

The Preserve at Thousand Oaks Planned Unit Development (PUD)
Features & Regulations

Lot Size and Yard Requirements:

1. SF-2 (50'), Single Family Residential Base Zoning
 - a. This base zoning will meet all the City of Killeen's zoning regulations for District "SF-2", single-family residential district, as of the date of the approved PUD with the following exception:
 - i. There shall be a front yard having a depth of not less than twenty (20) feet.
 - ii. There shall be a side yard on each side of the lot having a width of not less than five (5) feet. A Side yard adjacent to a side street shall not be less than fifteen (15) feet.
 - b. A typical lot size for this base zoning is 50 feet by 120 feet. This results in a 6,000 square foot lot, which exceed the required 5,000 square foot requirement.
2. SF-2 (45') Single Family Residential Base Zoning
 - a. This base zoning will meet all the City of Killeen's zoning regulations for District "SF-2", single-family residential district, as of the date of the approved PUD with the following exception:
 - i. There shall be a front yard having a depth of not less than twenty (20) feet.
 - ii. There shall be a side yard on each side of the lot having a width of not less than five (5) feet. A Side yard adjacent to a side street shall not be less than fifteen (15) feet.
 - iii. The minimum lot width shall be 45' with a minimum lot area of 4500 square feet.
 - b. A typical lot size for this base zoning is 45 feet by 110 feet. This results in a 4,950 square foot lot.
- 2.3.R-1, Single Family Residential Base Zoning
 - a. This base zoning will meet all the City of Killeen's zoning regulations for District "R-1", single-family residential district, as of the date of the approved PUD with the following exceptions:
 - i. There shall be a front yard having a depth of not less than twenty (20) feet, unless the lot faces a collector road, in which case it will have a front yard having a depth of not less than twenty five (25) feet.

- ii. There shall be a side yard on each side of the lot having a width of not less than five (5) feet. A Side yard adjacent to a side street shall not be less than fifteen (15) feet.
- iii. There shall be a rear yard having a depth of not less than twenty (20) feet.
- b. A typical lot size for this base zoning is 60 feet by 110 feet. This results in a 6,600 square foot lot, which exceed the required 6,000 square foot requirement.

3.4.R-2, Two-Family Residential Base Zoning

- a. This base zoning will meet all the City of Killeen's zoning regulations for District "R-2", two-family residential district, as of the date of the approved PUD with the following exceptions:
 - i. There shall be a front yard having a depth of not less than twenty (20) feet.
 - ii. There shall be a side yard on each side of the lot having a width of not less than five (5) feet. A Side yard adjacent to a side street shall not be less than fifteen (15) feet.
 - iii. There shall be a rear yard having a depth of not less than twenty (20) feet.
- b. A typical lot size for this base zoning is 60 feet by 120 feet. This results in a 7,200 square foot lot, which exceed the required 7,000 square foot requirement.

4.5.SR-1, Suburban Residential Single Family Base Zoning

- a. This base zoning will meet all the City of Killeen's zoning regulations for District "SR-1", suburban residential single-family district, as of the date of the approved PUD with the following exception:
 - i. There shall be a rear yard having a depth of not less than twenty (20) feet.
- b. A minimum lot size for this base zoning is 100 feet by 100 feet. This results in a 10,000 square foot lot, which exceed the required 8,400 square foot requirement.

5.6.SR-2, Suburban Residential Single Family Base Zoning

- a. This base zoning will meet all the City of Killeen's zoning regulations for District "SR-2", suburban residential single-family district, as of the date of the approved PUD.
- b. A typical lot size for this base zoning is 150 feet by 130 feet. This results in a 19,500 square foot lot, which exceed the required 15,000 square foot requirement.

6.7.A-R1, Agricultural Single Family Base Zoning

- a. This base zoning will meet all the City of Killeen's zoning regulations for District "A-R1", agricultural single-family district, as of the date of the approved PUD.
- b. A typical lot size for this base zoning will have a minimum width of 100' and area of at least 1 acre. All lots in this zoning will meet or exceed the required width and area regulations.

