as traffic, parking, noise, and buffering be addressed.

In this case, the proposed use will be located within a completely enclosed multi-tenant center commercial facility. No firearms will be discharged and the owner will be required to abide by all applicable state and federal laws regarding firearms and ammunition sales. Thus, Staff does not have any concern regarding compatibility with the surrounding uses.

The facility has adequate parking and traffic capacity. Therefore, Staff does not have any concerns with this request. The Police and Fire Departments have also reviewed the application and have no concerns with the request.

**RECOMMENDATION**

Staff recommends approval as presented subject to the following conditions:

1. That firearms and ammunition sales be limited to Suite 509 as indicated in the Suite Location Map.
2. That firearms and ammunition sales be secondary to the primary use of the facility as a sports complex for shooting airsoft guns.

ATTEST:

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**BRANDON MELLAND**  
Planning and Zoning Director

**ORDINANCE No.**

**PASSED, ADOPTED AND APPROVED** by the City Council of the City of Leon Valley  
this the 8th day of September 2020.

**APPROVED**

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**CHRIS RILEY**  
MAYOR

Attest:

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**SAUNDRA PASSAILAIGUE, TRMC**  
City Secretary

Approved as to Form: City Attorney