

Bunny Trail Planned Unit Development (PUD) Standards

A. Purpose and Intent

The Bunny Trail Planned Unit Development (PUD) is composed of 221.3 acres as described in **Exhibit A**, Field Notes. The development of the Property is planned as a high-quality community comprised of commercial uses along Bunny Trail and a mix of residential products, parkland and open space set behind the commercial uses.

The contents of these dimensional standards further explain and illustrate the overall appearance and function desired for this community. **Exhibit B**, Concept Plan has been attached to this PUD to illustrate the design intent for the Property.

B. Land Uses

The Project shall be comprised of 10.5 acres of commercial along the Bunny Trail and 163.2 acres of residential on the interior portions of the Property. The commercial portions of the project shall have a base zoning of NBD Neighborhood Business District. The residential portions of the Project shall have the following base zoning as depicted in **Exhibit B**:

- R-3A Muti-Family Residential
- RT-1 Residential Townhouse Single-Family
- SF-2 Single-Family Residential

The development shall adhere to all provisions for each base 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.

A professional management company shall be hired and contracted with by the Developer for purposes of managing and administering the affairs of the HOA.

D. Non-Residential Development Standards

The NBD Neighborhood Business District area of the Property shall be developed in accordance with City standards.

1. Allowable / Prohibited Uses

The Property will serve both residential and non-residential uses, with strong interaction between the two through the integration of parks, trails and other pedestrian nodes. The non-residential uses on the Property shall provide services to the residential component of the Property as well as the general area. The list of non-residential allowed and prohibited uses on the Non-Residential area of the Property shall comply with the uses defined for NBD (Neighborhood Business District) in the Killeen UDC, Article IV, Division 12B with the following exceptions.

The following are allowed uses in this PUD:

- Restaurant or café with drive-in or drive-through service.

2. Buffers

The required buffer shall be thirty (30) feet when siding or backing on to all residential districts. This may be reduced to twenty (20) feet by planting trees in accordance with the following formula:

A minimum eight feet (8') tall canopy tree shall count for 200 sq. ft.

A minimum eight feet (8') tall non-canopy tree shall count for 100 sq. ft.

The reduction in buffer area shall be calculated based on total square footage of the additional landscaping.

For example:

Lot dimensions: 100' x 300'

Canopy trees proposed: 5

Credit for these trees: $5 \times 200 = 1,000$ sq ft.

Therefore reduction shall be:

1,000 sq. ft. divided by 100 (lot width) = ten feet (10'). and the net buffer required is Gross buffer required minus buffer reduction (30' minus 10' = 20').

No development shall be authorized within the buffer area except for required or permitted landscaping and screening, stormwater detention facilities, and pedestrian walkways. The increased setbacks, which are measured from the property line, shall be required on the property in the higher intensity zoning district, and shall be observed at the time of construction. These buffer requirements are in addition to the screening standards.

E. Residential Development Standards

1. Maximum Number of Units

The maximum number of residential units shall not exceed 1,700 units as described below:

- a. Multi-Family Residential (R-3A)
 - Maximum of 800 units.
- b. Residential Townhouse Single-Family (RT-1)
 - Maximum of 600 units.
- c. Single-Family Residential (SF-2)
 - Maximum of 300 units

2. Lot size and setbacks

The minimum lot width, depth, and setbacks shall be as follows:

	R-3A	RT-1	RT-1 (Alley Loaded)	SF-2
Minimum lot width ¹ :	80 ft.	24 ft.	24 ft.	40 ft.
Minimum lot depth:	100 ft.	100 ft.	100 ft.	110 ft.
Minimum lot area:	8,000 sq. ft.	2,400 sq. ft.	2,400 sq. ft.	4,400 sq. ft.
Front setback ⁵ :	Minimum ⁵ : 0 ft. Maximum: 15 ft.	Minimum: 10 ft. Maximum: 20 ft. Garage door minimum 20 ft.	Minimum: 10 ft. Maximum: 20 ft.	Minimum: 15 ft. Maximum: 20 ft. Garage door minimum 20 ft.
Side setback:	10 ft.	0 ft./7.5 ft. ^{2,3}	0 ft./7.5 ft. ^{2,3}	0 ft. ⁴ / 5 ft.
Rear setback:	10 ft.	15 ft.	15 ft. Garage door minimum 20 ft.	5 ft.
Corner Setback:	15 ft.	15 ft.	15 ft.	15 ft.
Building Height	Maximum: 3 story (35')	Minimum: 2 story Maximum: 3 story (35')	Minimum: 2 story Maximum: 3 story (35')	Maximum: 2 1/2 story (35')

¹ Measured at the front setback.

² Zero feet (0') setback for interior units. Minimum separation between townhouse building shall be 15 feet (15').

³ A 15 feet (15'). sideyard shall be provided at the side property line of any townhouse subdivision.

⁴ Zero feet (0') setbacks on zero-lotline lots to allow for side access to rear garages.

⁵ No parking allowed in front setback. Front setback applies to any street facing portion of the site.

Single-Family Residential lot widths shall be measured at the front setback.

No more than 50 percent (50%) of the single-family (SF-2) lots shall be less than 50 feet (50') wide. Lots less than 50 feet (50') wide shall be alley loaded or have garages in rear.

3. Block Length

Residential Block Length (measured from curb to curb) shall not exceed 800' with the following exceptions.

1) Block length adjacent to Arterials shall not exceed 1,300'.

2) Pedestrian openings a minimum of 20 feet (20') wide shall be acceptable to meet the block length requirements of this section.

