

SANTA FE PUD DEVELOPMENT STANDARDS

I. BASE DISTRICTS

The Property shall have the following base districts for reference and interpretation of standards:

1. SF-2 (Single-Family Residential District) – governing detached dwellings on individual lots.
2. M-1 (Manufacturing District) – governing manufacturing uses.

Except as otherwise provided herein, development will comply with all standards applicable to the base district.

II. PERMITTED USES

1. SF-2 Area-Uses Permitted by Right
 - a. All uses permitted by right in the SF-2 (Single-Family Residential) District under the City of Killeen Zoning Ordinance, as amended, are permitted within the SF-2 Area of this PUD.
 - b. In addition, two-family dwellings are permitted by right within the SF-2 Area.
2. M-1 Area-Uses Permitted by Right
 - a. All uses permitted by right in the M-1 (Manufacturing) District under the City of Killeen Zoning Ordinance, as amended, are permitted within the M-1 Area of this PUD, except the following uses, which are expressly prohibited:
 - i. petroleum products wholesale storage;
 - ii. feed mill;
 - iii. sewage treatment plant; and
 - iv. crematoriums.
 - b. Any Distillation Tower within the M-1 Area is subject to the following conditions:
 - i. No Distillation Tower shall be constructed or operated within four hundred (400) feet of any property located in a residential zoning district, as measured from the nearest point of the structure housing or supporting the Distillation Tower to the nearest residential district boundary line. For purposes of this subsection, "residential zoning district" includes any SF, MF, or equivalent residential classification under the City of Killeen Zoning Ordinance, as amended. This setback requirement shall be shown on any applicable site plan submitted for a Distillation Tower use.

- ii. The distillation tower shall not exceed seventy-five feet (75') in height, measured from the top of the finished concrete slab at the base of the tower to the highest point of the tower or any attached equipment, appurtenance, platform, railing, vent, stack, or other projection.

For purposes of this ordinance, “Distillation Tower” means a vertical process vessel used in chemical, petrochemical, or industrial operations to separate, purify, or recover components of liquid mixtures, including solvents, through thermal separation processes involving vaporization and condensation.

III. DEVELOPMENT STANDARDS AND VARIANCES TO DEVELOPMENT STANDARDS

Except as modified herein, development within the area shown as SF-2 on the Concept Plan (attached as Exhibit A, Sheet 1) shall comply with the standards of the base district:

1. SF-2 Area Variances

a. *Size of yard requirements.*

- i. *Front yard.* There shall be a front yard having a depth of not less than fifteen (15) feet. Where lots have double frontage running through from one street to another, the required front yard shall be provided on both streets.
- ii. *Side yard.* 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. *Rear yard.* There shall be a rear yard having a depth of not less than ten (10) feet.
- iv. *Applicability to Two-Family Dwellings.* The front, side, and rear yard requirements set forth in this subsection shall apply to all principal structures within the SF-2 Area, including buildings containing two (2) dwelling units.

b. *Size of lot requirements.*

- i. *Lot area:* The minimum site area shall be 4,000 square feet.
- ii. *Lot width:* The minimum lot width shall be not less than forty (40) feet at the front street building line.
- iii. No building containing two (2) dwelling units shall be constructed on a lot of less than 7,000 square feet or on a lot with a width of less than sixty (60) feet at the front street building line or a depth less than one hundred ten (110) feet.

The areas shown as M-1 on the Concept Plan shall follow the standards in Killeen Zoning Ordinance Sections 31-417 and 31-418:

1. M-1 Area Standards:

a. *Height*: The height regulations for the district "M-1" manufacturing district shall be the same as district "B-2."

b. *Area Regulations*:

i. *Size of yards*. The size of yards in the district "M-1" manufacturing district shall be as follows:

1. *Front yard*. Where none of the frontage on either side of the street between two (2) intersecting streets is located in an "R" district, no front yard is required. Where the frontage on one (1) side of the street between two (2) intersecting streets is located partly in district "M-1" and partly in an "R" district, the front yard shall conform to the "R" district regulations for a distance of not less than three hundred (300) feet from the district boundary. Where a front yard is required along the frontage on one (1) side of a street, the front yard requirements of the property directly opposite on the other side of the street shall be not less than twenty-five (25) feet. No parking, storage or similar use shall be allowed in required front yards in district "M-1."

