

FTK: Use-by-Permit

NARRATIVE QUESTIONNAIRE USE-BY-PERMIT

A. General Property Information:	
1. Property Address or Parcel Identification Number (PIN):	PIN# 0172317215001
2. Applicant's Name:	Christian Brothers Automotive
3. Property Owner's Name:	North Range Retail LLC
4. Current Zoning of the Subject Property:	PUD - C2 Allowed
5. Future Land Use Plan Designation:	No Change - Light Auto Repair

B. Background Information:		Yes	No	
1.	Is this request an amendment to an existing variance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, what was the previous case number? Case # _____
2.	Is this application an attempt to correct a violation of some kind?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, please provide a copy of the violation.
3.	Do you anticipate having employees at this location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, how many employees do you anticipate? # of employees: <u>5</u>
4.	Is this request to have an auditorium, chapel, or other place of public gathering?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, what is the maximum seating capacity? # of seats: _____
5.	What are the anticipated days and hours of operation?	N/A	N/A	<u>M-F 6:30-7</u>
6.	How many parking spaces are available at this site, and how many will you add?	N/A	N/A	Existing # of spaces: <u>0</u> Additional # of spaces: <u>25</u>

The following pages ask specific questions about the nature of your request. Therefore, it is in your best interest to answer them in as much detail as possible to help limit the number of questions and review cycles.

DO NOT ANSWER WITH A 'YES' OR 'NO' OR 'N/A'. BE SPECIFIC!

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C. Specific Requests for Information

1. Describe in detail the proposed use of the property (state exactly what will be done on the property).

Please see the attached introduction and scope of work as presented to staff at our pre-application meeting.

Also attached: Staff email confirming our designation as Minor Vehicle Repair

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2a. What uses are located adjacent to the subject property?

North: E. 104th Ave - Cross Street Undeveloped

South: Undeveloped

East: Undeveloped

West: 7-11 Gas Station and Convenience Store

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2b. How do the off-site impacts of your proposed use compare with the uses listed above?

No comparison. 7-11's Traffic, Noise, and lighting exceed our maximums by several orders of magnitude. See attached Acoustic Study and Traffic Study Environmental Fluid Mitigation Report

2c. What strategies are you proposing in order to avoid or mitigate any adverse impacts to adjacent property that may occur as a result of your proposed use?

Per the attached reports we have nothing to mitigate



ACOUSTICAL CONSULTANTS INC.

May 29, 2012

Mr. Jonathan Wakefield
New Store Development Director
Christian Brothers Automotive
15995 North Barkers Landing, Suite 145
Houston, Texas 77079
832-598-0420 C, 832-655-5940 W
jwakefield@cbac.com

Re: Environmental Acoustics Study
Proposed Store Location
Allen, Texas
HFP File 7681-1

Dear Mr. Wakefield:

Per your request, HFP Acoustical Consultants Inc. (HFP) has conducted sound level testing and acoustical calculations with regard to the proposed Christian Brothers Automotive store on State Highway 5 in Allen, Texas. This letter report provides our findings with regard to compliance with the Allen noise ordinance.

Allen Noise Ordinance

The City of Allen has a noise ordinance that limits property-line noise contributions to 65 dB(A) during daytime hours (between 7:00 a.m. and 8:00 p.m.). The nighttime limit is 58 dB(A). It is our understanding that Christian Brothers stores are open Monday through Friday from 7:00 a.m. to 6:00 p.m., so only the daytime 65 dB(A) limit should be applicable. The limits given in the ordinance apply for all property lines, both residential and commercial.

Figure 1 shows the proposed site arrangement. The closest point of approach of the property line by potential service bay noise sources will be a 24-foot distance on the north side of Bay 9, on the west end of the facility. Other property lines will be farther from the bay doors, with the exception of the south (rear) façade, which will be only about 10 feet from the property line. The south façade will be solid masonry with only a few small ventilation openings.

Sound Level Measurements at Sugar Land, Texas

HFP conducted measurements of the operational sound levels at the Christian Brothers store at 8431 Homeward Way in Sugar Land, Texas on May 16, 2012. The store is essentially identical in layout to the proposed Allen store, and had vehicle repairs underway in 7 of its 9 bays, a typical work-day condition.

6001 Savoy Drive, Suite 215

Phone: 713.789.9400

Houston, Texas 77036

Fax: 713.789.5493

#1140, 10201 Southport Road S.W.
Phone: 403.259.6600

Calgary, Alberta, Canada T2W 4X9
Fax: 403.259.6611

The sound level monitor was set up approximately 54 feet from the open door of Bay 8. It could not be placed at 24 feet because it would have been in the middle of the driveway at the Sugar Land location. The general repair operations were not noisy. In the absence of aircraft overflights and nearby street traffic, the observed levels at the monitor ranged from only **51 to 54 dB(A)**.

