

H.D.A. FAMILY AUTO SALES and REPAIR

1629 E. MAIN ST.

GRAND PRAIRIE, TX 75050

Operational Plan- SU141101

H.D.A. FAMILY AUTO SALES and REPAIR is a family owned and operated business, operating in Grand Prairie since 1998. Originally opened at a location on Industrial Street, the business moved to the current location in 2000. On this lot of approximately 74000 square feet, there is a frontal office building of 2080 square feet and five bay garage of 2304 square feet. A large covered area to the rear of the office houses racking for parts storage. The business employs eight individuals including four family members. H.D.A. normal hours of operation are 9:00 am to 6:00 pm, Monday through Saturday.

The primary business of H.D.A. consists of the wholesale, retail, and internet sale and repair of previously owned, antique and damaged vehicles, which would include drivable and un-drivable vehicles at times. The company holds all necessary and required licenses included but not limited to State of Texas Independent Dealers license and Motor Vehicle Finance license. In addition H.D.A. is a partner with the State of Texas Clean Air/Aircheck Program.

H.D.A. is not in the business of selling used or salvaged parts of any kind. Any and all parts located on premises are strictly used in the repair or restoration of company inventory or auto body repair related to client vehicles. Daily operations on the property have remained unchanged from operations over the last 15 years. They include: General Auto Repair, both body and mechanical (which are solely done within the five bay garage structure), auto sales and finance (which are conducted from the frontal office area), car detailing, installation of parts and accessories, and the repair or removal of parts (all of which are also limited to being conducted within the five bay garage structure).

It is specifically for the purpose of compliance that H.D.A. is seeking reclassification to operate as an Automotive Rebuilder. We will use our extensive rear lot to store vehicles awaiting repair or for pickup; antique and damaged vehicles, both drivable and un-drivable, vehicles being held for sale(inventory overflow); and the storage of various body parts including but not limited to frontal or rear body clips, purchased for auto repair purposes. Scrap metals will be held in containers in a designated location for scheduled removal and recycling by various independent contractors that we work in association with. This proposed storage lot is surrounded on all sides by an eight foot metal fence. The adjacent lot to the East is a motel parking lot, to the West is an automotive repair yard, and to the South (rear) are railroad tracks. The lot is not visible from any adjacent lot or public thoroughfare.

No vehicular repairs will be performed in the rear lot or any outside area. All repair work will be performed inside the enclosed five bay garage structure currently on site.

We are asking an accommodation in that the unpaved rear storage lot be improved within a multiphase plan and timeline accordingly. Initially upon the approval of our specific use permit, phase one would include construction of a concrete driveway that extends from the front to the rear of the property where the storage lot is located. Additionally, a fire lane turnout area would also be paved. We are asking that the balance of the rear lot be permitted to use engineered, crushed gravel as paving. The use of crushed gravel is consistent with other area lots, while the concrete fire lane is above area standards. The immediate requirement for full concrete would pose an economic hardship, and present egregious, financial obstacles to compliance. However, should the city approve the specific use permit allowing the usage of the property's rear storage lot, H.D.A. would engage in a multi phase plan to pave the entire rear lot over a set number of years, to be determined in the near future.

We have indentified multiple parking spaces to be used for employee parking and customer parking within the new site plan being submitted for our proposal. All parking spaces including handicap access parking, will be located in the rear storage lot area moving forward.

H.D.A. recognizes that the city has the goal of citywide beautification and environmental improvement. Our small, family owned company, has made a significant effort to comply with this goal. H.D.A. has already invested over \$100,000 in property improvements to the front of our property (paving, paint, etc.), and additionally accepts the responsibility of more improvements and paving to accommodate our specific use permit, should it be approved.

H.D.A. FAMILY AUTO SALES AND REPAIR is here for the long haul. It is our goal to remain in business and compliant with all city regulations. It is our objective vision to grow and prosper within the City of Grand Prairie; the place we have come to call home.

Additional Questions and Answers to be Considered:

1. Are there any hazardous materials being stored and used on site?

Answer: In the day to day operations of H.D.A. Auto Sales and Repair, the most common hazardous materials being stored or used on site include common materials such as: automotive motor oil, transmission fluid, brake fluid, etc., paint, primer, thinner, dish wash soap, etc. As per current regulations, all waste automotive fluid are contained in 55 gallon drums within the repair shop and picked up by disposal contractors as needed. Paint products are stored and disposed of according to environmental code (labeled containers, etc.).

2. Are there any industry standards for this business?

Answer: *H.D.A. and it's employees are not currently aware of any specific standards related to auto sales and repair. However, we have always attempted to operate within all current and previous city and state regulations.*

3. Are there any traffic concerns?

Answer: *No, there are no anticipated traffic concerns with specific use permit.*

4. Are nearby residential properties likely to be affected by the use?

Answer: *As stated within our operational plan, the property is surrounded by an eight foot metal fence with a hotel on one side, an automotive sales and repair business on the other side, a railroad directly behind, and directly in front of our business, there are more commercial businesses. Hence, there is no possibility of residential properties being affected in any way.*