

# BENAVIDES AUTO RECYCLERS

4125 JEFFERSON ST.  
GRAND PRAIRIE TX.

## OPERATIONAL PLAN

CASE SU141002/S141003

AUG 2015

RECEIVED

AUG 26 2015

PLANNING DEPARTMENT

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Texas Board of Professional Land Surveying, Registration No. 101165-00

PROJECT: 260004

RECEIVED

AUG 26 2015

Operational Plan  
Auto Recyclers  
4125 E. Jefferson St.  
Grand Prairie, TX 75051

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PLANNING DEPARTMENT

Introduction:

Auto Recyclers will operate as an Automobile Salvage Yard to dismantle motor vehicles and recycle automobile parts. The business is located on a 35.62 Ac. Tract of Land at 4125 E. Jefferson Street (see attached Vicinity Map). Two existing one-story metal buildings are located on the northwest corner of the Tract (see attached Exhibit). Building "A" is the larger structure on this site (approximately 28,240 SF), and Building "B", the westernmost structure, is approximately 10,720 SF in size. The hours of operation will be 8:30am to 6:00pm. The business will employ ten people.

Per the Report entitled Floodplain Development Permit and NCTCOG CDC Permit Application for the Auto Salvage Project at 4125 E. Jefferson St. Grand Prairie TX. prepared by Halff Associates in Aug 2015, a portion of the site is located in the floodway and the remainder of the site is located in the 100-year floodplain of Mountain Creek. The site and vehicle storage configuration is based on Figure 4 (Proposed Mitigation) as referenced in the Report.

Floodway boundaries for the property will be specifically marked per the standards set forth in City of Grand Prairie Ordinance No. 7408, Article XX, Section 13-537(k). All *Underground Tank Storage Systems* and *Above Ground Tank Storage Systems*, vehicle storage, vehicle parts storage, hazardous waste storage, hazardous materials storage and regulated chemicals storage that are located within the 100-year floodplain or floodway will be subject to and will be in compliance with all federal, state and local regulations including those specified in City of Grand Prairie Article XX, Section 13-537(d), Section 13-537(f) and Section 13-538.

Scope of the proposed business:

The site will facilitate multiple use types including: office; automotive salvage facility; inoperable vehicle holding yard; and, sales of used automotive parts. **No vehicle parts washing or repair of motor vehicles will occur at this facility.**

Following is detailed information regarding how each use will operate on-site and the proposed location of each use.

Per the City of Grand Prairie Article XX, Section 13-535(i), all industrial waste will be waste characterized and disposed in accordance with federal, state and local regulations. Per the City of Grand Prairie Article XX, Section 13-535(j), this facility will obtain any stormwater authorizations that are required by federal, state and local regulations. This facility will comply with all federal NPDES and state TPDES stormwater discharge permitting and management regulations. Per the City of Grand Prairie Article XX, Section 13-535(m), no leaking water or wastewater from the water or sanitary sewer system will be allowed to discharge into the ground. This facility will be in compliance with City Code of Ordinances Chapter 13, Article IX – Liquid Waste; generation, Transportation, and Disposal. This facility will comply with all federal, state and local regulations regarding appropriate accumulation time-frames for on-site regulated liquids, semi-liquids, hazardous waste and solid waste. All waste will be disposed in accordance with federal, state and local regulations.

Per the City of Grand Prairie Article XX, Section 13-535(k), this facility will obtain any air authorization required by federal, state and local regulations. This facility will be in compliance with all federal and state air discharge permitting and management regulations. Applicable Air Regulations may include federal and state 30 TAC 111, 113, 115 and 117 and TCEQ Air Permit By Rule (PBR) Regulations. Applicable TCEQ PBR Regulations may include Rule 106.412: Fuel Dispensing; Rule 106.472: Organic and Inorganic Liquid Loading and Unloading; Rule 106.265: Hand-held and Manually Operated Machines; Rule 106.227: Soldering, Brazing, Welding; and Rule 106.18: Used Oil Combustion Units.

The boundary of the property will be enclosed by a nontransparent screening fence at least ten feet in height in accordance with City of Grand Prairie Article XX, Section 13-537(h). The vehicle storage yard will be screened from customers by a nontransparent fence.

#### Parking and access:

The parking area north of the buildings will include 185 parking spaces and 6 handicap spaces for customers and employees. Employees will park on the easternmost side of the parking area. Delivery vehicles may temporarily park along the eastern side of Building "A" (Loading Zone), east of the office area. Customers will enter and exit the site via a gate located at Access I (see Exhibit 1). Access II will be restricted to delivery vehicles.

## **Auto Recyclers Plan for Flooding Emergency**

**4125 E. Jefferson Street, Grand Prairie, TX**

A flood emergency exists on the Auto Recyclers property if Mountain Creek or West Fork Trinity River floodwater is uncontrolled and flowing beyond the river channels and encroaching upon the site, or endangering the evacuation route (East Jefferson Street).

