



# Christian Brothers

A U T O M O T I V E®

From: Christian Brothers Automotive Corporation  
17725 Katy Freeway, Suite 200  
Houston, TX 77094

To: Commerce City

RE: Letter of Intent - Christian Brothers Automotive

Following your review, it is our hope we will be granted permission to continue the development process. Thank you for your time and consideration.

Architecture:

All plans, specifications, and uses will be in compliance with local code, ordinances and are in keeping with the neighboring developments or higher in standard. Variances will be addressed on case by case basis with City Staff and Reviewing Agencies.

The artist's rendering below is an exact representation of our standard prototype.



**Nice difference.®**



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This finished store is 100% representative of our standard prototype.



## Hours of Operation and Standard Procedures

Unlike most other light automotive service facilities, Christian Brothers keep a more conservative schedule. We open at 7 am and close no later than 7 pm, Monday through Friday. Saturday for the first 180 days of operation. Most vehicles left overnight are stored within our secure bays for customer peace of mind and insurance parameters. We do not do tire recapping or body repair. These two activities are major noise and storage generators and are not a component of our scope of work.

Additionally, repairs designated as Heavy Vehicle Services are not a component of our scope of work, comprising less than 1% of all tasks performed. Typically, this level of service is only offered if a vehicle is brought to us in an unsafe or otherwise terminal condition. In the majority of cases, the customer will be referred to a specialist engine / transmission repair / replacement facility.

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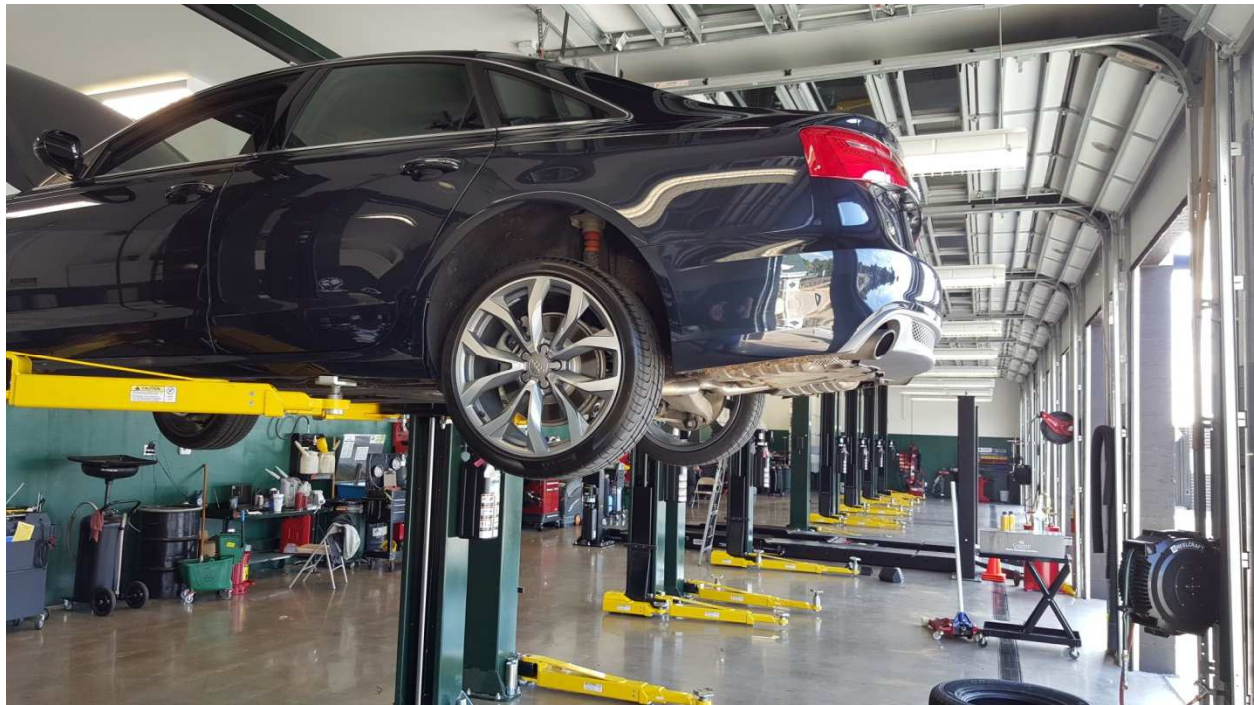
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The business is manned by 3 to 4 employees and the owner / franchisee.

Commerce City will find we operate our stores to the highest possible standards. Our shop floors are cleaned with a Zamboni style machine and no pollutants are ever released into the environment. All automotive fluids are contained in federal EPA and state compliant, double hulled, above ground containment vessels.

**Per ITE (International Traffic Engineers) Code 942 (See attached reports for other municipalities) we see 26 to 30 trips per day including employee traffic and deliveries. Self reporting averages are closer to 40 to 45. Deliveries are by light truck and never by a box truck or tractor trailer.**

Working Interior Photos



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## Office Interior



## Summary:

Based on architecture alone, we are essentially a small cottage with a nine car garage. Our footprint is very non-intrusive and fits well with any neighboring residential community. We truly believe our development brings a unique experience to the automotive repair arena and enhances quality of life. Since our lobby and reception, more closely resemble something you would find in a doctor's office, the maintenance and repair process becomes less threatening to people of all walks of life.

It is our hope that Commerce City can truly appreciate our presence and will find us to be a valued member of the community.

Thank you,

Jonathan Wakefield  
CBAC Director, New Store Development

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 PRESIDENT

JOSEPH T. RENGEL, P.E.  
 VICE PRESIDENT

R. MATTHEW BROWN, P.E.  
 VICE PRESIDENT

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 MISSOURI  
 FLORIDA

## MEMORANDUM

**DATE:** January 31, 2013

**TO:** Christian Brothers Automotive

**FROM:** Steven J. Fehribach, P.E.

**RE:** Trip Generation Analysis

Per your request, I have compared the proposal Auto Maintenance Facility to other land uses that could utilize the proposed vacant land. The following table shows the comparison to those land uses.

| Trip Generation                  |          |          |                 |         |          |         |
|----------------------------------|----------|----------|-----------------|---------|----------|---------|
| Land Use                         | ITE Code | Size     | Trip Generation |         |          |         |
|                                  |          |          | AM Enter        | AM Exit | PM Enter | PM Exit |
| Automobile Care Center           | 942      | 5,185 SF | 7               | 5       | 7        | 9       |
| Coffee/Donut Shop w/o drive-thru | 936      | 2,500 SF | 138             | 133     | 51       | 51      |
| Coffee/Donut Shop w/ drive thru  | 937      | 2,500 SF | 128             | 122     | 54       | 54      |
| Drive-in Bank                    | 912      | 4,000 SF | 28              | 22      | 52       | 52      |
| Shopping Center                  | 820      | 6,000 SF | 3               | 3       | 43       | 48      |

- Based on the trip generation analysis, it has been determined that the automotive use will generate significantly fewer trips as compared to the other uses.
- The number of trips generated by the proposed use would not adversely affect the street system and would cause less impact than other uses.