

**AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 2.85 ACRES OUT OF THE WATSON, JACOB SURVEY, ABSTRACT NO. 1632, TRACT 1A AND 1B, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, GENERALLY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF BROAD STREET AND DAY MIAR ROAD, ADDRESSED AS 4665 EAST BROAD STREET, FROM AGRICULTURE DISTRICT TO A PLANNED DEVELOPMENT DISTRICT TO ALLOW SINGLE FAMILY; SAID ZONING ORDINANCE AND MAP BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL**

**WHEREAS**, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to rezone and reclassify said property from its classification of Agriculture District to Planned Development District to allow Single Family Uses; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on November 6, 2017, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office;

**WHEREAS**, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 9 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of Agriculture District to Planned Development District;

**WHEREAS**, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on November 21, 2017, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

**WHEREAS**, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification of Agriculture District and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:**

**I.**

THAT Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

“AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20<sup>TH</sup> DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN...”

Being passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone from its classification of Agriculture District to Planned Development District to allow Single Family Uses.

## **II.**

### **Purpose and Intent**

The intent of this planned development is to create a Planned Development District for single family estate development on 2.85 acres. The applicant intends to create two (2) residential lots from one lot. The property is currently zoned Agriculture with existing livestock and equestrian uses. The location and design of building areas shall conform to the attached zoning exhibit and conceptual building elevations, Exhibit “A” and Exhibit “B” incorporated herein by reference.

## **III.**

### **Development Standards**

Development shall conform with the requirements of the SF-E district as found in Article 3, Section 2.16 of the Unified Development Code, with the following exception:

#### **Planned Development Regulations**

1. Minimum building roof pitch of 2:12 shall be allowed.
2. 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.
3. 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.
4. 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.
5. 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.
6. Accessory structures shall be allowed as shown on the Concept Plan.
7. Equestrian Use and Private Stables shall be allowed on Lots 1 and 2.



### Applicability

1. All development on land located within the boundaries of this Planned Development District must adhere to the rules and regulations set forth in these Planned Development District Standards.
2. Except as provided, these Planned Development District Standards govern development within this Property. In the event of any conflict or inconsistency between these Planned Development District Standards and the applicable City regulations, the terms and provisions of these Planned Development District Standards shall control.

### General

Development of the subject property shall be in accordance with and conform to the City of Grand Prairie Unified Development Code (UDC) unless otherwise specified herein.

### Conceptual Plan

Development shall be in substantial conformance with the zoning exhibit and conceptual elevations contained in Exhibit "A" and Exhibit "B" of this ordinance, as determined by the Planning Director or his designee.

### IV.

All ordinances or parts of ordinances in conflict herewith are specifically repealed.

### V.


That this Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON  
THIS THE 21<sup>st</sup> DAY OF NOVEMBER 2017.**