*Auto Recyclers Staff* shall be responsible for:

1. Monitoring the possibility of flooding via Reverse 911 or other phone calls, email notifications, radio and television weather news and warnings, during periods of heavy or forecasted rainfalls for the vicinity.
2. Calling the City of Grand Prairie Fire and Police Departments when a flood threatens or occurs and provide them with contact information and request communication from them to Auto Recyclers of the estimated magnitude of expected flood event.
3. Flood prevention measures prior to or during floods include:
  - o Closing any flood-proofing features of buildings,
  - o Placing sandbags if necessary,
  - o Placing electrical equipment, computers, etc. at highest possible elevations within the buildings and de-energize.
  - o Moving all outside mobile (trucks, cars, loaders, etc.) equipment to higher ground.
4. Securing and restricting access to buildings and locking gates.
5. Evacuation of staff from facility, prior to excessive flood depths along Jefferson Street.

*Post-Flood Recovery - Auto Recyclers Staff* shall be responsible for:

1. Responding with appropriate action to recover from the flood, including general cleanup and debris removal where needed.
2. Inspection and cleanup of any outdoor storage facilities.
3. Contacting remediation contractors if needed, for damaged buildings and/or equipment. Some materials may need to be removed or dried.
4. Coordinating with the buildings remediation contractor, if necessary, to determine appropriate remediation procedures and ensure any remediation procedures are followed.
5. Ensuring the buildings remediation contractor follows the appropriate remediation procedures as it applies to asbestos or lead-paint.
6. Contacting outside contractors when equipment needs to be tested.
7. Inspection, crushing, and removal, as needed, of salvage vehicles impacted by the flood event. Inspect and repair any damage to anchoring system.
8. Coordinating, as required, with City of Grand Prairie to declare affected areas ready for re-occupancy.

Location per Exhibit 1	Use Type	Description of Use
A	Office	An office area, approximately 4,080 square feet in size, will be located at the northern end of Building "A". In the office area, employees will sell used automotive parts to customers.
B	Vehicle Storage Yard	Vehicles will primarily be stored within the designated "vehicle storage yard" located in the eastern two-thirds of the site. Access to the yard will be controlled via a gate in the fence directly east of Building "A". Automobiles will be stored in rows 30 feet in width, not exceeding two automobiles in width with rows 23 feet apart to provide firefighting accessibility in accordance with City of Grand Prairie Article XX, Section 13-537(g). Automobiles (vehicle bodies) may be stacked on top of each other, up to two vehicles high, but no higher than one foot below the top of the screening fence in accordance with City of Grand Prairie Article XX, Section 13-537(g). This facility will be subject to and in compliance with City Code of Ordinance Chapter 29, Article VII - Junked Vehicles.
C	Parking	The parking area is located in the northwest corner of the site. The parking area will include 187 parking spaces and 6 handicap spaces for customers and employees. Employees will park on the easternmost side of the parking area. Delivery vehicles may temporarily park along the eastern side of Building "A", south of the office area.
D	Bulldozer Storage	The Bulldozer Storage Area is located directly south of Building "B" and west of Building "A". This area provides ease of monitoring and access to the dismantling and storage areas. Vehicles in this area may still contain fluids, batteries and debris. Since loss of fluids are possible in this area, secondary containment will be required in accordance with TCEQ and City regulations. Secondary Containment structures will be designed at the time that final construction documents are prepared and accepted by the city's Building Dept.
E	Dismantling	Dismantling activities will occur in Building "A". These activities include the removal of all major components including: battery; motor; transmissions; brakes; drive train units and parts. All fluids will also be removed including oil, gasoline, antifreeze, transmission fluid, brake fluid and windshield wiper fluid. The vehicles will then be returned to the section of the site within the vehicle storage yard. All spills anywhere on the property will be contained and cleaned immediately in accordance with TCEQ regulations and City of Grand Prairie Article XX, Section 13-535(y). No liquids or wastes will be allowed to accumulate on the ground or outside of approved containers. No debris will be allowed to accumulate unless it is in an approved container.
F	Used Fluids Storage	Fluids from the dismantling activities will be drained into collection containers in the dismantling area and transferred to the storage area located in the south end of Building "A". These fluids include: fuel; antifreeze; refrigerant; oil; grease; transmission fluid; and, windshield wiper fluid. Oil and transmission fluids are mixed together and stored in steel drums within secondary containment structures. Other fluids will be stored separately in drums within secondary containment structures. Any fluids that are mixed with hazardous waste will be managed as hazardous waste. Fluids shall be stored in approved containers and labeled in accordance with federal, state and local regulations.