4. Townhouse Design Standards

The townhouse product may be constructed with each unit on an individually platted lot or constructed as a single lot condominium so long as the minimum building separation and lot area per unit requirement are met. A minimum of 50 percent (50%) of Townhomes shall be alley loaded. Final location of Alley Loaded townhomes to be determined at time of preliminary plat.

5. Townhouse Architectural Standards

The townhouse product shall be designed in compliance with City standards for the RT-1 architectural standards. Figures E.1, E.2 E.3 and E.4, Prototypical Townhouse Product graphically convey the prototypical building massing and form for the townhouse product. The elevations are conceptual only and not intended to specify or restrict the product to the prototypical product elevation.

Figure E.1 – Prototypical Townhouse Product

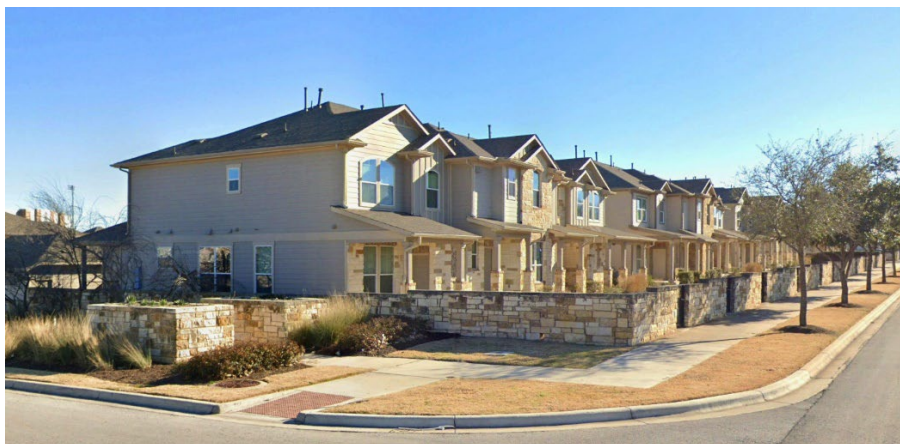


Figure E.2 – Prototypical Townhouse Product



Figure E.3 – Prototypical Townhouse Product



Figure E.4 – Prototypical Townhouse Product



6. Multi-Family Architectural Standards

The multi-family product shall be designed in compliance with City standards for the R-3A architectural standards. Figures E.4 and E.5, Prototypical Multi-Family Product graphically conveys the prototypical building massing and form for the multi-family product. The elevations are conceptual only and not intended to specify or restrict the product to the prototypical product elevation.

Figure E.4 – Prototypical Multi-Family Product



Figure E.5 – Prototypical Multi-Family Product



7. Single-Family Residential Architectural Standards

- a. All single-family structures shall include the following Architectural elements:
 - (1) Enhanced windows. At least one (1) window on the front elevation shall incorporate use of transoms, bay windows, shutters, dormers, and other similar window enhancements.
 - (2) Architectural details. The front elevation shall incorporate at least two (2) enhanced architectural details such as corbels, quoining, louvered vents, keystones, decorative railings, coach lights, or other architectural features as approved by the executive director of development services or his/her designee.
 - (3) Variable roof design. At least two (2) different roof types (e.g. hip and gable) or two (2) different roof planes of varying height, direction, or pitch shall be provided.
- b. All single-family structures shall also include at least three (3) of the following:
 - (1) Side or rear entry garage. No garage doors shall face the street on the primary elevation. This provision includes homes with side-entry, J-swing, detached, or rear-entry garages.
 - (2) Recessed garage. The exterior wall on either side of the garage door facing the street shall be recessed at least five (5) feet behind any other horizontal building plane on the front elevation.
 - (3) Vertical articulation. A minimum of three (3) wall planes shall be provided on the front elevation, with offsets being at least twelve (12) inches deep.

- (4) Covered front porch. A covered front porch at least sixty (60) square feet in area shall be provided on a single-family home; or at least forty (40) square feet in area per unit on a two-family dwelling. Such porch shall measure not less than five (5) feet in any direction.
- (5) Enclosed patio. A patio or outdoor seating area enclosed on at least three (3) sides by a fence or wall at least thirty-six (36) inches in height.
- (6) Enhanced garage doors. Garage doors shall have accent windows and decorative hardware.

8. Single-Family Residential Landscape Standards

Landscaping on all single-family residential lots within in the Project shall be provided as follows:

- a. A minimum of six (6) three-gallon shrubs shall be planted on each lot.
- b. All portions of the lot not covered by structures, paving, planting areas, or tree beds shall be fully sodded.
- c. Each house shall have either an irrigation system or hose bib attachment within 150 feet (150') of all landscaping required by this section.
- d. Approved non-vegetative ground cover materials (such as washed gravel, bark mulch, lava rock, or other decorative covers generally used in landscaping) may be used to meet the provisions of this section. Where approved, non-vegetative ground cover shall be porous and form a uniform appearance free from weeds and grasses.

