

These PD regulations were prepared for the City of Grand Prairie in reference to the DAY MIAR BROAD ADDITION LOT 1 AND 2, BLOCK A.

1. The PD shall follow the requirements of the SF-E, Single-Family Estate zoning district except as noted herein.
2. Minimum building roof pitch of [2:12](#) shall be allowed.
3. The building setback for Lot 1 shall be a minimum of 30 feet, less any right of way dedication or acquisition for Day Miar Road or Broad Street.
4. The front yard setback for Lot 2 shall be a minimum of 25 feet, less any right of way dedication or acquisition for Day Miar Road.
5. Lot lines for Lots 1 and 2 shall be as shown on the approved Concept Plan, including segments of side lot lines which are not perpendicular or radial to the street right of way.
6. For the purposes of the PD district and the Concept Plan, Resolution 3924 shall not apply. Building materials and styles, roof pitch, building setbacks, lot landscaping, lot screening, open space requirements, and signage shall follow this PD and the approved Concept Plan.
7. Accessory structures shall be allowed as shown on the Concept Plan.
8. Equestrian Use and Private Stables shall be allowed on Lots 1 and 2.

Thank You,
John Marcus and Alma Ramirez
214-310-9210
jmr02@aol.com