

BELAL INVESTMENTS INC
301 N BELTLINE RD
Grand Prairie, Texas 75050-5802
Tel: 817-4129270

OPERATIONAL PLAN
CASE NO. 141103

General Description

Belal Investment Inc. owns the land property at 301 N. Belt Line Rd. Grand Prairie, this property is 0.821 Acre, it is located at the North West corner of Belt Line and Small St. intersection and has a 2184.96 ft² concrete block (center block) building and zoned as General Retail with Specific Use Permit for Auto Repair & State Inspection business. The existing building has three garage doors facing east on Belt Line Rd. with approximately 8677 ft² concrete parking lot and 5346 ft² asphalt pavement.

With the current business occupying this building for state auto inspection, auto repair and tire service, it currently employs three employees with business hours Monday to Saturday 8 AM to 5 PM.

Due to business growth and need for more work space, Belal Investment is pleased to propose a 2400 ft² expansion to its existing building of which 448 ft² will be utilized as an offices including a bathroom. The added building will be facing south on Small Street.

With this addition the total building area on the property will be equal to 4584.96 ft². The added building will provide 3 bays with 6 garage doors 3 at the front side and 3 at the back side of the building. This additional space will allow for more efficient completion of historically performed work at this site and newly requested use permit as per the attached Auto Related Work Sheet.

Outside Display

Limited outside display (an area of approximately 40 ft²) will be utilized for:

- **New** Tires Display.
- **New** Wheels/Rims Display.

These will be mobile displays and will be removed during hours of closure.

The location of the outside display will be on the two sides of the south east corner of the existing building.

New & Used Oil:

New Oil will be stored inside the building.

Used oil will be collected in 100 Gallon Tight Head steel drum. This drum will be visibly marked with USED OIL and stored inside the building. When this used oil drum is full, the oil will be collected by an oil collection and recycling company.

Old Tires:

Old Tires will stored inside the facility and will be routinely transported to a tires disposal site.

Loading & Unloading Area:

Loading & unloading will be limited to small parts and supplies and will be made in the rear area of the new building.

Vehicles Flow:

Business will have two entry/Exit points, one on Belt Line Rd and One on Small Street. When a customer pulls in, business's employee will meet the customer, take his car keys and drive the car into the building for service or park the car in one of the available parking spots waiting to be serviced. When the car is ready the business employee will park the car in one of the available parking spots and bring the keys back to the customer. All vehicles movements will be contained completely on-site. For vehicles movements and traffic flow refer to site dimensional control plan.

Access and Parking

The property currently has approximately 8677 ft² concrete parking lot with total 4 main driveways (property accesses); 2 on the east side (Belt Line Road) and 2 on the south side (Small Street). New 4699.41 ft² concrete parking lot will be added and it is planned to provide minimum 13 parking spaces to accommodate employee and customer needs, the parking spaces will including 1 handicap parking. No change will be made for the driveways (property entrances).

Employment

It is anticipated that with the building addition the existing business will allow adding at least three full time employees (technicians) including:

- Oil change technician.
- Light Auto Mechanics (brake, oil change, etc.).
- Auto Tires Technician.

Business Hours

Business hours will stay the same Monday to Saturday 8 AM to 6 PM.