2. *Side yards*. No side yard is required except that a side yard or a side street yard of not less than twenty-five (25) feet in width shall be provided on the side of the lot adjoining or across a side street from an "R" district. No parking, storage or similar use shall be allowed in required side yards or side street yards in district "M-1."

3. *Rear yards*. No rear yard is required except that a rear yard of not less than fifty (50) feet in depth shall be provided upon that portion of a lot abutting or across a rear street from an "R" district, except that such yard requirement shall not apply where the property in the "R" district also backs up to the rear street. No parking, storage or similar use shall be allowed in required rear yards in district "M-1" within twenty-five (25) feet of the rear property line.

ii. *Size of lot*. The size of lots in the district "M-1" manufacturing district shall be the same as district "B-2."

iii. *Lot coverage*. Lot coverage in the district "M-1" manufacturing district shall be the same as district "B-2."

IV. RESIDENTIAL LOT SIZE VARIETY REQUIREMENTS, PLAN REPETITION REQUIREMENTS, AND HEIGHT ADJACENCY REQUIREMENTS

1. The areas shown as SF-2 on the Concept Plan shall include a mix of single-family and two-family residential uses and will have the following mix of lot widths and uses based on percentage of total SF-2 land area excluding land designated as park/open space/drainage on the Concept Plan, not on percentage of lots:
 - a. Between 20-50% single-family residential with a minimum width of forty (40) feet and maximum width of forty-nine (49) feet;
 - b. Between 20-50% single-family residential with a minimum width of fifty (50) feet; and
 - c. Between 0-30% two-family residential with a minimum width of sixty (60) feet.
2. The combined percentages in Subsections (1)(a)–(c) shall equal one hundred percent (100%) of the total SF-2 land area described in Subsection (1).
Compliance with the percentage requirements in Subsections (1)(a)–(c) shall be measured across the SF-2 areas shown on the Concept Plan as a whole, and individual residential phases are not required to independently meet such percentage requirements.
3. A typical lot size for each lot type described above is shown on Exhibit A, Sheet 2 (Typical Lot Dimensions); provided, however, that lots categorized as forty (40) foot lots may range from forty (40) feet to less than fifty (50) feet in width.
4. A house elevation shall not be placed within three (3) lots on the same side of the street, or directly across the street from one another.
5. All lots whose side or rear lot line is adjacent to a side street shall be one (1) story.

V. RESIDENTIAL LANDSCAPING REQUIREMENTS

1. Each residential lot shall be landscaped per the City of Killeen Zoning Ordinance Section 31-882, as of the date of the approved PUD, with the following additions:
 - a. All newly planted trees used for landscape credit shall be at least one and a half (1.5) caliper inches.
 - b. All two-family structures shall have one (1) front yard tree.
 - c. Existing trees to be used for landscape credit shall be in a healthy physical state, shall measure at least one and a half (1.5) caliper inches. If credit is sought for existing trees, a tree survey identifying the location, species, and caliper of each tree for which credit is sought shall be submitted with the construction plans for the applicable phase. Credit for existing trees shall be applied at the time of final inspection for the applicable phase.
 - d. The planting of St. Augustine grass is prohibited.

VI. MANUFACTURING LANDSCAPING REQUIREMENTS

1. Each nonresidential lot shall be landscaped per the City of Killeen's standards for their respective underlying base district, as of the date of the approved PUD, with the following additions:
 - a. Existing trees measuring at least four (4) caliper inches on any tract shown as Parks and Green Space on Exhibit A, Sheet 4 shall count toward the trees required per City of Killeen Zoning Ordinance Section 31-893. If credit is sought for existing trees, a tree survey identifying the location, species, and caliper of each tree for which credit is sought shall be submitted with the construction plans for the applicable phase. Credit for existing trees shall be applied at the time of final inspection for the applicable phase.
 - b. Landscaping requirements for the M-1 Area are further illustrated on Exhibit B (Manufacturing Landscaping Requirements and Street Tree Requirements), attached hereto and incorporated herein by reference.