F. Vehicular Circulation

1. Roadway Types

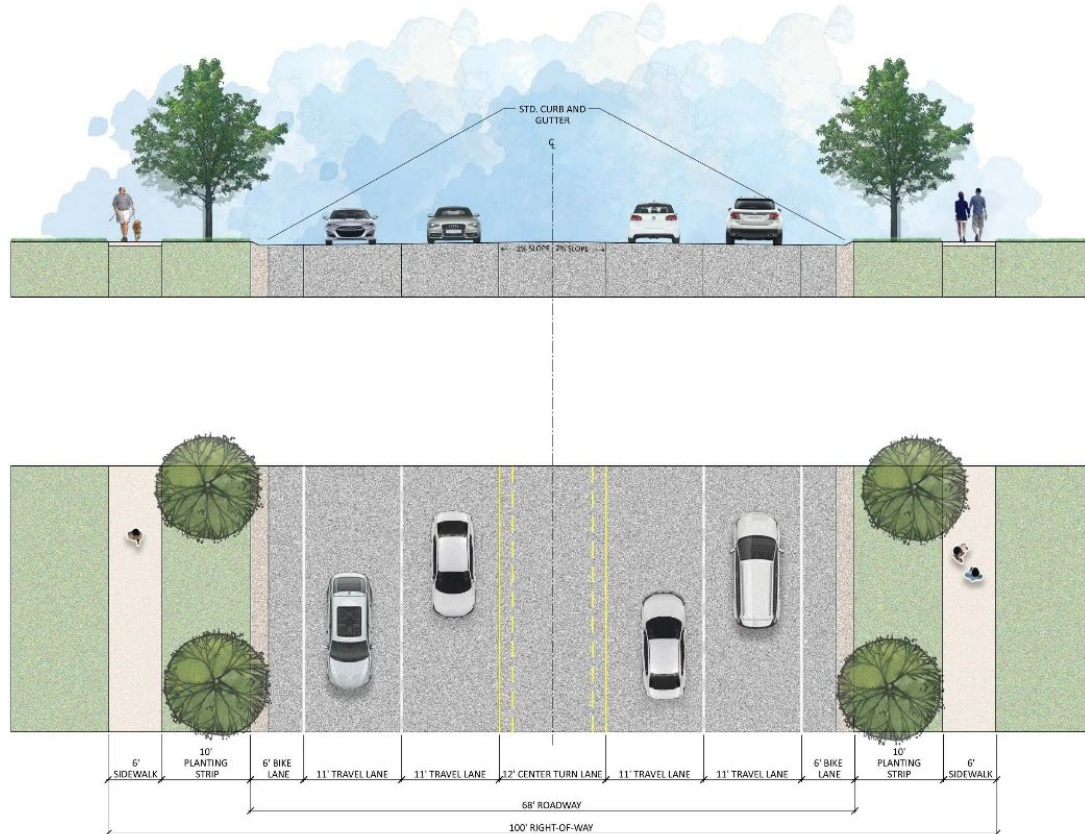
The Bunny Trail PUD vehicular circulation pattern provides access to all parts of the Property from Bunny Trail and the existing stub roadways at the Property boundary. The following roadway alternatives are used within the PUD:

- Minor Arterial Full Buildout (100' Right-of-Way) (see [Figure F.1](#))
- Minor Arterial Initial 3 Lane (100' Right-of-Way) (see [Figure F.1b](#))
- Collector (65' Right-of-Way) (see [Figure F.2](#))
- Local Street (60' Right-of-Way) (see [Figure F.3](#))
- Local Street Alley Loaded Townhomes (50' Right-of-Way) (see [Figure F.4](#))
- Alley (see [Figure F.5](#))

a. Minor Arterial

A Minor Arterial shall be installed from Bunny Lane to the existing terminus of Mohawk Drive as depicted on **Exhibit B**. The Minor Arterial shall have a 100 feet (100') wide right-of-way as depicted on Figure F.1. Residential driveways shall not be permitted along this roadway.

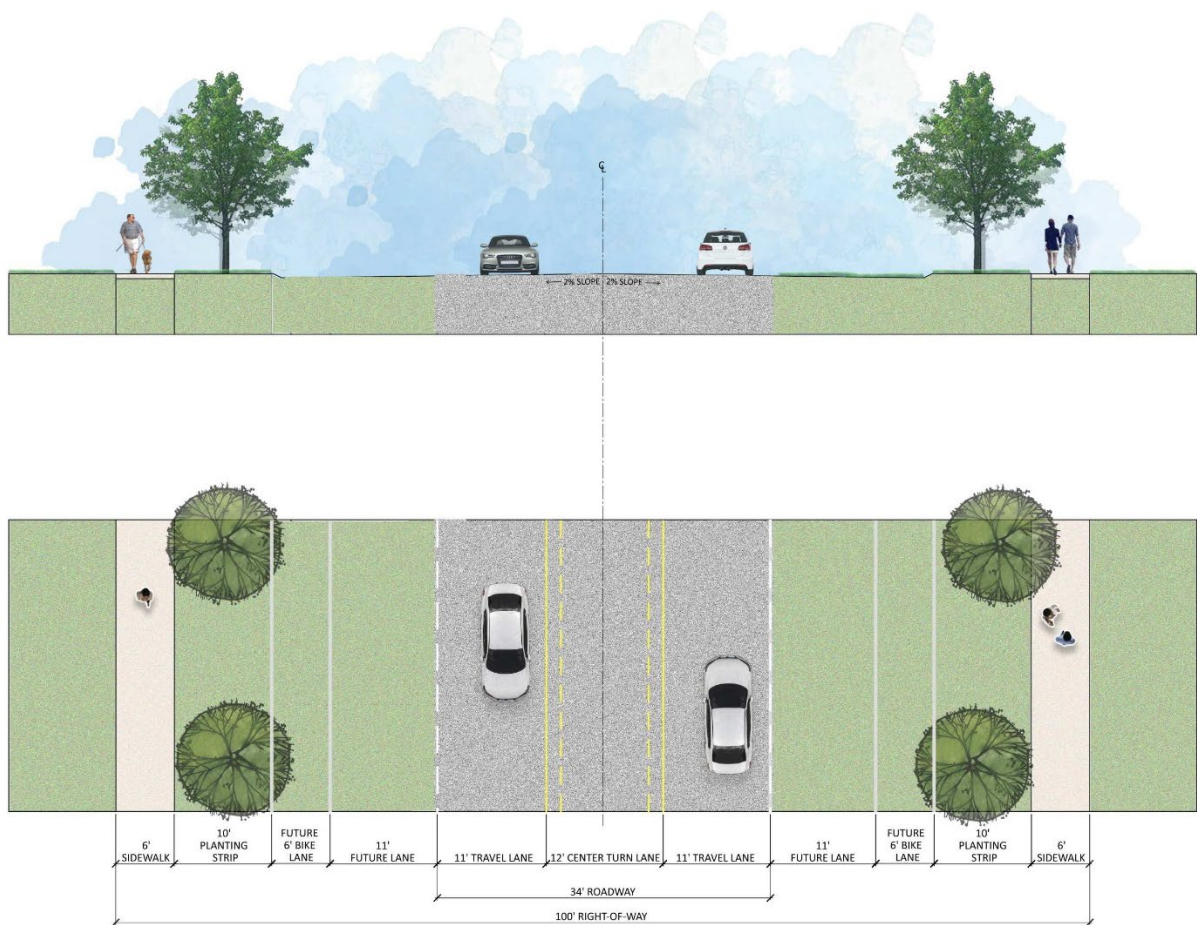
Figure F.1 – Minor Arterial – Full Buildout (100' ROW)