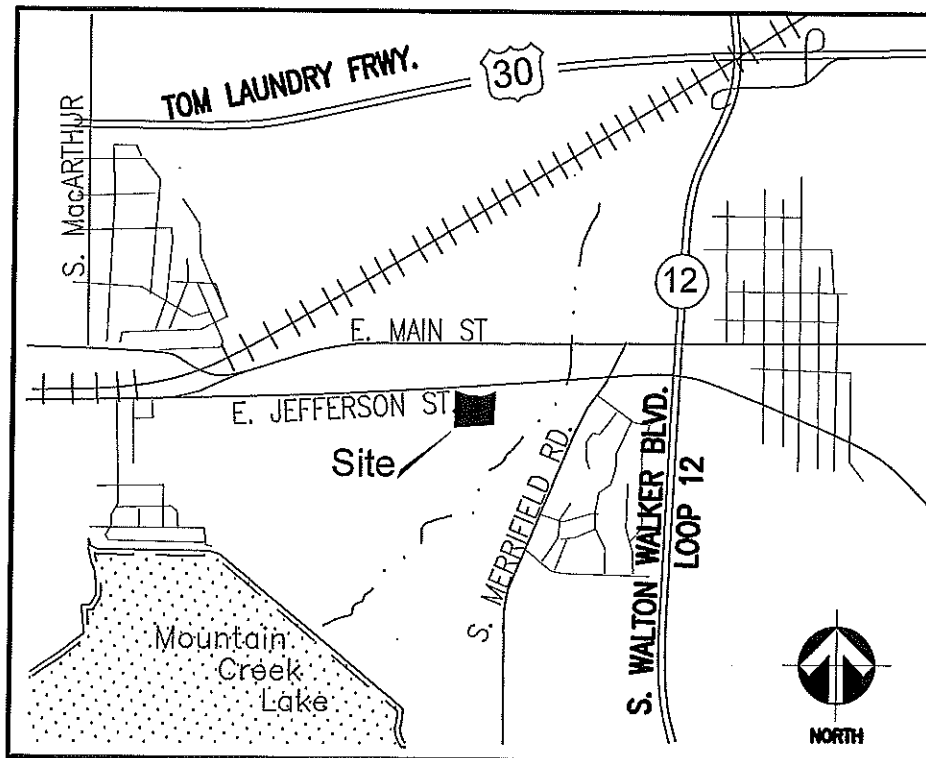
Location per Exhibit 1	Use Type	Description of Use
G	Operational Supply	Oil for forklifts and other fluids that are used for operating the facility, will be stored in the south end of Building "A". Operational supply materials will be stored in accordance with federal, state and local regulations.
H	Contaminated Soils / Absorbents Storage	Soils that are tainted by oils, fuels and other fluids will be collected and placed in containers. Clay based absorbents that are used to keep free fluid spills collected are also placed in containers. Per the City of Grand Prairie Article XX, Section 13-535(p), all drums and containers containing waste will be labeled in accordance with state and federal regulations.
I	Parts Washer	This facility will not maintain or operate a "Parts Washer" equipment.
J	Drive Train Storage	Drive shafts, rear ends, drive or steering units and other drive train components will be collected and stored in Building "A". Drive train will be placed on steel rack frames within the interior of Building "A" with secondary fluid containers placed beneath the shelf of the steel rack frame to collect extraneous fluid waste.
K	Battery Storage	Batteries will be collected and stored in the east side of Building "B". Batteries will be reclaimed and sold to a commercial car battery company. This facility will obtain registration with TCEQ as an authorized facility for recycling or reclamation of batteries.
L	Radiator	Radiators will be stored in the east side of Building "B".
M	Doors and Hoods	Door and hoods will be found intact on vehicles' body, or, will be stored in steel racks on the ground. See Photo "G". Mercury switches will be removed from hood and trunks in the dismantling stages and stored in approved containers.
N	Miscellaneous Parts Storage	Used oil filters will be drained before recycling and will be stored in steel drums. Used oil filters will be removed only by a TCEQ registered transporter.
O	Chassis Storage	Chassis are defined as being the frame where the vehicle "body" is fastened, which makes up the complete vehicle (see Photo "H"). The "chassis" are typically stacked one-ontop of the other.
P	Tire Storage, Rims/Wheels Storage	Tires, rims and wheels will be placed on steel rack frames within the interior of Buildings "A" and "B" and secured with steel cables or chains which will be anchored to the reinforced concrete floor slab. Some tires are stored with the rims still in place. The tires shall be stored so as to not allow standing water at any time in accordance with City of Grand Prairie Article XX, Section 13-535(l). This facility will be subject to compliance with City Code of Ordinances Chapter 13, Article XV - Vector Control. Waste tire generator identification will be obtained from TCEQ. Tires will be removed exclusively by a TCEQ registered waste tire hauler. See Photo "I".
Q	Drain Table	This facility will not operate or maintain a "Drain Table" equipment.
R	Cores	Cores are motors and transmissions that are damaged but can provide working parts for units that are being remanufactured or overhauled. The hull may be damaged but the inside parts are still working or vice versa. Cores will be collected and stored within Building "B". Cores are recycled from the facility via a core buyer.

Location per Exhibit 1	Use Type	Description of Use
S	Compressor	The compressor unit will be located under the awning between Buildings "A" and "B". The compressor provides power for the tools used during the processing and dismantling activities.
T	Engine / Transmission	Engines and transmissions will be staged inside the dismantling area, collected and stored in Building "B".
U	Crusher/Crush Storage	Vehicle crushing will occur west of Building "A". The vehicles are crushed, temporarily stored on the ground for collection and removed from the site via truck. In accordance with City of Grand Prairie Article XX, Section 13-536(e), all crushing operations will be conducted on a concrete pad. All fluids discharged to the pad will be cleaned immediately after "crushing operations" are completed.
V	Containers	Collection containers for trash, metal recycling and debris will be located adjacent to Building "A". Municipal dumpster will be located on the facility grounds. No debris will be allowed to accumulate unless it is in an approved container per the City of Grand Prairie Article XX, Section 13-535(d). Per the City of Grand Prairie Article XX, Section 13-535(n), all drum and other containers used for storage of regulated materials will be marked with the name, address and phone number of the business. Per the City of Grand Prairie Article XX, Section 13-535(p) all drums or containers containing waste will be labeled in accordance with state and federal regulations. The containers will be collected from the location, emptied at the point of recycling and returned to the site.
W	Fuel Storage	Fuel storage will be located in the south end of Building "A". Fuel will be stored in a steel drum inside a secondary containment unit in accordance with TCEQ regulations regarding Petroleum Storage Tanks. See Item "F".
X	Rolloff	This area will be used to collect and remove metals from the facility to provide for easier recycling of metals and other materials.

