

Dogwood Addition Planned Unit Development (PUD) Features & Regulations

A. Purpose and Intent

The Dogwood Addition Planned Unit Development (PUD) is composed of 6.18 acres as described in **Exhibit A**, Field Notes. The development aims to create a single-family residential neighborhood accessible to a larger demographic of the City of Killeen. The site plan attached as **Exhibit B** provides an illustration of the design intent of this PUD.

B. Land Uses

The entire 6.18 acres of the project will utilize the RT-1 Residential Townhouse Single Family district. The development shall adhere to all provisions for this zoning district unless otherwise addressed herein.

C. Homeowners' Association

A Homeowners' Association (HOA) shall be formed and responsible for the continuous and perpetual operation, maintenance, and/or supervision of all detention ponds, private park amenities, and monument signs, as applicable, within the development. The articles of incorporation of an owners' association shall be reviewed and approved by the City to ensure compliance with the provisions of the Killeen's Code of Ordinances.

D. Residential Development Standards

1. Allowable and Prohibited Uses

All buildings and premises located in this PUD shall be limited to townhouse development and accessory buildings and uses as described in Killeen Code of Ordinances Section 31-186. A townhouse shall be defined as one (1) single-family unit within a group of two or more dwelling units in which each dwelling unit extends from foundation to roof and with open space on at least two sides and attached to another dwelling unit on a least one side. A Townhouse group shall be defined as two to five townhouses.

2. Height Regulations

A townhouse in this district shall be a minimum of 1 story and a maximum height of 35 feet.

3. Area Regulations

a. *Townhouse Group:*

- i. There shall not be less than 10 feet of separation between each townhouse group.

- ii. A townhouse group shall include only two (2) connected units.

b. *Lot requirements:*

- i. Each townhouse lot shall have a lot area of not less than 3,500 square feet.

- ii. Each townhouse lot shall have a width not less than 30 feet.

- iii. Each lot shall contain a private yard with not less than four hundred (400) square feet of area. Parking areas shall not be included in the computation of the required private yard area. A wall or solid fence not less than six (6) feet in height shall be required on side lot lines where the required private yard adjoins such lot lines. A private yard may contain a patio cover or roof which does not cover more than twenty-five (25) percent of the private yard.

iv. Front yard:

- 1. The front yard/setback requirement shall be twenty (20) feet and a front loading garage shall be set back from the property line not less than twenty (20) feet. Carports shall not be permitted in the front yard.
- 2. In no case shall the required front yard of any townhouse be less than any required front yard on the same side of the street between intersecting streets.

v. Side Yard:

- 1. There shall be not less than five (5) feet of side yard provided at the side property line of any townhouse subdivision.
- 2. A side yard adjacent to a side street shall not be less than fifteen (15) feet.

vi. Rear Yard:

- 1. There shall be a rear yard having a depth of not less than twenty (20) feet as measured from the rear property line.
- 2. Garages or carports having direct access to a rear alley or common driveway shall be set back from the rear lot line not less than twenty (20) feet.

4. Parking Regulations

- a. Two (2) off-street parking spaces shall be provided for each townhouse.

- i. Resident parking spaces shall be provided in the front or rear of each unit. The spaces shall be in the unit's garage, carport, and/or driveway. No additional visitor parking shall be required.

- b. The width of driveways located in the front yard of townhouse lots shall not exceed sixty (60) percent of the width of the respective lots.

5. Block Length

Block length, measured along the centerline, shall not exceed 800'.

E. Roadway Types

Local roads with the district shall be 31' wide (back-of-curb to back-of-curb) within a 60' ROW. A 5' sidewalk shall be located on both sides of the road separated 5' from back-of-curb.

F. Landscaping and Street Trees

1. Landscaping

All provisions in Sec. 31.880 shall apply, unless otherwise noted below.

- a. Trees. Street trees are required in lieu of front yard trees.
- b. Shrubs. A minimum of eight (8) three-gallon shrubs shall be planted in the front yard of each lot.
- c. Ground Cover. Front and rear yards shall be fully sodded prior to final inspection of each home. St. Augustine grass is prohibited for use as a ground cover within the development.
- d. Front yard ground cover, street trees, and shrubs shall have an automated underground irrigation system.

2. Street Trees

a. Approved Street Tree Species

Street trees permitted for use are as follows:

- Lacey Oak
- Chinquapin Oak
- Shumard Oak
- Texas Red Oak
- White Oak
- Cedar Elm
- American Elm
- Bigtooth Maple
- Lacebark Elm
- Bur Oak
- Redbud

3. Street Tree Placement

Street trees shall be planted on both sides of the local road. One street tree shall be planted per residential lot. The street tree shall be planted within 3' of the sidewalk in the front of each residential lot. The tree shall be generally located midway between the edge of driveway and lot corner, away from the driveway. Street trees shall be required to be planted by the homebuilder with the installation of landscaping for each residential house. The street tree shall be credited to any required landscaping per residential lot/unit.

Street trees shall be container grown and shall be at least one and one half (1 ½) inches in caliper and six feet (6') in heights at the time of planting.

Root barriers shall not be required upon approval of proposed street tree species list.

