



Feliks Bulatov

On behalf of Bavaria AutoParts

Date: 7/17/2025

To:

Brazoria County Commissioner's Court

Subject: Request for Exemption – Automotive Salvage Yard at 17519 Pearland Sites Rd, Pearland, TX

Dear Commissioners,

I am writing on behalf of Bavaria AutoParts to respectfully request an exemption under the Brazoria County ordinance related to the location of automotive salvage yards.

We are in the process of acquiring the property located at 17519 Pearland Sites Road, Pearland, TX, with the intent to continue operating it as an automotive salvage yard. This property has been used for the same purpose for many years by Mr. Johnny Patke (Parts Unlimited) , a well-known and respected member of the business community. Mr. Patke has consistently maintained the site in a clean, orderly, and environmentally compliant manner. It is this level of professionalism and care that attracted me to this location, and I intend to continue the same responsible operational practices under Bavaria AutoParts.

We are aware that the property falls within the 1,000-foot setback criteria related to certain protected land uses as outlined in the county ordinance. On this basis, we request an exemption to proceed with our planned use.

Additionally, we would like to bring to your attention that the property lies within a 100-year floodplain, which is another condition that qualifies for consideration of exemption under the ordinance.

As a resident of Pearland, I am personally invested in upholding the highest standards in operating this business and in supporting the local economy and community. I respectfully ask for your favorable consideration of this request so that we may continue to use this long-established location for its current and historical purpose.

Thank you for your time and attention to this matter. Please do not hesitate to contact me if further information or documentation is needed.

Sincerely,

Feliks Bulatov

On behalf of Bavaria AutoParts