# AUTORECYCLERS

4125 JEFFERSON ST

GRAND PRAIRIE TX

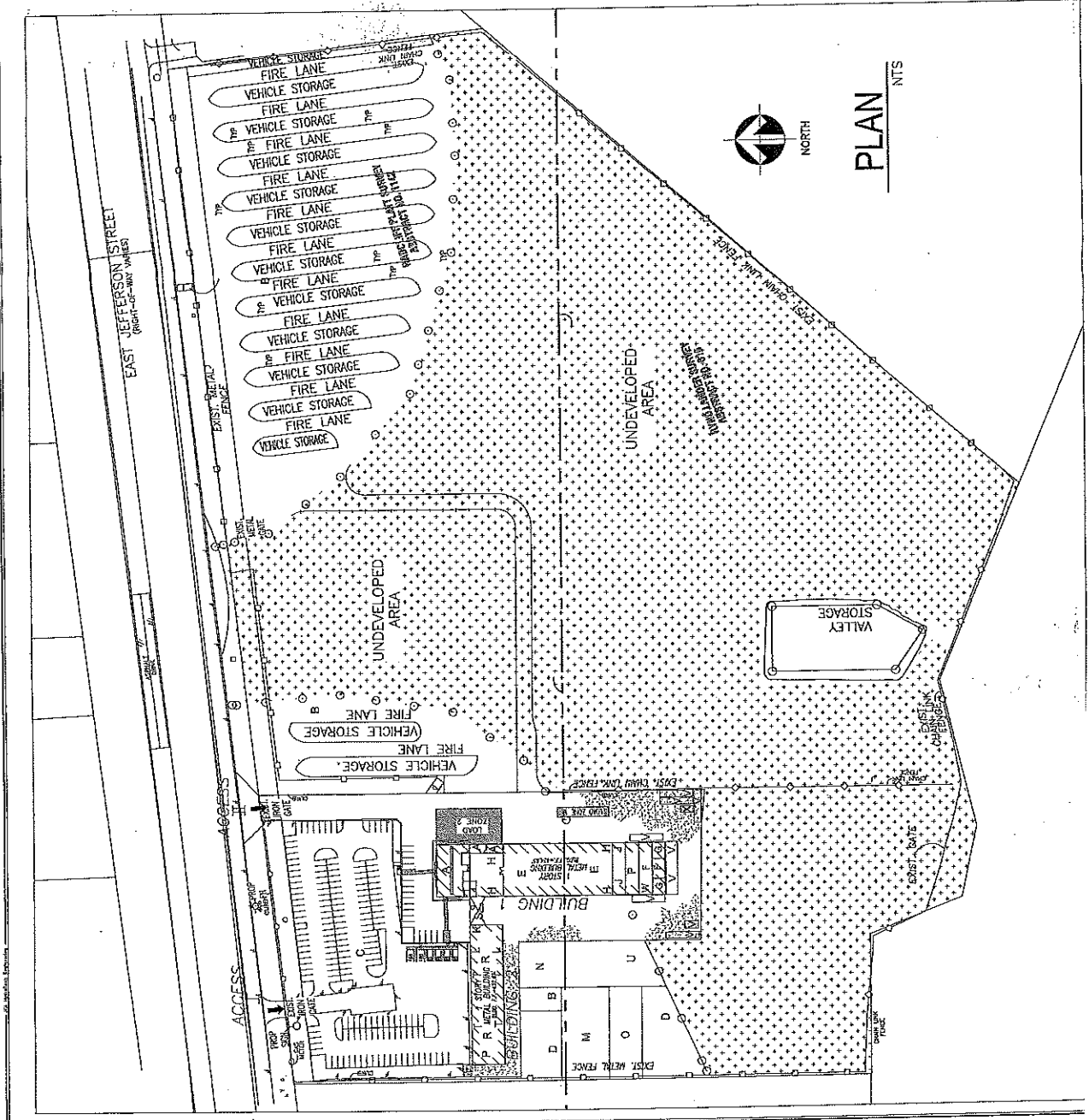


## VICINITY MAP

NOT TO SCALE



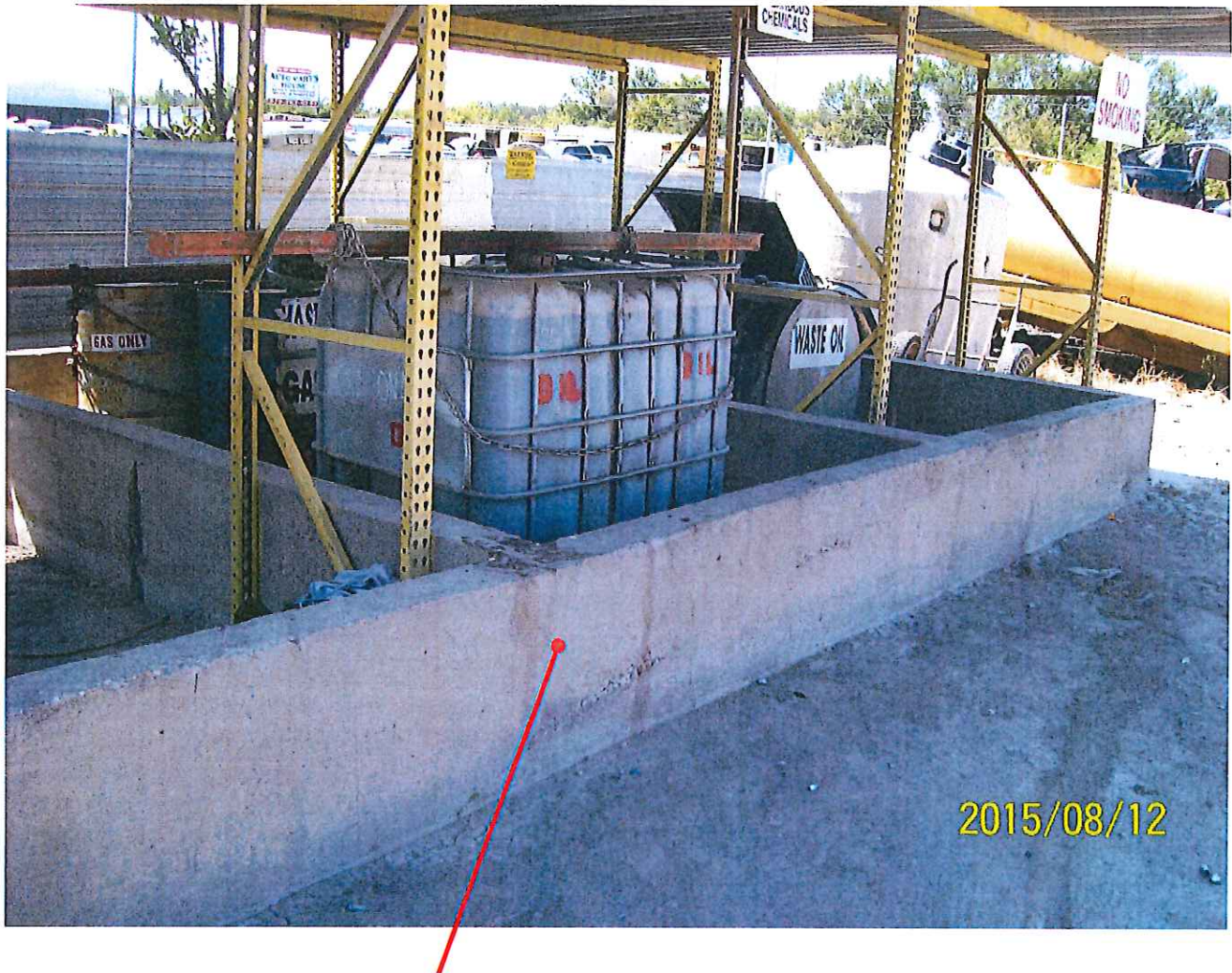
OPERATIONS-SUMMARY TABLE	
ID	LAND USE
A	OFFICE
B	VEHICLE STORAGE
C	PARKING FOR CUSTOMERS
D	BULLPEN STORAGE (PROVIDING EASE OF MONITORING AND ACCESS TO DISMANTLING AND STORAGE AREAS)
E	DISMANTLING (REMOVAL OF ALL FLUIDS, BATTERY, MOTOR, TRANSMISSION, DRIVE TRAIN UNITS AND BRAKES)
F	USED FLUID STORAGE (FUELS, OILS, GREASES, WIPER FLUIDS, AND ANTIFREEZES)
G	OPERATIONAL SUPPLY (USED FOR OPERATION OF THE FACILITY AND ON-SITE ACTIVITIES)
H	CONTAMINATED SOILS/ABSORBENTS (USED FOR COLLECTION OF SOILS THAT WERE TAINTED BY OILS/FUELS)
J	DRIVE TRAIN STORAGE (DRIVE SHAFTS, REAR ENDS, DRIVE OR-STEER UNITS)
K	BATTERY STORAGE
L	RADIATOR STORAGE
M	DOORS AND HOOKS
N	MISCELLANEOUS PARTS STORAGE (POWER STEERING PUMPS, WATER PUMPS, TORQUE CONVERTERS)
O	CHASSIS STORAGE
P	TIRE STORAGE, RIMS/WHEELS STORAGE
R	CORES
S	COMPRESSOR (PROVIDES POWER FOR THE TOOLS USED DURING PROCESSING AND DISMANTLING ACTIVITIES)
T	ENGINE/TRANSMISSION STORAGE
U	GRINDER/CRUSH STORAGE
V	CONTAINERS (USED FOR TRASH, METAL RECYCLING, AND DEBRIS REMOVAL)
W	FUEL STORAGE
X	ROLLOFF (USED TO COLLECT AND REMOVE METALS FROM THE FACILITY)



