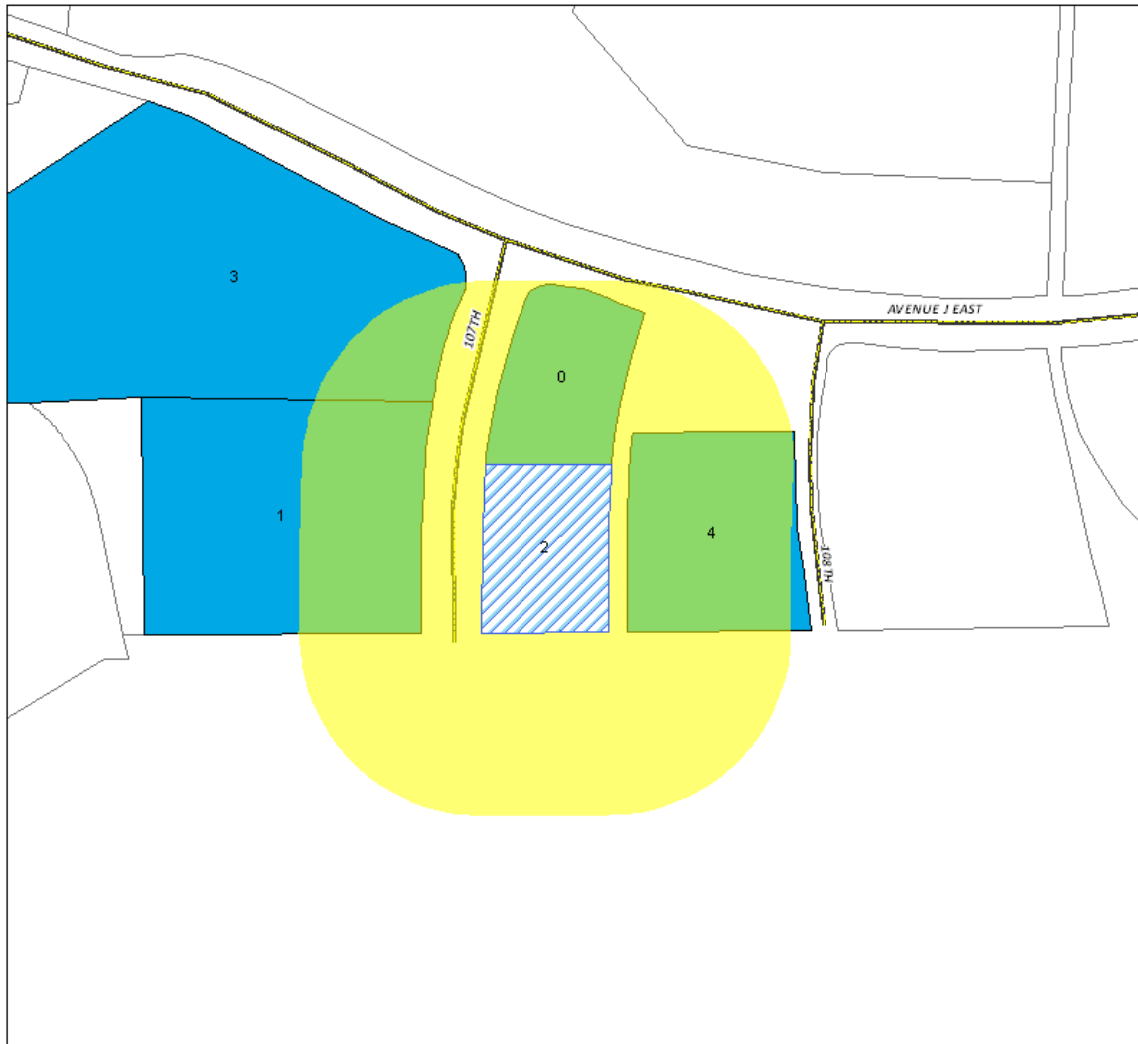


EXHIBIT 'A'
Location Map
Page 1 of 4



Property Owner Notification
LOCATION MAP



CASE NUMBER SU120803

Case Name: 1172 107th Street
Current Zoning: ☐

Request: Consideration of a request for the approval of a Specific Use Permit for an auto body and paint shop in an auto collision repair and customization facility located on 1.314 acres.






-  Case Location
-  300 ft Buffer
-  Property within Buffer

EXHIBIT "A"
Operational Plan
Page 2 of 4

My name is David Ngo. I am applying for a SUP permit to open an automotive collision repair and customization facility to be called One Concept Automotive. I currently own and operate a restaurant in Mansfield at the current time, but have over 10 years experience in the autobody and customization field. I started in the of Arlington with an automotive performance and accessory shop which I opened and ran for 2 years. I later started and ran a collision repair center with 7 employees for approximately 8 years. With the availability and opportunity of using the proposed industrial site in Grand Prairie, I will re-establish myself in the autobody and customization field. My plans include using approximately 3000 sq ft. of the front entry for a waiting area for customers and a showroom displaying some of our aftermarket parts and wheels. I also plan to do front end alignments using some of Hunter Engineering's state of the art aligning equipment. We will have a semi downdraft paint booth to refinish all of our parts and vehicles that will meet all environmental, city and state requirements. We will be doing some welding on the property to repair vehicles, but expect most of the work to be customization so welding will be minimal. Since the property is so large all vehicles will be stored indoors at night. During the day some vehicles will be moved outside to our secured area to increase floor areas and useable space. Our hours of operation will be from 9:00 am to 6:00 pm Monday through Friday and on Saturday from 9:00 til 1:00, being closed on Sunday. When the business commences I will manage 3 employees, with a mechanic, body technician and a painter. More employees will be added as needed. I understand the City's requirements for operating an automotive related business and will operate the facility in conformance with all City standards and operational codes.

David Ngo



RECEIVED

JUL 30 2012

PLANNING DEPARTMENT

Page 3 of 4

PLANNING DEPARTMENT
(SU120803)

EXHIBIT "A"
Building Photo
Page 4 of 4