An initial 3 lane Minor Arterial shall be installed from Bunny Lane to the intersection with the future Bridgewood Drive as depicted on **Exhibit B**. The Minor Arterial shall have a 100 feet (100') wide right-of-way as depicted on Figure F.1b. Residential driveways shall not be permitted along this roadway.

The City may elect to widen the Minor Arterial in the future at its own discretion. In the event the City elects to widen the Minor Arterial, the City shall bear the responsibility for all costs incurred, including, but not limited to, the roadway, associated Stormwater systems, all utilities and all necessary landscape replacement resulting from construction.

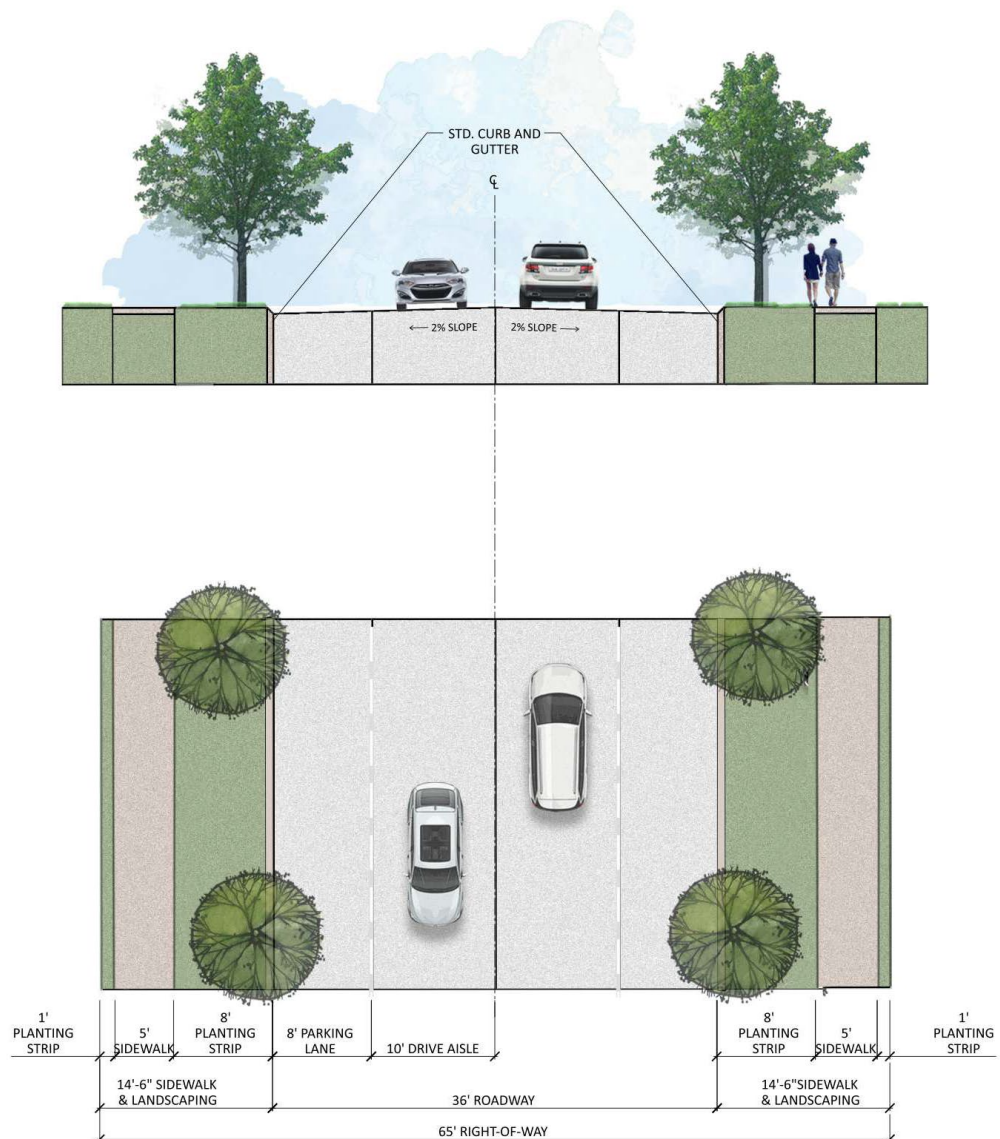
Figure F.1b – Minor Arterial Initial 3 Lanes (100' ROW)



b. Collector

A Collector shall be installed connecting the two existing segments of Bridgewood Drive that terminate at the Project boundary. The alignment of the Collector shall follow the general alignment indicated on **Exhibit B**. The Collector shall have a 65 feet (65') wide right-of-way as depicted on Figure F.2. Residential driveways shall be permitted along this roadway north of the Minor Arterial. Driveways along this roadway south of the Minor Arterial shall be spaced a minimum of 30' apart.

