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October 30, 2017

Mr. David Jones – Chief City Planner
City of Grand Prairie
206 W. Church Street
P.O. Box 534045
Grand Prairie, Texas 75053-4045

Re: 14.3389 Acre Speculative Light Industrial Development
2911 S Great Southwest Parkway
Grand Prairie, TX
Specific Use Permit Operations Plan

Dear David,

The purpose of this letter is to provide a general operations plan for the proposed development located at 2911 S Great Southwest Parkway. The proposed building is a 271,500-square foot Transfer & Storage Terminal which is consistent with the current light industrial zoning.

The development is currently speculative, meaning tenants are not yet know. Anticipated operations of this type of development include daily deliveries of bulk product on WB-67 tractor trailers (18-wheelers). The warehouse is anticipated to have small offices (likely $\pm 5,000$ SF) located potentially at each building corner. The development will comply with the City's environmental standards and noise ordinance.

It is our understanding that the proposed trailer parking spaces would require a specific use permit for Transfer and Storage Terminal use due to the proximity to adjacent single family zoned districts. Trailers would not be idling for an extended period on the site. The proposed trailer storage spaces would only be used for trailer parking. The trailer parking spaces are an important component to this type of development, as they allow empty trailers to be parked until ready to be picked up or loaded with additional product. Trailer storage provides greater flexibility and would make the property more attractive to the type of tenants that would occupy the building. We have proposed a 6-foot high masonry screen wall where adjacent to residential zoning.

The building height is proposed at approximately 50-feet from finished floor elevation to top of parapet. We are requesting a variance to allow a maximum building height of 60-feet in the event a tenant is found that requires greater clear height inside the building. We are already in the process of coordinating with the Municipal Airport for approval of this building height and will share with the City upon receipt.

We look forward to working with Staff through the review process.

Sincerely,

STREAM REALTY ACQUISITION, LLC

A handwritten signature in blue ink, appearing to read "Chris Jackson", written over the printed name.

Chris Jackson