# APPENDIX

(PHOTOGRAPH  
ILLUSTRATIONS)

## PHOTOGRAPH A.1



**SECONDARY CONTAINMENT  
(CONCRETE)**

**FLUIDS STORAGE**



## PHOTOGRAPH A.2



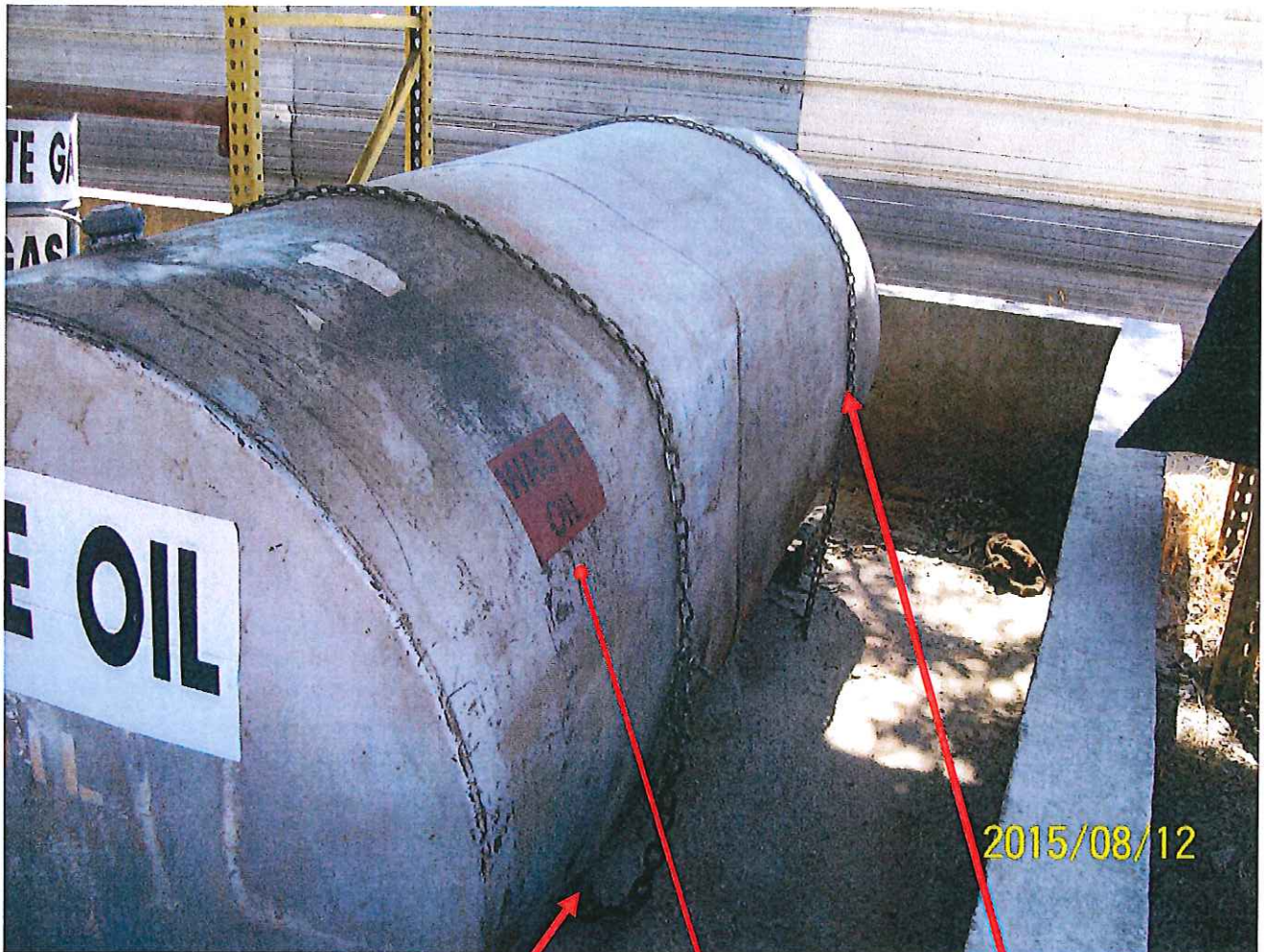
CHAIN

DRUM

FLUIDS STORAGE



## PHOTOGRAPH A.3



ANCHOR

DRUM

CHAIN

FLUIDS STORAGE



## PHOTOGRAPH A.4



DRUM

CHAIN

FLUIDS STORAGE



## PHOTOGRAPH B



STEEL  
RACK

STARTERS RACK



## PHOTOGRAPH C



SPILL  
CONTAINMENT

STEEL  
FRAME  
RACK

TRANSMISSIONS RACK