Landscaping Requirements:

1. Each residential lot shall be landscaped per the City of Killeen's standards for their respective underlying zoning, as of the date of the approved PUD, with the following additions:
 - a. All trees shall be at least two (2) caliper inches.
 - b. All two-family structures shall have two (2) front yard trees.
2. Trees – The following requirements shall apply to tree landscaping:
 - a. Newly planted trees shall measure at least two (2) caliper inches and six (6) feet high at the time of planting and shall be planted in a permeable area not less than three (3) feet in diameter. Tree plantings shall be of a recommended species detailed in section 8-530 of the City of Killen Code of Ordinances, as of the date of the approved PUD.
 - b. Existing trees to be used for landscape credit shall be in a healthy physical state, shall measure at least two (2) caliper inches.
 - c. Should a newly planted tree used for landscape lot requirements dies, it shall be replaced with a new landscaping according to the requirements of this section.
 - d. Each canopy tree maintained in excess of the total number of trees required by this section may reduce the number of shrubs required by four (4). Each non-canopy tree maintained in excess of the total number of trees required by this section may reduce the number of shrubs required by two (2). Each two (2) square feet of planting bed used and maintained for the purpose of rotating live decorative planting materials shall reduce the number of shrubs required by one (1).
 - e. The placement of shrubbery shall take into consideration the plant size at maturity and shall be located so as not to conflict with vehicular or pedestrian traffic visibility.
3. Ground Cover – The following requirements shall apply to ground cover landscaping:
 - a. Ground cover or grass shall be planted in the remaining area of the lot or parcel not planted in trees, shrubbery, planning beds, or covered by structures, pavement, or impervious surfaces.
 - b. The planting of St. Augustine grass is prohibited.
 - c. 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.

Tree Preservation Credit and Street Trees

1. All hardwood trees retained outside the floodplain areas (as shown on the PUD Park Plan) shall be credited towards any current or future Street Tree requirement, if applicable to this development, on an inch-per-inch basis, excluding the street trees to be planted along the collector streets as defined below.
2. All collector roads (roads connecting to the traffic circles) shall have one (1) street tree per lot or every 60' if not adjacent to residential lots. Street trees shall be planted halfway between the back-of-curb and sidewalk. Street trees are to be planted after driveway construction for each individual lot.
3. There are approximately one thousand (1000) hardwood trees that are planned to be retained, totaling an estimated fourteen thousand two hundred and eighty-eight (14,288) inches of street tree credit.

Fencing Requirements

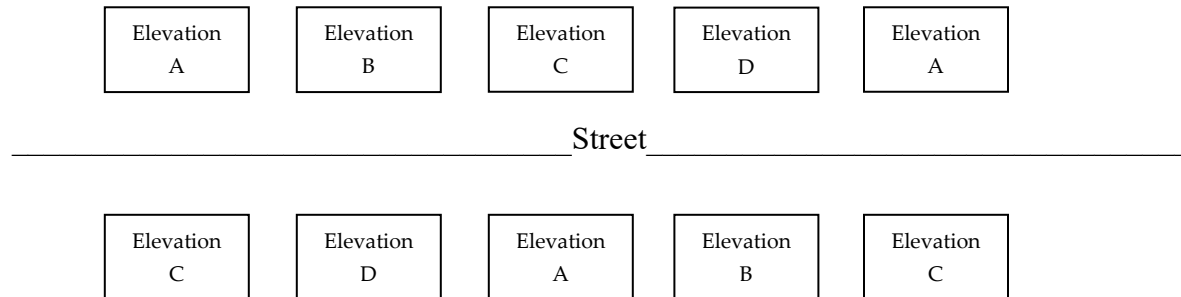
1. All fencing shall be constructed of pre-stained wood or wood-based material and shall not exceed six (6) feet in height with the following exception:
 - a. Perimeter fencing, where required, around the boundary of the development along Stagecoach Rd. and E. Trimmier Rd, adjacent to some ROWs, and adjacent to some park areas shall be 6' masonry excluding those areas in the floodplain. (See Park and Fencing Plan for locations)
 - b. Lot fencing adjacent to certain park areas shall be wrought iron. (See Park and Fencing Plan for locations)

Park/Open Space (approximate 91 acres)

1. The Parks/Open spaces and amenities shall be maintained by the city.
2. The following are minimum requirements for the approximate 90 acres of parks/open space in the PUD Concept Plan, with the sizes to be determined based on protecting existing trees and natural topography of the area.
 - a. One (1) playground/playscape area.
 - b. ~~Two~~ One (21) fenced dog parks.
 - c. ~~One~~ Three (43) Covered Pavilions. 30'x30' (approximately 2,700 square feet total)
 - d. Approximately fourteen thousand, eight hundred (14,800) feet of Trail system. Trails are to be 8' wide and concrete.
3. The park amenities shall be built with the phase of the development in which they are located.
4. Park amenities in each phase shall be completed before the 100th certificate of occupancy is granted for that specific phase of the development.

Plan Repetition

1. A house elevation can be repeated every fifth Lot (example: Elevation A, Elevation B, Elevation C, Elevation D and Elevation A) or every third Lot on the opposite side of the street.



Architectural Standards

All new single-family and two-family structures shall follow the City of Killeen's Architectural Standards that are relevant at the time of home construction.

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.