**APPROVED:**

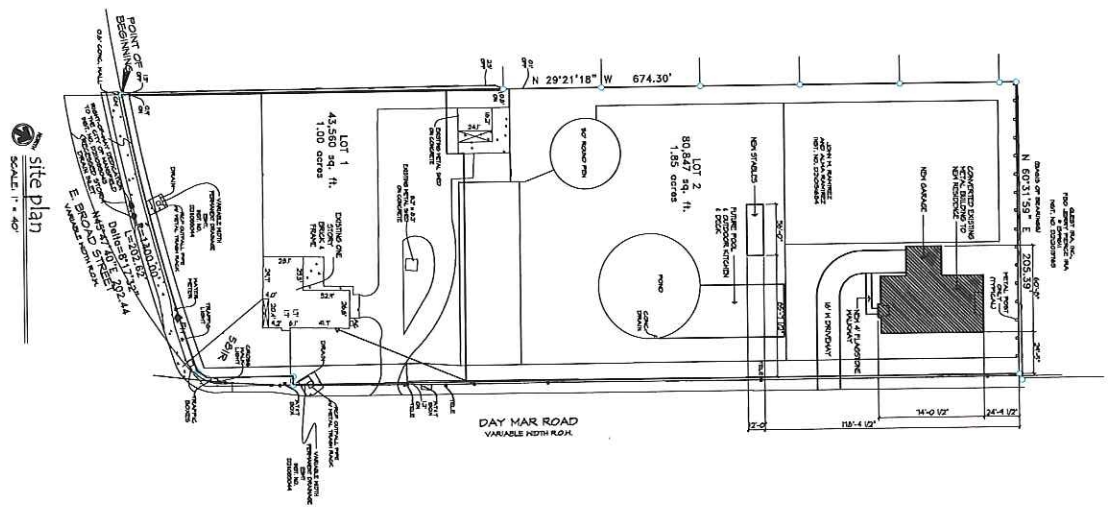
  
Ron Jensen, Mayor

**ATTEST:**


  
Deputy City Secretary

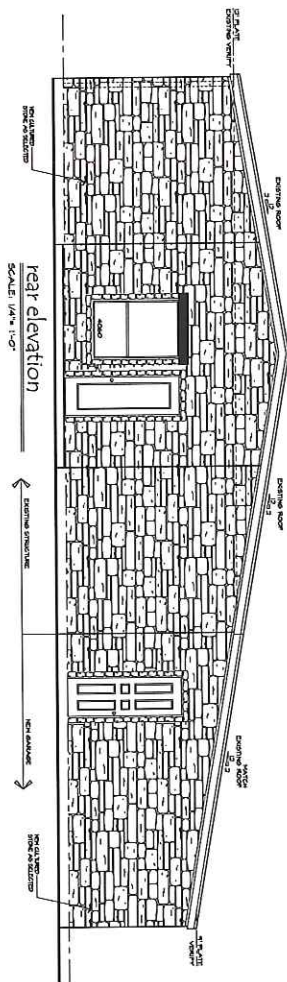
**APPROVED AS TO FORM:**

  
City Attorney

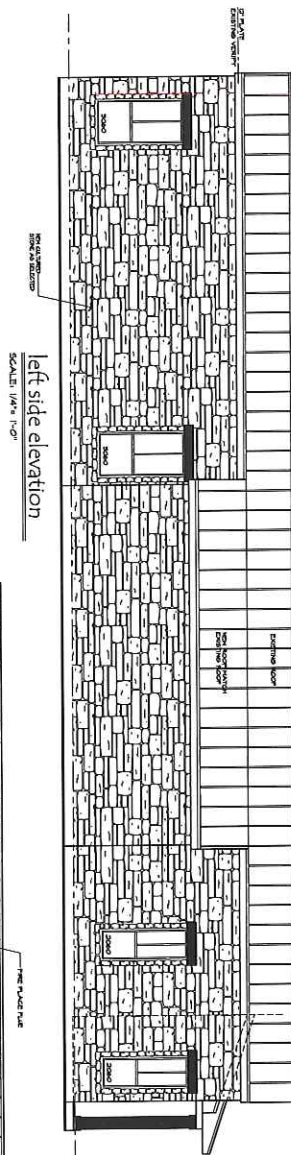


site plan  
SCALE: 1" = 40'