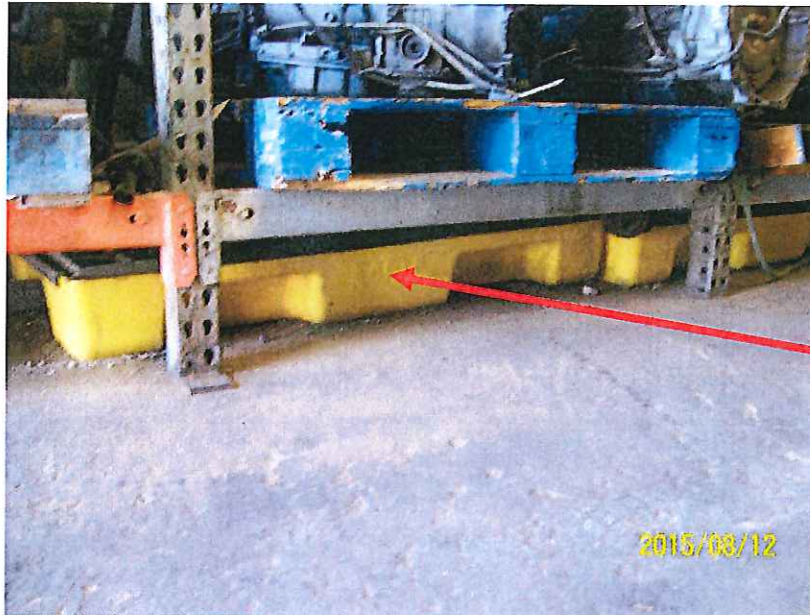
## PHOTOGRAPH D



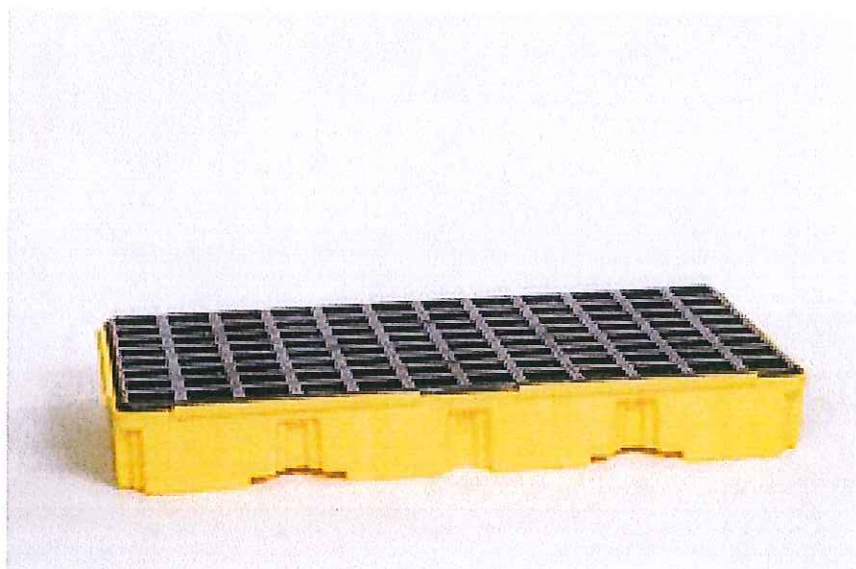
STEEL  
FRAME  
RACK

MOTORS RACK

## PHOTOGRAPH E



**SPILL  
CONTAINMENT**



**SPILL CONTAINMENT  
CONSTRUCTED OF  
HIGH DENSITY  
POLYETHYLENE (HDPE).**

**BY EAGLE MANUFACTURING  
COMPANY  
WELLSBURG, WEST VIRGINIA**



## PHOTOGRAPH F



2 VEHICLE (BODY) STACK

VEHICLE STORAGE AREA

## PHOTOGRAPH G

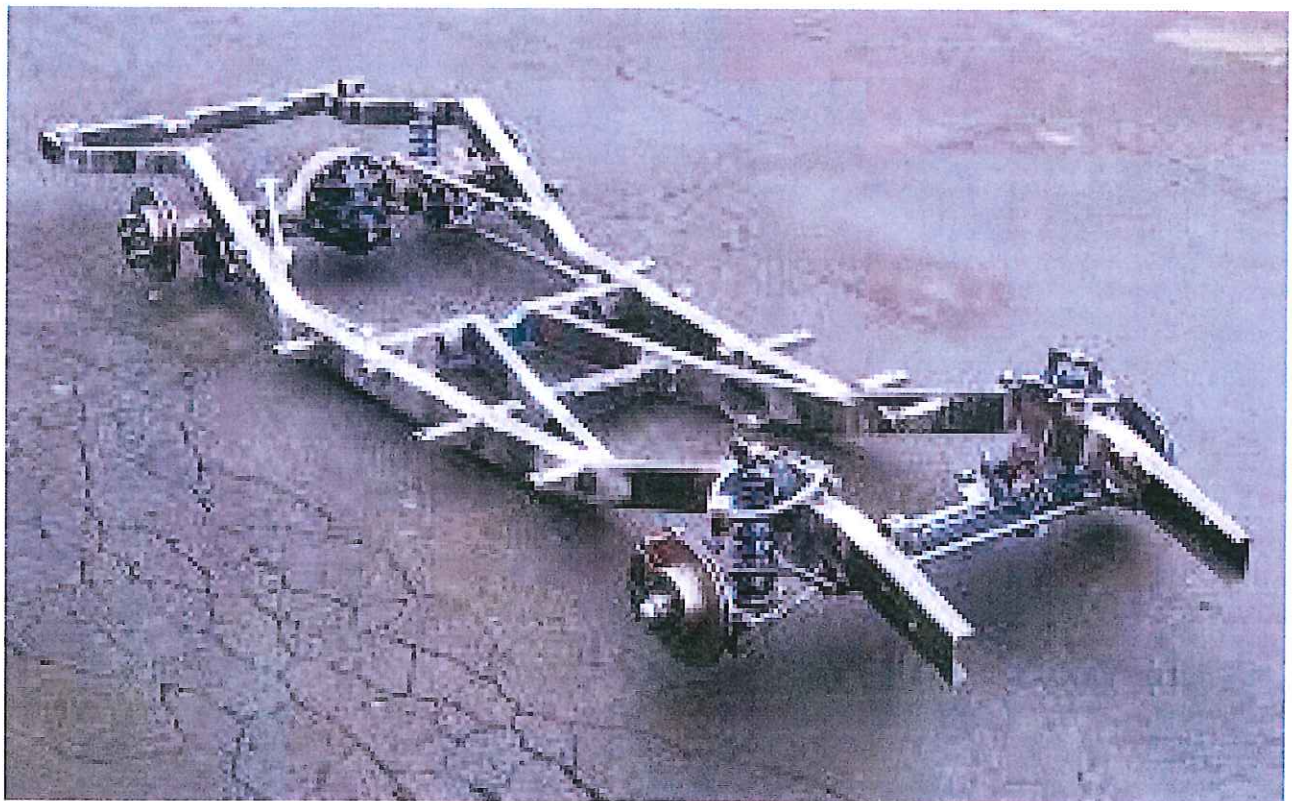


CABLE

DOORS STACK



