

JUL 30 2015

**East Polo Road Planned Development (PD)  
July 25, 2015**

PLANNING DEPARTMENT

Parcel 20 of the City of Grand Prairie PD-136 (Ordinance 3565) as illustrated on Exhibit A (Westchester Land Use Plan) is comprised of nine (9) acres. The development standards specific to Parcel 20 are amended as outlined below. The development standards approved within PD-136 for all lands and development excluding Parcel 20 shall remain unchanged.

The following development standards will be established within this PD.

*It is the intent that all aspects regarding the development of this PD shall comply with all applicable City Codes and Ordinances except as established in this exhibit. If a development standard has not been specified in the PD, the applicable development standard shall be that which is specified in the district in which the use is first permitted as a primary use.*

**1. General PD-H Notes**

**A. Permitted Uses**

This PD will create a high quality, higher density single family residential neighborhood. As such, the permissible land use within this PD will be Single Family Residential.

**B. Property Owners Association**

One mandatory Homeowners Association (HOA) will be established for this PD prior to the recordation of the first final plat. The HOA established as part of this project shall be individually and collectively responsible for the enforcement of the recorded Covenants, Conditions and Restrictions.

Membership in the HOA must be mandatory for each homebuyer and any successive buyer.

The HOA must be responsible for liability insurance, local taxes, and maintenance of landscape facilities including but not limited to masonry walls and landscaping along the PD's thoroughfare frontage.

**C. Offset Parking**

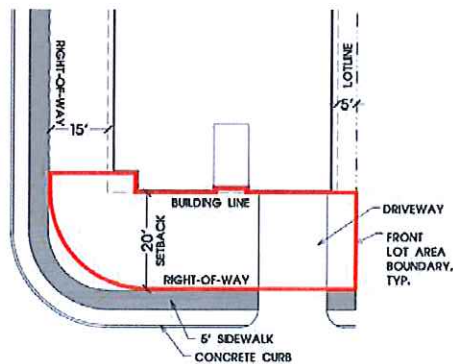
No commercial vehicle over eight feet (8') wide and 20 feet (20') long may be parked overnight nor stored with this PD area.

**2. Residential/Subdivision Elements**

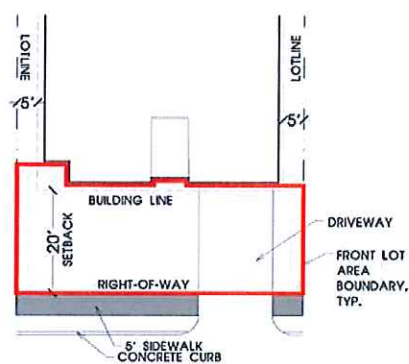
- A. Lot Totals.** The development of this PD shall be substantially similar to the Land Use Plan shown in Exhibit B. The Land Use Plan, as shown in Exhibit B may be altered during the platting process due to circulation, utility service, topography and drainage requirements. In no case shall the lot total exceed 41 residential lots without Planning and Zoning Commission approval.

- B. **Residential Lot Sizes.** The minimum residential lot width will be 50 feet (50') as measured from the front building line (lot line to lot line measured 25' back from the right-of-way). Residential lots at the end of cul-de-sacs or on the outside of knuckles may be reduced in width to 35 feet (35'). Residential lots facing a "T" type intersection shall have a minimum width of 50 feet (50'). All residential lots will be 5,500 square feet or greater in size. Typical of a residential subdivision, lot shapes and sizes will vary as illustrated on Exhibit B. As a result, the average lot size for the residential lots shall be 7,277 square feet per Exhibit B.
- C. **Residential Lot Coverage.** Maximum lot coverage shall not exceed sixty-five percent (65%).
- D. **Residential Setbacks.** Front - 25 feet (25'), rear - ten feet (10') including accessory structures, side - five feet (5') and corner side - 15 feet (15').
- E. **Residential Fencing.** Privacy fences on single family residential lots shall be located ten feet (10') behind the front elevation of the house and shall not exceed six feet (6') in height above grade. All fencing visible from a public right-of-way shall consist of stained cedar board and comply with the City's fencing standards as they exist or may be amended.
- F. **Subdivision Walls.** Subdivision walls will be built along the South Carrier Parkway and East Polo Road frontage. Tier 1 walls as defined by the UDC will be built along both roadways. Additionally, masonry columns will be constructed at a minimal interval of 50ft. on center along both roads.
- G. **Driveway Design.** Driveways shall be designed to adequately park two vehicles within each driveway. Driveways shall not constitute greater than fifty percent (50%) of the residential front lot area. The front yard area shall be defined as the area bound by the right-of-way, residential lot lines and the front house elevation extended to side lot lines or right-of-way. See **Figures H.1** and **H.2** below.