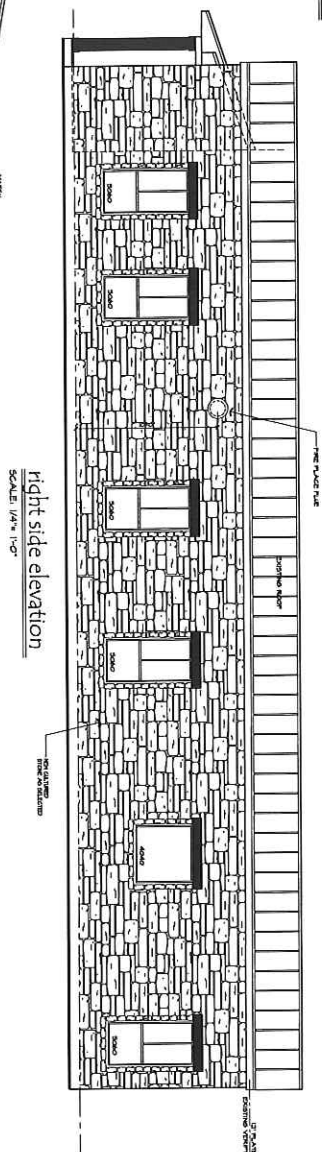
SHEET NO. 5	DATE DRAWN 09-20-17	BUILDER:	A NEW RESIDENCE FOR: <b>RAMIREZ RESIDENCE</b> 4665 E. BROAD STREET	REVISIONS	 <b>Steve Shuert</b> RESIDENTIAL DESIGN 700 S. Central Expwy. - Suite 400 Allen, Texas 75015 Office: 409.233.4181 www.stevedesign.com	THESE PLANS MAY HAVE TO BE MODIFIED TO MEET ENGINEERING AND/OR BUILDING CODE REQUIREMENTS TO NOT SCALE THESE PLANS						
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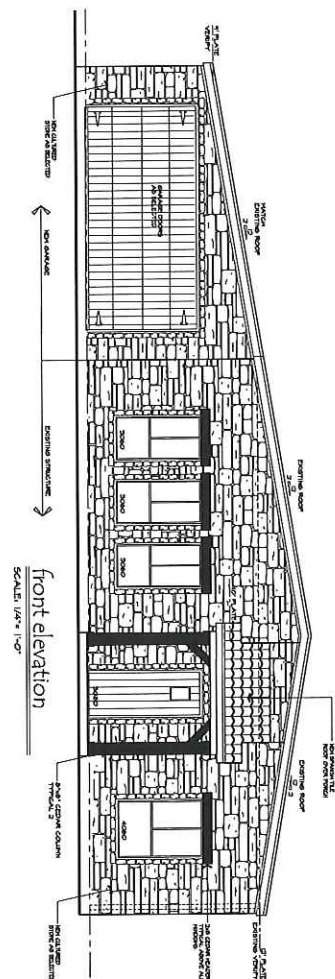
rear elevation  
SCALE: 1/4" = 1'-0"




left side elevation  
SCALE: 1/4" = 1'-0"

