



October 24, 2018

Mr. David P. Jones, AICP
Chief City Planner
City of Grand Prairie
206 W. Church Street
Grand Prairie, Texas 75050

RE: Exemption from Development Moratorium - Graff Site – NWC of Beltline and Wildlife Parkway

Dear David,

Pursuant to your previous conversation with Bob Rice, regarding the proposed Industrial Development Moratorium, I am formally asking that my above referenced, 59-acre tract be exempt from any proposed development moratorium.

To give you a little background, my family has owned this Flood Plain property for years, and we started working on the development of this piece back in 2014. This is an extremely difficult piece of property to develop, given the required permits from the Army Corps of Engineers, Wildlife Parkway expansion, a Cell Tower lease, and part of the site is in the City of Irving. We received our Plat approval in September of 2015. (Please see attached) Shortly after the Plat approval, we started working with Crow Holdings and the Corps of Engineers to potentially bring the entire 59 acres out of the flood plain, which is the reason we delayed starting the first building. Recently, we received notice from the Corps, thru Crow Holdings, that we needed to develop the first building as originally designed.

We are currently updating the Building 1 plans, which is for a 230,000 sf building, and plan to submit to the City in the next 30 – 45 days.

Thank you very much for your time and consideration, and please feel free to contact either Bob Rice or myself with any questions.

Sincerely,

Stanley V. Graff

CC: Mayor Ron Jensen, City of Grand Prairie
Mr. Tom Hart, Grand Prairie City Manager
Mr. Bob Rice, Ironwood Realty Partners