VII. STREET TREES

1. Street trees will be planted per the City of Killeen's standards for street trees for each underlying base district, as of the date of the approved PUD, with the following modifications:
 - a. All hardwood trees retained shall be credited towards any current or future Street Tree requirement, if applicable to this development, on an inch-per-inch basis. The total credit for trees retained may be applied to reduce the amount of street trees required on non-collector streets adjacent to residential lots. If credit is sought for existing trees, a tree survey identifying the location, species, and caliper of each tree for which credit is sought shall be submitted with the construction plans for the applicable phase. Credit for existing trees shall be applied at the time of final inspection for the applicable phase.
 - b. All collector streets shall have one (1) street tree per lot or every sixty (60) feet if not adjacent to residential lots.
 - c. Street trees shall be planted halfway between the back-of-curb and sidewalk, or street trees may be planted outside of the right of way and more than ten (10) feet behind the right of way.
 - d. Street trees are to be planted after driveway construction for each individual residential lot.
 - e. Street tree requirements along the collector street are further illustrated on Exhibit B (Manufacturing Landscaping Requirements and Street Tree Requirements). Along the collector street adjacent to the M-1 development, street tree spacing shall not exceed sixty (60) feet on center between the trees on the same side of the street prior to the development of the M-1 site. When the M-1 site is developed by the end user, street tree spacing shall comply with the requirements illustrated on Exhibit B (Manufacturing Landscaping Requirements and Street Tree Requirements).
 - f. Street trees may be small-type trees, as defined in Section 31-892 of the Killeen Zoning Ordinance, with a minimum of one-half (0.5) caliper

inches. All other required trees must have a minimum of one and one-half (1.5) caliper inches.

VIII. M-1 SCREENING REQUIREMENTS

1. Screening will comply with the City of Killeen's Zoning Ordinance Sections 31-280 and 31-420, as of the date of the approved PUD, with the following modifications:
 - a. No screening device shall be required between the M-1 Development and Open Space/Drainage (on Exhibit A, Sheet 1, between the M-1 Tracts and any tracts labeled for Park, Drainage, and/or Open Space).
 - b. Property located in the M-1 district shall not be considered to be "abutting residentially zoned property" where the M-1 tracts are separated from a residential zoning district by a collector street and/or by FEMA-mapped floodplain.

IX. FENCING REQUIREMENTS

1. Fencing will comply with the City of Killeen's Zoning Ordinance fencing requirements, with the following modifications:
 - a. All fencing shall not exceed six (6) feet in height and all fencing shall be constructed of pre-stained wood or wood-based material, except:
 - i. All residential development that is bounded on any side by a collector street shall provide a six (6) foot perimeter masonry wall along the side and rear property lines abutting that roadway, as shown on Exhibit A, Sheet 4 (Park & Fencing Plan).
 - ii. Any security fencing in the M-1 base district may comply with City of Killeen Zoning Ordinance Section 31-858(e).

X. PARK AND OPEN SPACE

1. The park/open space shown on Exhibit C shall be private HOA-owned and maintained parkland with minimum six (6) foot-wide neighborhood trails.
2. The private HOA-owned parkland may satisfy one hundred (100) percent of the parkland dedication acreage requirement for the development, depending on the proposed amenities and subject to final City verification and approval.
3. The park development fee may be offset, in whole or in part, by the value of eligible park improvements and amenities constructed within the private HOA-owned parkland, as approved by the City and documented in a Park Development Agreement prior to final plat approval, in accordance with one of the following options:
 - a. The trail shall be constructed using decomposed granite and the full park development fee shall be paid to the City; or
 - b. The trail shall be constructed using concrete that meets ADA and TAS requirements, shall include an accessible route to primary amenities, and shall comply with applicable TDLR/TABS registration and RAS

review/inspection requirements, where required, with an approved value equal to or exceeding the required park development fee, in which case the park development fee shall be deemed satisfied in full. If the approved value of such improvements is less than the required park development fee, the deficiency shall be paid to the City prior to or at final plat approval.

XI. RESIDENTIAL ARCHITECTURAL STANDARDS

1. All new single-family and two-family structures shall follow the City of Killeen's Architectural Standards in effect at the time of PUD approval except as modified herein.