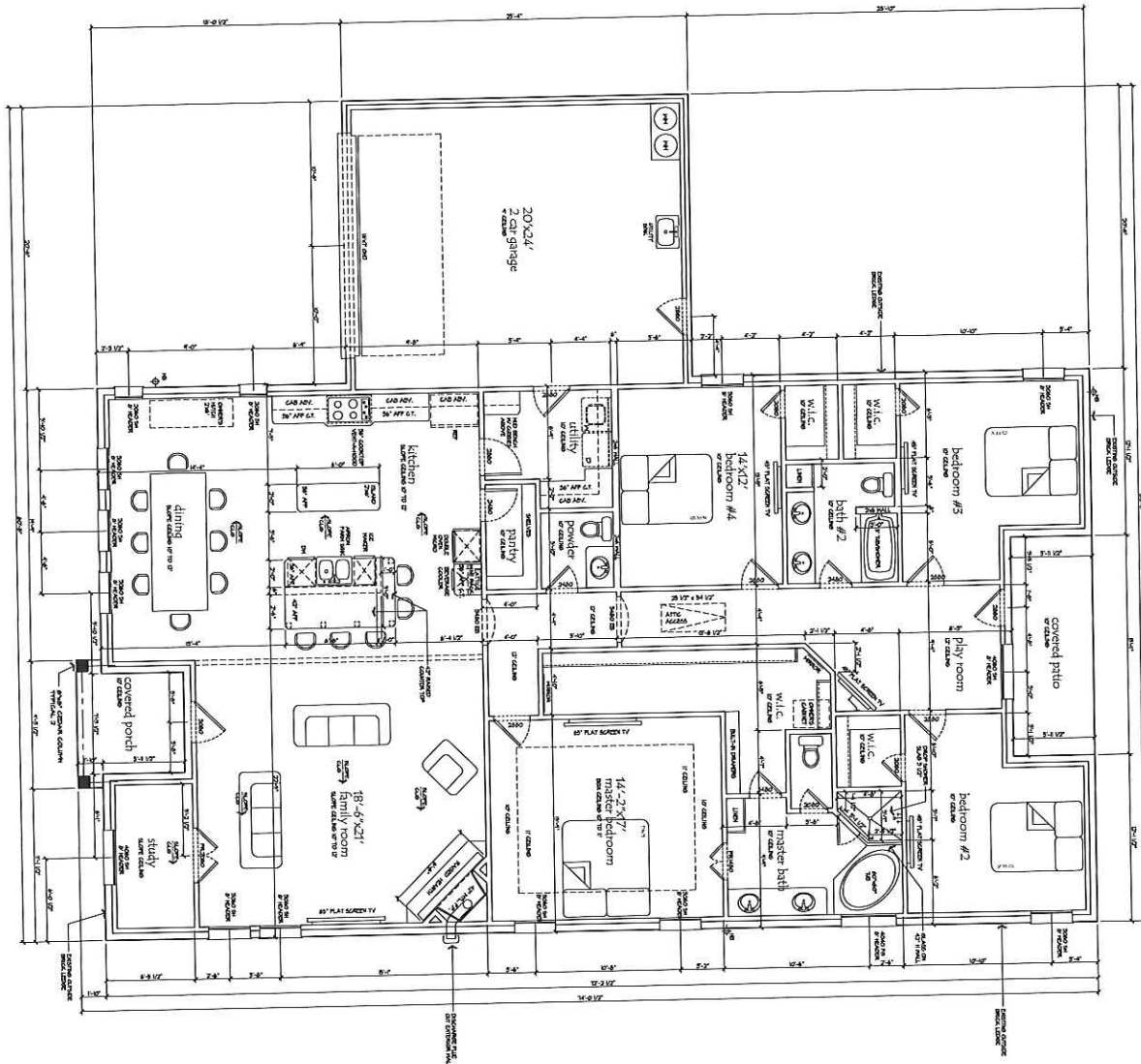


right side elevation  
SCALE: 1/4" = 1'-0"



front elevation  
SCALE: 1/4" = 1'-0"

BUILDER: DATE DRAWN: 07-20-17 SHEET NO: 2		A NEW RESIDENCE FOR: <b>RAMIREZ RESIDENCE</b> 4665 E. BROAD STREET	REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION										 <b>Steve Shuert</b> RESIDENTIAL DESIGN 700 S. Central Exp. - Suite 400 Allen, Texas 75013 Office : 469.233.1819 www.steveshuertdesign.com	DESIGNER ACCEPTS NO RESPONSIBILITY FOR LIABILITY FOR CONSTRUCTION AFTER DESIGNER TECHNICALLY COMPLETES THE DESIGN. DESIGNER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED IN THESE PLANS. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY DESIGNER IN WRITING OF ANY DISCREPANCIES BEFORE BEGINNING OR FULFILLING ANY WORK. THESE PLANS MAY HAVE TO BE MODIFIED TO MEET REQUIREMENTS AND/OR REGULATORY CODE REQUIREMENTS DO NOT SCALE THESE PLANS
NO.	DATE	DESCRIPTION															



# Floor Plan

AREAS	
TOTAL AC	28.99
COVERED	5.62
COVERED PORCH	7
COVERED PATIO	10.9
LAUN	3.87

BUILDER:

A NEW RESIDENCE FOR:  
**RAMIREZ RESIDENCE**  
 4645 E. BROAD STREET

REVISIONS		
NO.	DATE	DESCRIPTION



**Steve Shuert**  
 RESIDENTIAL  
 DESIGN

700 S. Central Expressway - Suite 400  
 Abilene, Texas 79610  
 Office: 409.235.4181  
 www.steveshuertdesign.com

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT AGREES TO HOLD THE ARCHITECT HARMLESS FROM AND TO INDEMNIFY THE ARCHITECT AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS PLAN. THE CLIENT'S USE OF THIS PLAN IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE CONTRACT. ANY OTHER USE OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.



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.
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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