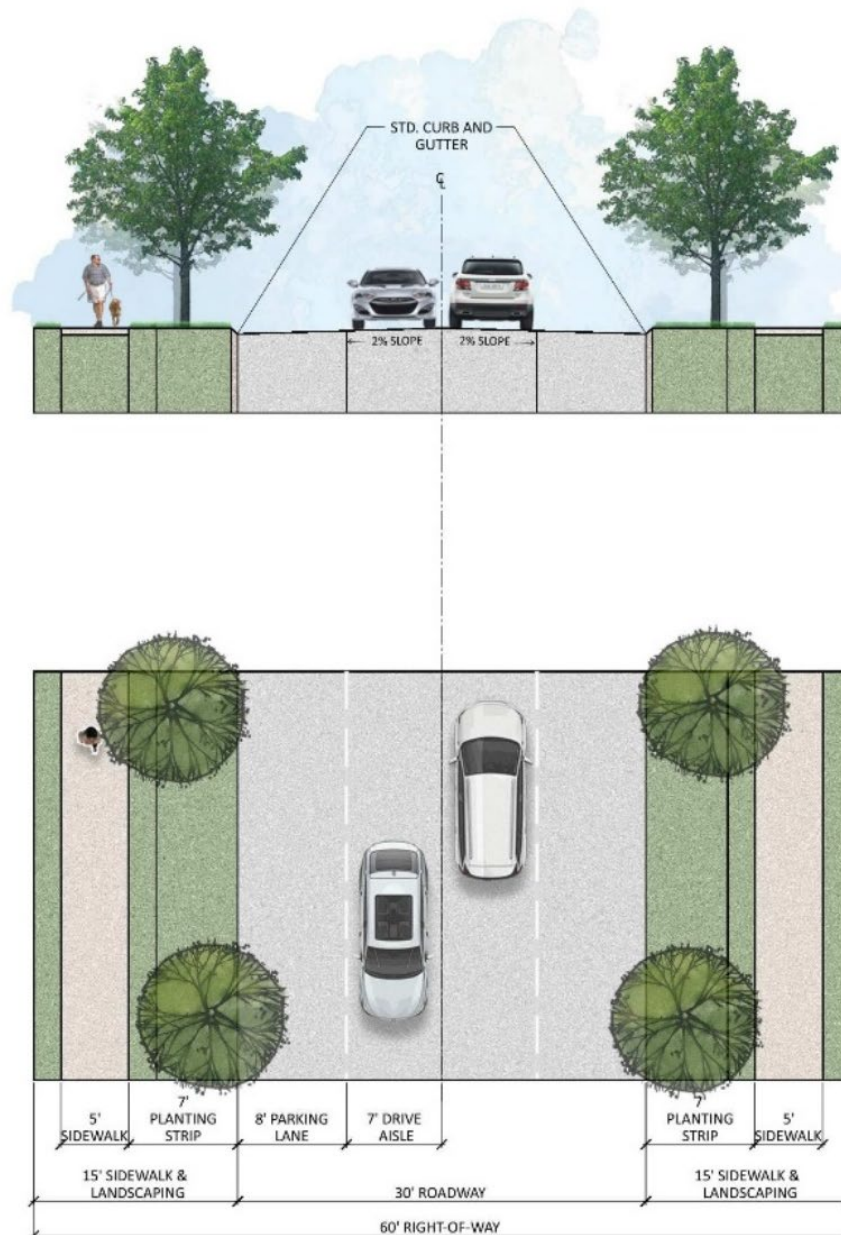
Figure F.2 - Collector (65' ROW)



c. Local Streets

Local streets shall include 30 feet (30') wide pavement located within a 60 feet (60') wide right-of-way as depicted on Figure F.3.