#### Driveway Layout Representation



**Figure H.1**  
**Corner Lot**



**Figure H.2**  
**Standard Lot**

- H. **Residential Streets.** All residential streets within this PD will be developed with a thirty-one foot (31') wide street.
- I. **Collector Thoroughfare Intersections.** This PD is constrained along the north and east by existing drainageways. As such, vehicular traffic generated at intersections along collector thoroughfares will be limited to the maximum 41 residential lots allowed within this PD. Due to this limited access, one (1) paved street consisting of two (2) 24 feet (24') travel lanes divided by a median will intersect with East Polo Road as illustrated on **Figure K.1**.



**Figure K.1**  
**Entry Street**

### 3. **Architectural**

A. **Minimum Living Area.**

- 50 foot lots – 2,000 square feet

B. **House Repetition.**

House elevations, brick/masonry color, siding color shall alternate at a minimum of every three (3) houses on the same side of a street and every two (2) houses on opposite sides of the street.

C. **Exterior Finish.**

- The exterior finish of all two story homes shall be a minimum of 85% masonry, excluding non-load bearing elements such as doors, windows, trim and accents.
- The exterior finish of all one story homes shall be a minimum of 100% masonry, excluding non-load bearing elements such as doors, windows, trim and accents.
- Masonry shall be defined as stone, simulated stone or brick.
- The use of materials such as wood shingles or wood siding shall be limited to accent features.
- The front and side elevations of all homes and all homes facing a public street shall be 100% masonry.

D. **Garage Door Treatment.**

- Garage doors may be located facing all public streets within this PD. Resolution 3924, Section II, D, 6 regulating front entry garages facing "T" type street intersections shall be waived due to the small size of the PD (41 residential lots).
- Two-car wide garage doors are not permitted.

- All home elevations shall incorporate an upgraded garage door. An upgraded garage door shall be defined as a metal door with the addition of window panels, a faux wood garage door with decorative hardware or a wood clad garage door.
- Upgraded garage doors shall not be required for swing in, side entry garages.

**E. Roof Pitch.** The roof pitches of the primary house, including garages, shall meet the following roof pitch standards:

- A minimum of sixty-five percent (65%) of the surface area of composition roofs shall maintain a minimum roof pitch of 8:12
- Wood roof shingles are prohibited



Lot No.	Lot Area s.f.	Lot Area Acres	Lot Width	Lot Depth (Avg.)
1	8209	0.19	52.0'	118.7'
2	6366	0.15	50.0'	131.1'
3	6275	0.14	57.4'	122.2'
4	6768	0.15	51.1'	114.7'
5	12383	0.28	41.3'	140.5'
6	10650	0.24	35.4'	141.4'
7	5809	0.13	51.6'	121.0'
8	6772	0.16	56.1'	125.0'
9	6637	0.15	50.0'	124.1'
10	6532	0.15	50.0'	121.2'
11	6140	0.14	50.0'	122.8'
12	6264	0.14	50.0'	125.3'
13	6317	0.15	51.6'	124.0'
14	9913	0.23	51.1'	136.2'
15	8630	0.20	46.1'	125.5'
16	5795	0.13	56.8'	105.0'
17	5500	0.13	50.0'	110.0'
18	5500	0.13	50.0'	110.0'
19	5500	0.13	50.0'	110.0'
20	6774	0.16	50.1'	114.2'
21	6967	0.16	50.1'	128.0'
22	9537	0.22	51.5'	154.4'
23	8480	0.19	48.5'	136.2'
24	7797	0.18	42.5'	123.0'
25	6791	0.16	45.8'	116.3'
26	6136	0.14	55.9'	115.4'
27	6546	0.15	50.0'	119.8'
28	6244	0.14	50.0'	114.9'
29	6092	0.14	50.0'	112.4'
30	6087	0.14	50.0'	112.3'
31	6229	0.14	50.0'	114.6'
32	6207	0.14	50.0'	116.5'
33	9211	0.21	85.1'	136.4'
34	7285	0.17	65.5'	118.3'
35	7746	0.18	73.4'	115.1'
36	8266	0.19	82.6'	107.5'
37	8372	0.19	81.8'	112.0'
38	7208	0.17	69.5'	121.7'
39	5691	0.13	51.1'	106.9'
40	8891	0.20	60.7'	127.0'
41	9679	0.22	86.8'	119.5'



### LAND USE SUMMARY

#### Density Summary

Maximum Lot Total:	41 lots
Gross Site Area:	9.0 acres
Right - of - Way Area:	79,933 s.f. 1.84 acres
Net Site Area:	7.16 acres
Net Site Density:	5.73 du./ac.

#### Residential Lot Standards

Minimum Lot Size:	5,500 square feet
Average Lot Size:	7,277 square feet
Typical Lot Dimensions:	50 ft. x 110 ft.

#### Setbacks

Front Yard:	20 ft.
Rear Yard:	10 ft.
Interior Side Yard:	5 ft.
Corner Side Yard:	15 ft.