XII. STREET LAYOUT AND SIDEWALKS

1. The collector street will comply with the City of Killeen's width requirements for collector streets then shall transition to local street width at the T-intersection, as shown on the attached Concept Plan.
2. On the collector street, sidewalks will only be required on one side and will be at least six (6) feet wide.
3. The cross sections for collector and local streets set forth on Exhibit A, Sheet 2 are hereby approved and deemed to comply with all applicable City of Killeen standards and shall govern the design and construction of such streets, notwithstanding any conflicting City standards.
4. Recommendations from the required Traffic Impact Analysis shall be incorporated into the final street designs.
5. The construction plans for the final phase of the M-1 lots shall include a design for a vehicular turnaround. The turnaround shall be designed to allow vehicles to reverse direction within the M-1 development such that trucks or other commercial traffic are prevented from entering the residential area.

XIII. PARKING

1. Limited overflow parking along the 45.57 acre tract (Park, Drainage, and Open Space, as shown on Exhibit A, Sheet 1) shall be allowed as needed.
2. The minimum depth of an off-street parking space located within the front yard shall be equal to the required front yard setback for the lot.

XIV. PHASING

1. Development of the Property may occur in multiple phases, as shown on Exhibit A, Sheet 3 (Phasing Plan).
2. The Residential portion of this PUD is proposed to be constructed in three (3) phases.

3. The Industrial portion of this PUD is proposed to be constructed in three (3) phases; however, based on the timing of the Residential Phases and/or the needs of end users of the Industrial sites, the Industrial portion may be developed in more or fewer phases.
4. The Residential Phases and the Industrial Phases shall operate independently. The timing, sequencing, commencement, and completion of any Residential Phase shall not be contingent upon the commencement or completion of any Industrial Phase, and vice versa.

XV. OWNERS' ASSOCIATION

A Property Owners Association ("Association") shall be established prior to recordation of the first final plat for residential uses within the Property. The Association shall own and be responsible for the perpetual maintenance of all common open space, private drives, landscaping, stormwater detention facilities, and other amenities not accepted for public maintenance. Covenants establishing the Association shall be submitted to the City for review and approval before recordation. A commercial Property Owners Association may also be established to perform the same function within the non-residential portions of the project, the covenants for which will also be submitted to the City for review and approval before recordation.

XVI. CONFORMANCE WITH CONCEPT PLAN/MINOR ADJUSTMENTS

Development shall substantially conform to Exhibit A. The Planning Director may approve a minor revision to the approved Concept Plan if the director determines that the minor revision complies with the requirements of this section. An applicant shall request a minor revision in an application submitted to the Planning Director.

1. A minor revision may not:
 - a. remove a property restriction or subdivision note;
 - b. modify a waiver or variance;
 - c. change an easement, except with the director's approval; or
 - d. affect property outside the preliminary plan.
2. Except as provided in subsection (1), a minor revision may:
 - a. change lot size or configuration so long as the changes meet the area regulations and other standards in the approved PUD;
 - b. change street width, with approval from the Planning Director;
 - c. change street layout, with approval from the Planning Director;
 - d. increase the number of dwelling units by no more than ten (10) percent in each zoning district;
 - e. increase the number of lots by no more than ten (10) percent in each zoning district;

- f. change the location of amenities, lighting, common spaces, and open spaces;
 - g. change the location and distribution of lot widths within the SF-2 areas as shown on the Concept Plan, provided the percentage requirements set forth in Section IV(1)(a)–(c) are maintained; and
 - h. revise the boundaries, sequencing, or timing of Residential Phases and/or revise the boundaries, sequencing, timing, or number of Industrial Phases as shown on Exhibit A, Sheet 3 (Phasing Plan), provided the revised phasing otherwise complies with the development standards.
- 3. The Planning Director may determine that other changes similar in scope and effect to those described in subsection (2) are minor revisions.
- 4. The Planning Director shall either approve, approve with conditions, or disapprove with reasons a minor revision not later than the 30th day after the revision is submitted in writing. A condition for approval or reason for disapproval must be in writing and may not be arbitrary. A minor revision is approved unless the application is approved with conditions or disapproved with reasons within the 30-day period.

XVII. GENERAL COMPLIANCE

The property within the PUD shall comply with the requirements set forth in Killeen City Code, except as modified in this document. In accordance with Local Government Code Chapter 245, the developer may take advantage of recorded subdivision plat notes, recorded restrictive covenants, or a change to the laws, rules, regulations, or ordinances of Killeen that enhance or protect the project.