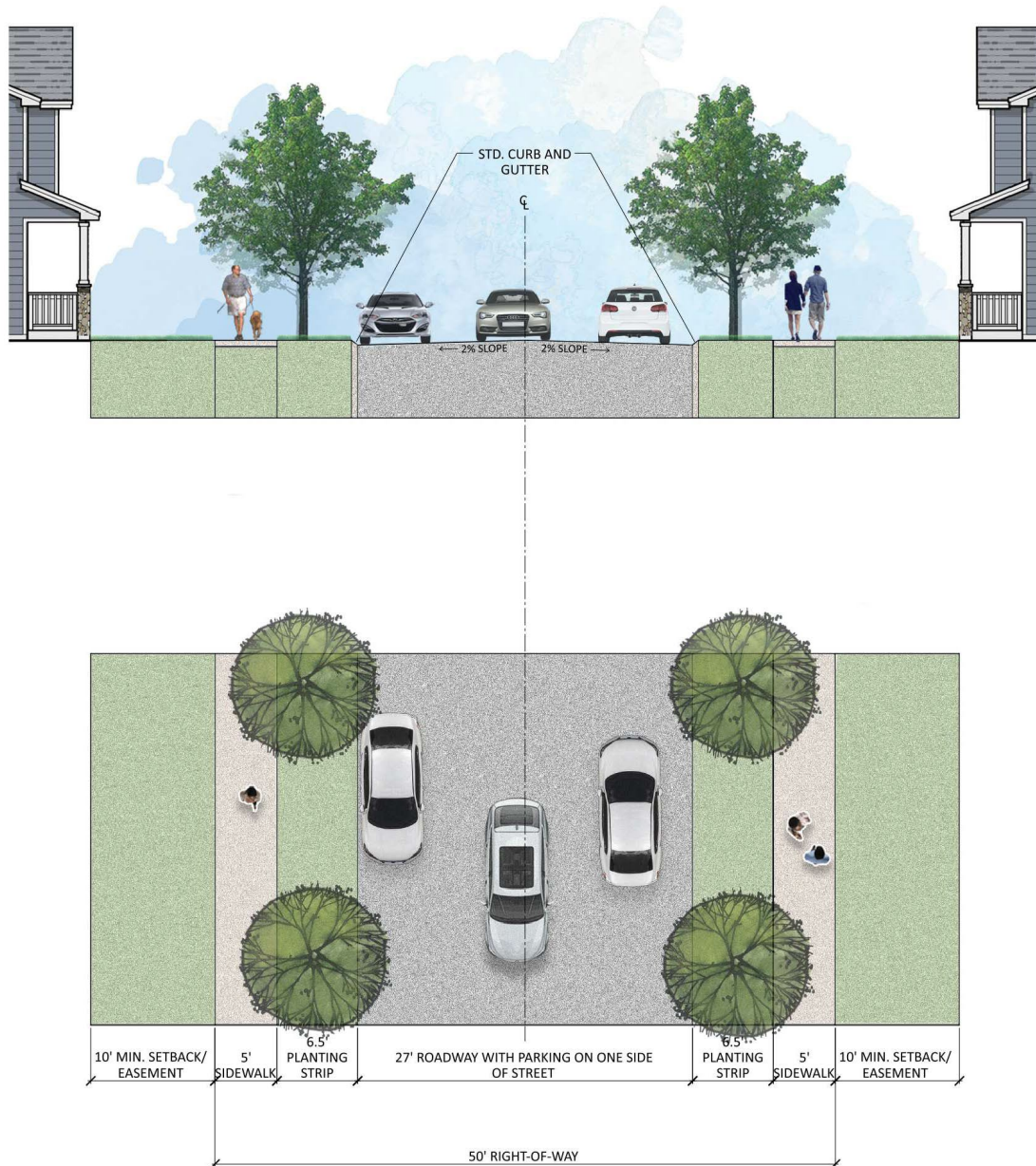
Figure F.3 - Local Street (60')



d. Local Streets - Alley Loaded Townhome

Local streets for Alley Loaded Townhome Parcels shall include 27 feet (27') wide pavement located within a 50 feet (50') wide right-of-way as depicted on Figure F.4.

Figure F.4 - Local Street - Alley Loaded Townhomes (50')



e. Alley

Alley Roadways for Alley Loaded Residential Parcels shall include 20 feet (20') of pavement within a 20 foot (20') wide right-of-way as depicted on Figure F.5.

Figure F.5 - Alley



NOTES:

1. ALLEYS SHALL HAVE AT LEAST TWO ACCESS POINTS TO PUBLIC STREETS
2. ALL UTILITY ASSIGNMENTS IN THE ALLEYS AND PRIVATE DRIVES SHALL COMPLY WITH THE CITY'S CONSTRUCTION MANUAL AND TERMS FOR UTILITY EASEMENTS FOUND IN THE UDC

2. Street Trees

a. Street Tree Placement

Street trees shall be installed along all streets within the Project. Street streets shall be installed within four feet (4') of sidewalks as depicted on Figures F.1, F.2, F.3 & F.4. The Developer shall be responsible for installing street trees along the entire length of the Minor Arterial and Collector. Street trees along these roadways shall be installed every fifty (50) linear feet. All such street trees shall be installed prior to issuance of a certificate of occupancy for the first house in the Project. Placement of these street trees may be adjusted or modified by the City Engineer to avoid conflicts with site/visibility requirements, utilities or other public or private infrastructure. If solid rock makes planting of street trees impracticable, a comparable number of trees may be planted at an alternative location within the development, as approved by the City Engineer.

Street trees shall be installed along local streets by the homebuilder with the installation of landscaping for each residential house. At least one (1) street tree shall be provided within three feet (3') of the sidewalk (as depicted on Figure F.3) in front of each residential lot. For corner lots, the homebuilder shall be responsible for installing one (1) additional street tree along the side property lines.

Street trees shall be container grown and shall be at least one and one half (1½) inches in caliper and six feet (6') in height at the time of planting.

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

b. Approved street tree species

Street tree species shall be selected from the following list:

- 1) Lacey Oak
- 2) Bur Oak
- 3) Chinquapin Oak
- 4) Live Oak
- 5) Shumard Oak
- 6) Texas Red Oak
- 7) Texas Pistache
- 8) Other species as approved by the City Engineer

c. Street Tree Staking

Once installed, street trees shall be staked with seven foot (7') steel posts and shall be painted dark green. Posts shall be driven into the ground a minimum two feet (2') with five feet (5') exposed above ground. Posts shall be consistent height and aligned parallel to adjacent curbs. Twelve-gauge (12-guage) stranded cable with rubber hose shall be used to protect the tree trunk.

d. 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 right-of-way adjacent to the lot, including in any parkland, open space community greenspace lot.

If a street tree dies, the adjacent property owner shall also be responsible for replacing the tree with a new tree at least one and one half (1½) inches in caliper and six feet (6') in height at the time of planting.

G. Fencing Standards

1. Enhanced fencing along Minor Arterial and Collector streets

Enhanced fencing shall be provided by the Developer adjacent to Minor Arterial and Collector streets in those areas where the Minor Arterial or Collector street abuts any developed residential or non-residential property. The fencing shall be solid masonry walls with the following specifications:

- a. Masonry walls shall be constructed of native stone.
- b. Masonry columns shall be provided every one hundred (100) linear feet and at all turn points and corners.
- c. Walls shall be at least six feet (6'), but not more than eight feet (8') tall.
- d. Required walls along the Minor Arterial and Collector streets shall be fully constructed prior to issuance of a certificate of occupancy for the first home in the Project.