### PURPOSE OF CHANGE

THIS PD WILL CREATE A HIGH QUALITY, HIGHER DENSITY SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD

### EAST POLO ROAD PD - EXHIBIT B ZONING CHANGE/CONCEPT PLAN

Case Number: Z150703/CP150702  
Current Zoning: PD 136 Current Land Use: N/A  
Proposed Zoning: PD136A Proposed Land Use: Residential

SHEET FILE: T:\150031-POH\CD\Drawings\PLANNING\Submittals\2015-07-14 PD Submittal\Exhibit B.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



North Date: July 14, 2015

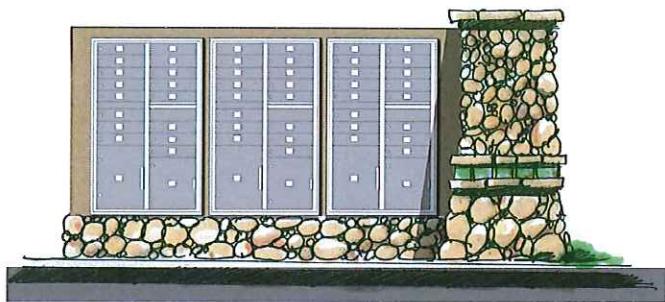
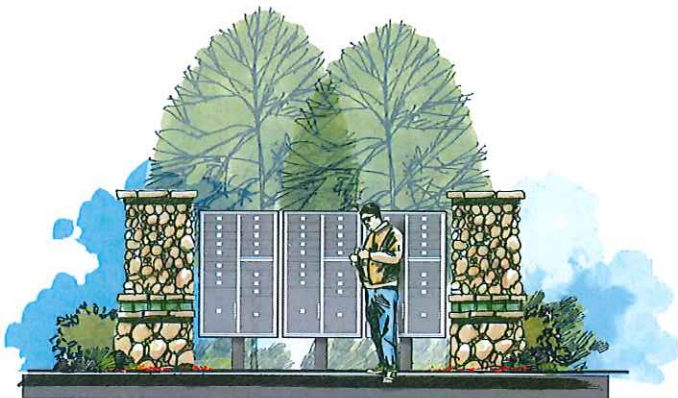


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CONCEPTUAL MAILBOX KIOSK



CONCEPTUAL FENCING



CONCEPTUAL ENTRY LANDSCAPING



CONCEPTUAL ENTRY SIGNAGE

### EAST POLO ROAD PD - EXHIBIT C CONCEPTUAL SITE LANDSCAPE/HARDSCAPE

Case Number: Z150703/CP150702  
Current Zoning: PD 136 Current Land Use: N/A  
Proposed Zoning: PD136A Proposed Land Use: Residential

SHEET FILE: T:\150031-POHL\cad\lwp\PLAN\PD\Submittal\2015-07-14 PD Submittal\Exhibit C.dwg  
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

Date: July 14, 2015

## Exhibit D

### Resolution 3924 Variations

Resolution 3924	Reference	City	Polo Residential PD
I.F.	Street Intersections	37' paved width must taper back to standard 27' paved width at certain distance back from said thoroughfare	One (1) residential street of two (2) 24' lanes with divided median shall intersect Polo Road
II.A.1	Lot Sizes	Establishment of minimum lot sizes	Minimum lot size of 5,500 sq. ft.
II.A.2	Lot Width	Minimum width of 65' with 80' required on lots facing "T" type street intersection	Minimum lot width of 50' as measured at front building line for all lots. Cul-de-sac and knuckle lots may be reduced to 35' wide.
II.A.3	Lot Coverage	60%	65%
II.A.4	Interior Side Setback	6'	5'
II.A.5	Minimum Living Area	20% of all residential lots shall contain 1,800 sq. ft. minimum living space	100% of lots shall contain a minimum of 2,000 sq. ft. minimum living space
II.A.6	Minimum Living Area	At least 80% of all residential lots shall contain a minimum living space of 2,000 sq. ft.	100% of lots a minimum of 2,000 sq. ft. minimum living space
II.A.7B	Corner Lot Setbacks	Corner lot with rear yard abutting front yard of another lot shall have a front yard along both street corner frontages	15'
II.A.8	Front Setback	25' front setback with front entry garage. 2' additional front yard setback to front of garage door.	25' setback
II.A.12	Rear Setback	20' rear setback plus 20' side setback on all lots that adjoin a ROW greater than 50'	10' rear setback for all lots. 15' corner setback for all lots.
II.B.1	2 Story Masonry Requirements	Minimum 80%	Minimum 85%
II.D.2	Non-front Entry Garage Requirements	30% of lots 60-69' to have non-front entry garages	Waived
II.D.6	"T" Type Intersections	Front entry garage lot permitted on lots that have frontage as visual terminus of the projecting intersection street	Waived, however houses will be oriented with front facing garages farther possible from intersecting street
Exhibit C-1	Lot Depth	120'	110'