Allen &
Ridinger
Consulting, Inc.

285 W. Southwest Parkway
Lewisville, Texas
75067

March 17, 2008

Mr. Chris Barker, Planning & Development Manager
The City of Euless
201 N. Ector Dr.
Euless, Texas 76039-3595

Re: Land Use Data – National Tire & Battery (NTB)

SUP Application

Dear Mr. Barker:

The following supplemental information has been provided to give the City a more complete picture of the proposed use for the proposed National Tire and Battery (NTB) on Hwy 121 in the City of Euless.

Pavilion Development Company plans to build a 8,000 s.f.±, National Tire and Battery auto parts accessory sales and service center on a 0.816 acre tract located on the east side of Hwy 121 south of Centurion Way in the City of Euless. This project is part of a larger 5.7± acre development.

NTB operates from 7:00am to 8:00 pm Monday through Friday, Saturday 7:00 am to 7:00 pm, and from 9:00 am to 6:00 pm on Sundays. Their primary business is retail tire sales and installation and minor automobile service, including, tire sales and installation, suspension repairs and service, wheel sales and service, alignments and brake related services, fluids and filters. A typical NTB has 10 bays and 6 full time employees, limiting the number of cars which can be worked on at any one time to 6. Some of the bays are designated for specific services, and require specialized equipment (such as alignment bays). These limiting factors reduce the amount of traffic to the store. A typical NTB store sees approximately 20-40 customers per day.

NTB is aware of the concern its neighbors have about noise, so there are several noise reduction features which are inherent in the building design. In a recent study conducted by Mike Fann and Associates, on the NTB Store IH635 in Irving (the same design as proposed in Euless), there was a 7dB reduction in sound on the bay side, from inside to the immediate outside of the bays, due to the fact that the reverberant sound bounces around inside the building and all of it does not make it out. At 45', directly in front of the bays (generally the customer lot curb) the sound is reduced by another 8dB. At the rear of the building, the storage area on the back side of the building blocks noise from impinging directly on that wall, acting as a buffer. As a result the sound coming out of the front of the building must bend around 2 corners either to the side or vertical over the roof. It was necessary to move a car horn outside of the building to measure the noise reduction associated with the sound making those turns. The sound was not audible when

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the car was inside the building. The car horn was never audible on the back side of the building, even with it placed outdoors. The background noise of IH635 (similar in distance to 121 in the Euless example) prevented this audibility or measure. The study concluded that the NTB store tested was in compliance with the jurisdictions sound ordinance.

The proposed facility has been oriented in such a fashion that the service bay doors face away from the residential to the east and south as well as away from the highway to the west in order to reduce noise levels to the residential property and maintain aesthetic views.

Finally, NTB typically stores limited quantities of new and used oils and fluids (a list of which can be provide upon request), all of which are handled and disposed of in a manner consistent with any jurisdictional requirements.

NTB has provided aesthetically attractive service centers in a number of high-end commercial developments in the area. We believe that this project will provides a much needed service to the community, a highest and best use of this property and will be an asset to the contiguous commercial development and to the area.

We appreciate your consideration of our project and look forward to your favorable approval. Please call if you have any questions or comments.

Thank You,

Mr. Tracy A. LaPiene, P.E.
Project Manager