



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 07/14/2025

PRESENTER: Tiffany Bull, Deputy City Attorney

TITLE: Development Agreement with DSF Miller67, LP establishing development standards for approximately 157.24 acres of land located North of U.S. HWY 67 in Grand Prairie’s Extra-Territorial Jurisdiction

REVIEWING COMMITTEE:

PURPOSE OF REQUEST:

DSF Miller67, LP owns approximately 157.24 acres of land north of U.S. Hwy 67. The land is located within a designated industrial district. The owner wishes to annex the property into the City and develop it for data center uses. A state legislative change allows property authorized for light industrial uses to be developed by right for mixed use or multi-family purposes. However, through the development agreement, the owner waives any rights the owner or successor has to develop the property for multi-family or mixed use purposes. The development standards included in the development agreement are the same as those outlined in the related zoning item.