Air-Powered Tools

The mechanics said that the air-powered impact wrench was the loudest tool they use in the course of their typical work. This noise source is not a continuous source. It is used for a few seconds at a time, primarily for removing or replacing lug nuts. A mechanic ran an Ingersoll Rand 2100G air impact wrench to emulate the worst-case noise from that procedure, and the *short term* level at 24 feet was 72 dB(A).

The mechanics said that, on very rare occasions, they may have to use an air hammer or chisel to cut seized bolts or rusted-on items. The lead mechanic said it is used only once every three months or so, and only for a few seconds. It should be a store policy to roll down the bay doors when this tool is used.

Air Compressor

The air tools are powered by a single central air compressor. At Allen, the compressor will be housed in an interior enclosure, and the property line contribution from this source will be insignificant.

Building Ventilation

The rear façade of the Sugar Land store had three small ventilation fan openings high on the wall. The noise from those openings ranged from 58 to 61 dB(A) at a distance of 10 feet. Those readings included contributions from the oil change shop next to the Sugar Land store.

General Conclusion

In terms of typical operation, the observed car repair activities were relatively quiet, and it is likely that the daytime limit for the Allen noise ordinance would be easily met over any reasonable averaging period at all locations along the property line. The likelihood of noise complaints is very small.

Figure 1 shows the estimated sound level contributions at various property line positions, based on the data and observations from the Sugar Land store.

Future Considerations

On occasion, momentary sound levels at the very closest point of the property line on the open bay side could potentially exceed the ordinance limit during air tool use for a few seconds at a time. If there are complaints or if the City of Allen chooses to enforce the limit to such a strict extent, it might be necessary to add a noise barrier on the north side property line. The barrier would need to extend along the property line from the dumpster enclosure toward the west, for approximately 100 feet. The general barrier location is shown on **Figure 1**. As a guideline, a 6-

to-8-foot tall wood fence with tongue & groove or lap & gap construction should be sufficient for this purpose. It would be preferable to add such a barrier in the future only on an as-needed basis. In the unlikely event that there are noise complaints, an engineered noise barrier could be more specifically designed to address any particular conditions that might arise.

Thank you for the opportunity to be of service. Please call if you have any questions or comments.

Sincerely,
HFP ACOUSTICAL CONSULTANTS INC.