4. Street Tree Staking

Once installed, street trees shall be staked with 7' steel posts and shall be painted dark green. Posts shall be driven into the ground a minimum 18" with a minimum 5' exposed above ground. Posts shall be consistent in height and aligned parallel to adjacent curbs. 12 gauge stranded cable with rubber hose shall be used to protect the tree trunk.

5. Street Tree Maintenance

The owner of any lot with frontage along a public street, including the HOA, shall maintain the street trees and other landscaping growing along the frontage or in the street ROW adjacent to the lot.

If a street tree dies, the adjacent property owner shall also be responsible for replacing the tree with a new tree matching the above specifications.

G. Fencing Standards

1. Fencing on Residential Lots

- a. All fencing on residential lots shall be wood privacy fencing or ornamental wrought iron fencing.
- b. Privacy and ornamental fencing shall not exceed 6' in height.
- c. The finished side of the fence shall face the public ROW.

2. Enhanced Fencing Adjacent to Dogwood Blvd.

- a. Fencing adjacent to Dogwood Blvd. on residential lots shall be wood privacy fencing 6' tall.
- b. 10 masonry columns shall be installed per the attached Site Plan.
- c. All fencing and masonry columns along Dogwood Blvd. must be consistent and match.

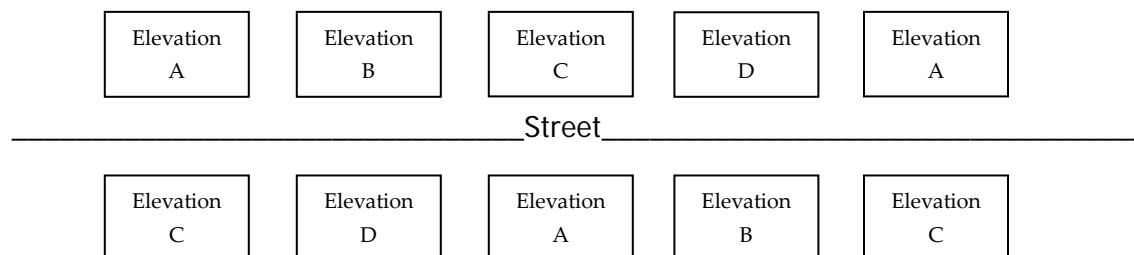
- d. Enhanced fencing along Dogwood Blvd. can be installed by the homebuilder at time of home construction.

H. Parkland and Common Open Space

Due to the topographical challenges within the project, the development will pay a fee-in-lieu-of for both parkland dedication and parkland improvements. These fees shall be \$750 and \$450, respectively, for each townhouse unit (30 units anticipated as depicted on the corresponding site plan). These fees shall be due at time of plat recordation.

I. Plan Repetition

1. Townhouse groups of the same elevation shall not be placed within three (3) townhouse groups on the same side of the street, or within two (2) townhouse groups on the opposite side of the street.



2. For purposes of this section, elevations shall be substantially different in terms of shape, massing, and form. The same elevation with different materials, different architectural features, or different fenestration shall not be considered a different elevation for purposes of this section.
3. Homes of the same or similar floorplan may be repeated within two (2) lots on the same side of the street or directly across the street from one another, provided the rooflines and elevations are noticeably different from one another.
4. Mirrored elevations shall not be considered different elevations for purposes of this section.
5. The homebuilder may seek pre-approval of proposed elevations from the Planning Division prior to submitting permit applications.

J. Architectural Standards

All new structures within the district shall include at least four (4) of the following architectural elements:

1. Horizontal articulation - A minimum of three (3) wall planes shall be provided on the front elevation, with offsets being at least twelve (12) inches deep.
2. Covered front porch - A covered front porch of at least forty (40) square feet in area per each unit within a townhouse group shall be provided. Such porch shall measure not less than five (5) feet in any direction.
3. Enhanced windows - Windows on the front elevation shall incorporate at least one (1) window enhancement, including: transoms, bay windows, shutters, dormers, eyebrow windows, headers, or other similar window enhancements.
4. Enhanced garage doors - Garage doors shall have accent windows and decorative hardware permanently affixed to the garage door.
5. Architectural features - The front elevation shall incorporate no fewer than (2) different architectural features, including: corbels, quoining, louvered vents, keystones, decorative railings, columns, cupola, turret, coach lights, or decorative half-timbering. Incorporation of at least four (4) different architectural features from this list counts as two (2) architectural elements.
6. Variable roof design - At least two (2) different roof types (e.g. hip and gable), heights, pitches, plate heights, or planes shall be provided.
7. Enhanced front doors. Front doors shall incorporate sidelights, double doors, a single front door with decorative glass, or other similar front door enhancements.

K. Garages

If a garage is provided, the following standards shall be met:

1. A garage door facing the street shall not comprise more than fifty (50) percent of the horizontal length of the front elevation; or
2. The exterior wall on either side of the garage door shall not protrude further than any other horizontal building plane on the front elevation.

L. Corner Lots and Lots Backing up to Existing or Proposed Streets

All lots whose side or rear lot line is adjacent to a street shall be one (1) story.