## PHOTOGRAPH H



CHASSIS

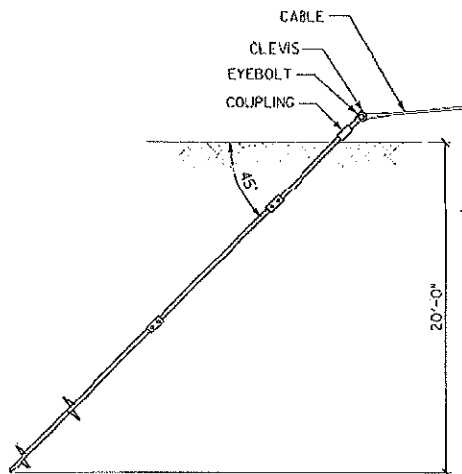
# PHOTOGRAPH I



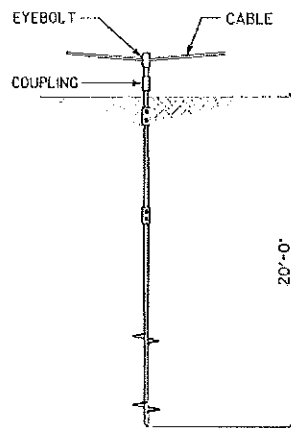
CABLE

TIRES WITH RIMS

# PHOTOGRAPH J



01  
FIG 7  
HELICAL END ANCHORAGE  
SCALE: NTS



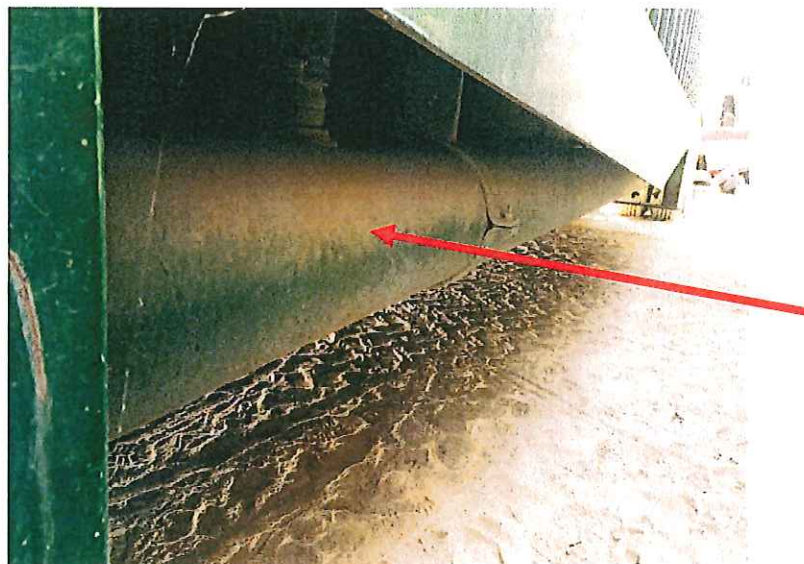
02  
FIG 7  
HELICAL INTERMEDIATE ANCHORAGE  
SCALE: NTS

4125 E Jefferson St. Grand Prairie, TX	
AVO: 30007A	DATE: 8/11/2015
<b>HALFF</b>	FIG 7

ANCHOR



## PHOTOGRAPH K



HOLDING  
TANK

CRUSHER