2. 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 six feet (6') in height.
- c. The finished side of the fence shall face the public right-of-way.
- d. The HOA shall designate a pre-approved fence stain color. All wood fences within the development shall be stained the same color.

H. Landscape Buffer

A minimum 35 feet (35') landscape buffer shall be provided as depicted on **Exhibit B**. A minimum five feet (5') wide sidewalk and landscaping shall be provided within the landscape buffer. Landscaping shall be provided within the landscape buffer at the ratio of two evergreen ornamental trees and four evergreen shrubs per each fifty (50) linear feet of landscape buffer.

I. Parkland and Common Open Space

The Project shall contain recreational and open space opportunities as depicted on **Exhibit B**.

1. Parkland

A minimum of ten (10.0) acres of parkland shall be developed in the Project. All parkland shall be maintained by the City of Killeen. The following amenities shall be provided within the community parks:

- a. *Playscape*. At least one (1) playscape shall be provided. Such playscape shall include at least two (2) slides and two (2) swings.

- b. *Covered pavilion.* A covered pavilion of at least one thousand five hundred (1,500) square feet shall be constructed by the Developer.
- c. *Picnic tables.* At least two (2) picnic tables shall be provided by the Developer within the park area.
- d. *Benches.* At least two (2) benches shall be provided by the Developer within the park area. At least one bench shall be located within ten feet (10') of the playscape.
- e. *Trash receptacle.* At least one (1) trash receptacle shall be provided by the Developer within the park area.
- f. *Pet waste stations.* At least two (2) pet waste stations shall be provided by the Developer within the park area.

2. Open Space

A minimum of twenty (20.0) acres of open space shall be provided within the Project. In conjunction with proposed Parkland, Open Space areas as depicted on **Exhibit B** shall fulfill any parkland dedication requirements of the city. All open space shall be maintained by the City of Killeen. The developer shall install 6' trail connections from residential development to proposed Greenway Trail as part of the plat process. Trails shown on approved **Exhibit B** shall be installed by Developer and maintained by the city. Such Greenway Trails will be twelve feet (12') in width and constructed out of concrete in accordance with the Parks, Open Space, and Trails Master Plan. Furthermore, any costs associated with construction of Trails shown on approved **Exhibit B** shall count towards Park Development Fees required by the City.

3. Drainage Tract

All drainage tracts and associated infrastructure within the development shall be owned and maintained by the HOA.

J. Subdivision Entry Signs

One (1) subdivision entry sign shall be constructed by the Developer at the intersection of Bunny Trail and Mohawk Drive. The subdivision entry sign and associated landscaping shall be owned and maintained by the HOA. The City shall require a right-of-way occupation license prior to the placement of any sign within a City right-of-way.