Ronald R. Spillman, P.E.
Vice President

Attachment: Figure 1

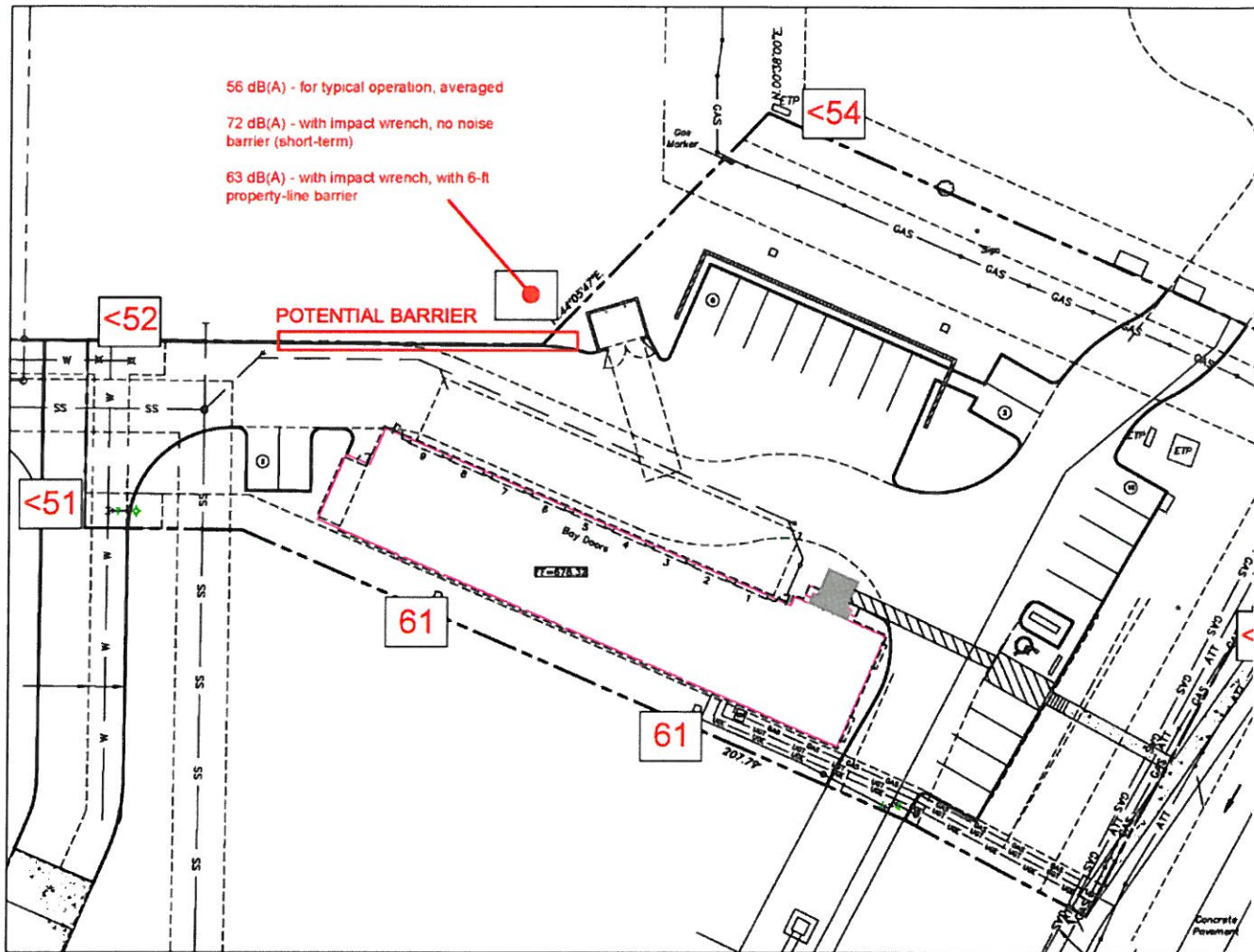


FIGURE 1
 Estimated Sound Level Contributions - Christian Brothers Automotive, Allen, Tex
 All values shown are A-weighted sound levels in dB(A).



Christian Brothers

A U T O M O T I V E

To Whom It May Concern:

CBAC operates in an environmentally responsible manner. We use biodegradable cleaning products and solvents which have no impact on the community at large or its utilities. However, automotive fluids take special care. For Christian Brothers, that means going above and beyond regulatory standards. Our concrete floors are polished and sealed before Certificate of Occupancy and cleaned with a zamboni style machine (1 – Panther CS-900 AutoScrubber) throughout the life of the location. The old style “wash down” by hose into floor drains is not approved, supported or allowed. We use double wall above ground containers to house our fresh automotive products and capture for recycling all used oil and coolant products (2 – RTT Series with Containment Vessel). Nationally, CBAC contracts with an environmental company to manage 100% of our recycling (3 – FCC Environmental).

As a “fail safe” measure, we install a 750 gallon oil interceptor that exceeds the total volume for any and all environmentally sensitive fluids housed in the building (4 – Oil Interceptor). Per our Commodity Count (5 – Fluid Type and Storage), our total onsite fluid count is 615 gallons, 135 less than Max capacity. The interceptor is contractually serviced twice a year by FCC or equivalent provider. Bottom line, it’s simply peace of mind so we can confidently make the following statement.

Absolutely no automotive fluids of any kind are ever released into local utilities. This includes assurance for both Storm and Sanitary Sewers. Should a catastrophic event occur, our contract with FCC provides a \$1,000,000 insurance policy per incident for cleanup and remediation. Since our first store opening 1982, we have had no incidents of any kind.

Should you have any questions or if this letter does not satisfy your requirements, Please do not hesitate to contact us.

Sincerely,

Jonathan Wakefield
New Store Development Director
Christian Brothers Automotive Corporation
jwakefield@cbac.com
Cell – 832-655-5940
Office – 281-675-6120

Nice difference.®



Christian Brothers

A U T O M O T I V E

Attachments:

- 1 – CS=900 AutoScrubber Tech Sheet – 20B
- 2 – RTT Series with Containment Vessel
- 3 – FCC Environmental Contract Page
- 4 – Oil Interceptor
- 5 – Fluid Type and Storage

Nice difference.®

NARRATIVE QUESTIONNAIRE

3. What changes will need to be made to the property in order to accommodate your proposed use?

This is a new ground up development. All building and site plan requirements will be met.

4. What levels of noise, smoke, odors, glare, or other impacts will be generated by your proposal?

Please see attachments related to Item 2C

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5.

Do you propose outdoor storage at this location? If yes, please detail the type of storage you will have, where it will be located, how it will be screened, and what material it will be stored on.

We do not store any materials outside.

6.

If this project will be constructed in phases, describe each phase and estimated time frames.

One Phase build with a 5-7 month time frame. We will open for business within one month of C of O.

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7. If this proposal is for residential development, include the number of buildings and types of living units (e.g., single-family, duplex, tri-plex, etc.)

Not Applicable

8. If this proposal is for an institutional use (e.g., hospital, daycare, etc.) indicate the major function, estimated occupancy, delivery facilities, and community benefits that the city will receive from the project.

Not Applicable

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9. If this request is for a use that involves animals, specify the kinds of animals, the maximum number of each, and the containment plan.

Not Applicable

10. If there are any products being manufactured or processed on site, detail the method of manufacturing/processing and the method of storage.

Not Applicable