Bunny Trail Planned Unit Development

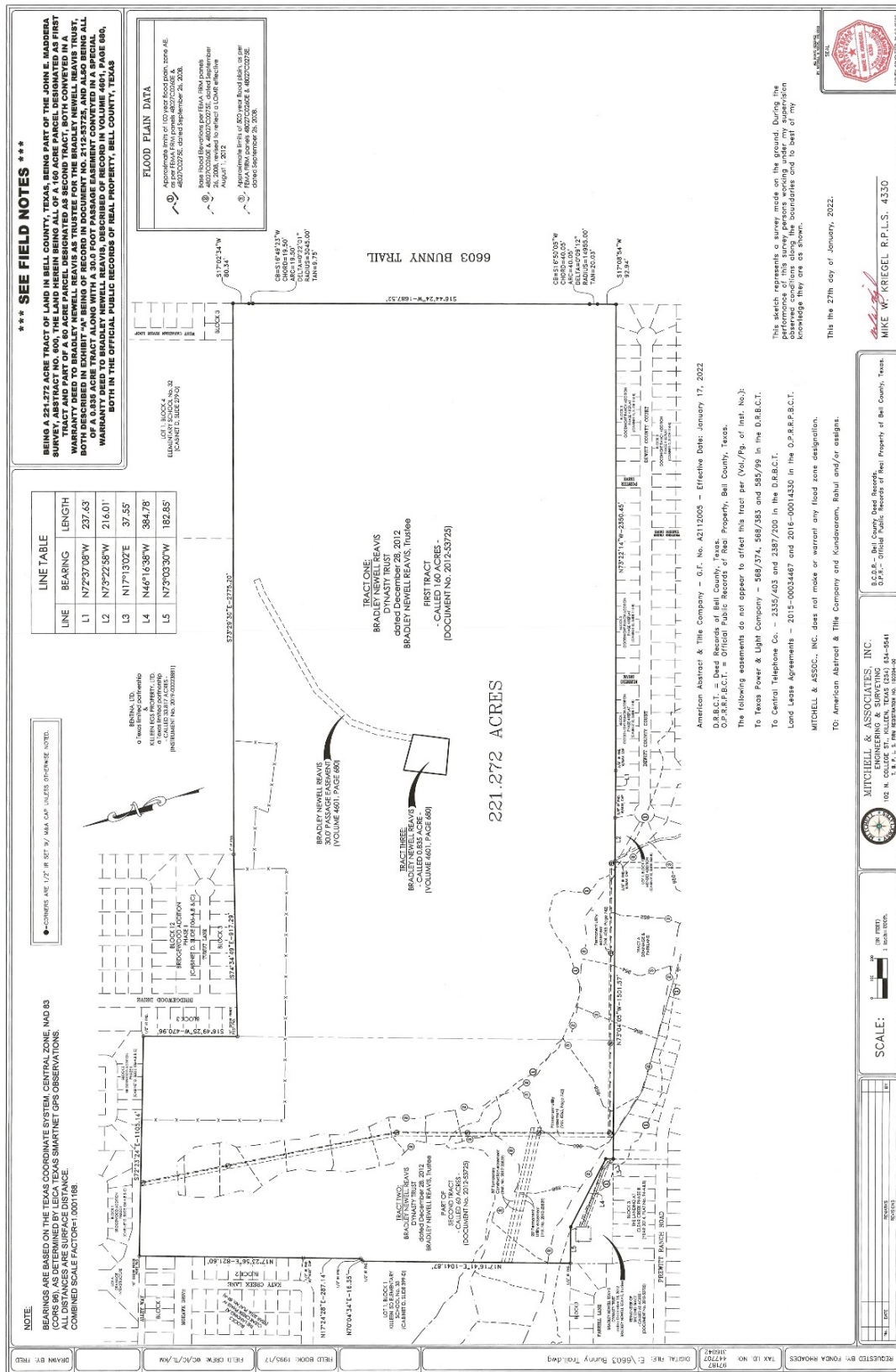


Exhibit B Concept Plan

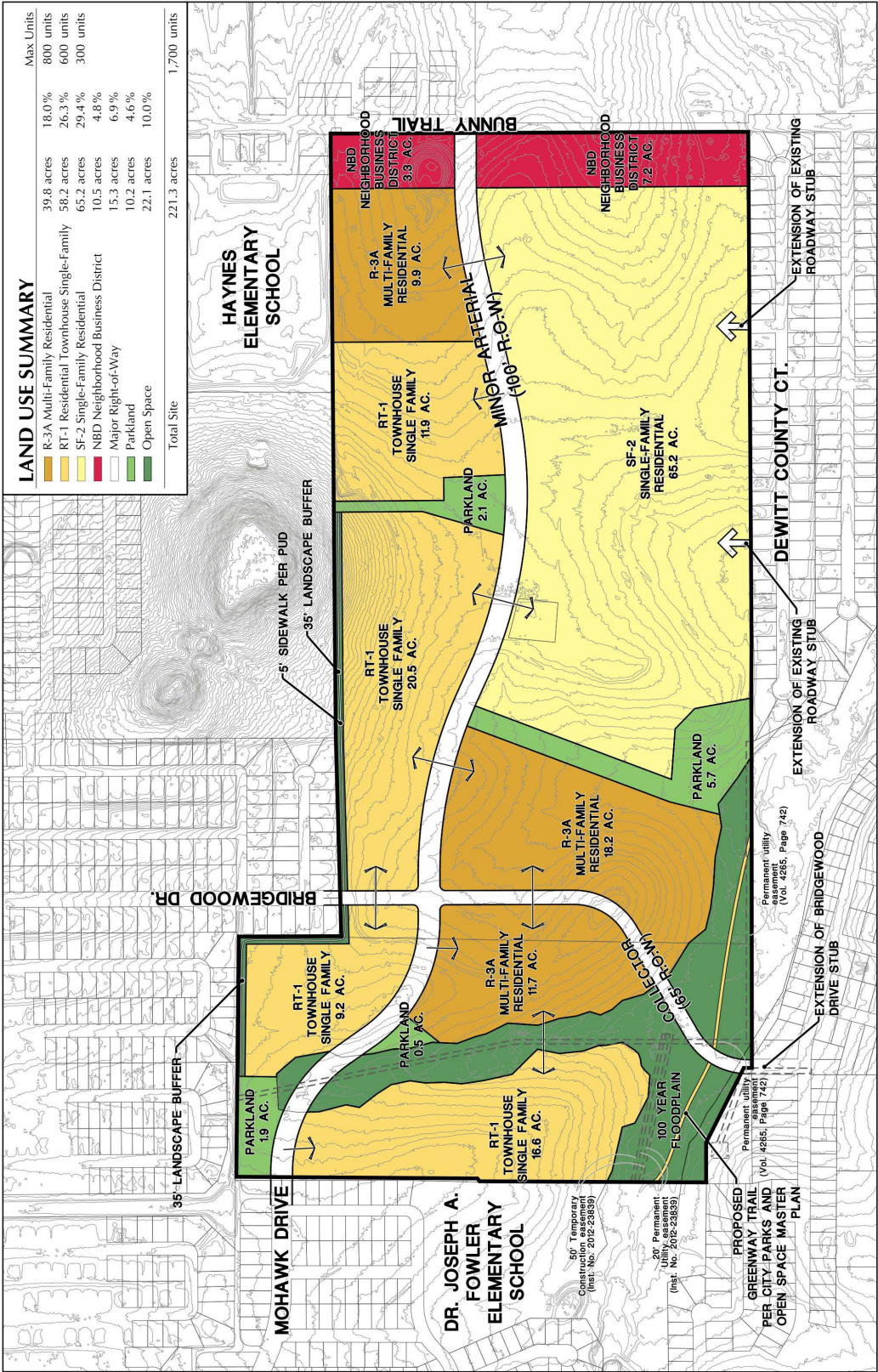


Exhibit B
Concept Plan

0 300 600 900

Scale: 1" = 600'

North

Date: December 07, 2022

SHEET FILE: J:\2020\B3 FINE\CAD\B3\ANNEX\BuntrailAnnex.dwg; 2022-12-07 Aug
Base mapping compiled from best available information. All map data should be considered preliminary in nature and for informational purposes only. It is not to be used for construction, engineering, or other purposes. The plan is subject to change and does not represent any regulatory approval. Plan is subject to change.

Bunny Trail Planned Unit Development

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