

**PLANNED UNIT  
DEVELOPMENT (PUD)  
CONDITIONS**

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# AVANTI LEGACY WESTWOOD, LP

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## ZONING CASE #

### I. Description of Subject Property

The subject property is an approximately 3.63-acre undeveloped tract located at 3001 Illinois Avenue, Killeen, Texas, 76543. The property is more particularly described within the property survey attached as **EXHIBIT A**.

### II. Purpose Statement

The purpose of this Planned Unit Development (PUD) is to establish land use and building design concepts for the development of a multifamily housing complex. The proposed apartment complex will include one four-story building, surface parking, and a variety of amenities including a fitness center, business center, and laundry room. The community will provide one hundred and two (102) units, which will be dedicated to people 55 years and older.

### III. Low-Income Housing Commitment

The development is financed through the Texas Department of Housing and Community Affairs (TDHCA) Housing Tax Credit (HTC) Program, which allows for reduced rents for residents based on their income levels. The developer has committed 11 units to households earning less than 30% of the Area Median Income (AMI), 21 units to those earning 50% or less of the AMI, and the remaining 70 units to households earning less than 60% of the AMI. This commitment to affordability will be maintained for 45 years and monitored by TDHCA.

### IV. Amendments and Severability

Boundary changes and other amendments to this ordinance shall follow the same policies and procedures for considering zoning change applications prescribed in the City of Killeen Zoning Ordinance.

### V. General Regulations

The base zoning of this Planned Unit Development (PUD) is R-3A Multifamily Apartment Residential District. All regulations of the R-3A Multifamily Apartment Residential District as set forth in Division 8B of the City of Killeen Code of Ordinances shall apply, except as otherwise specified by Specific Regulations below.

### VI. Concept Plan

The Development shall be in general conformance with the Conceptual Site Plan labeled **EXHIBIT B**. In the event there is a conflict between the approved Conceptual Site Plan and the Specific Regulations below, the Specific Regulations shall apply.

## VII. Specific Regulations

- A. Height regulations: The height of the building within this district shall not exceed Four (4) stories.
- B. Setback requirements: The development shall have a minimum setback of 7.5 feet at the northern and southern property boundaries. The eastern and western boundaries shall not have a minimum setback. The portion of the property boundary adjacent to the AT&T cell phone tower equipment will have no minimum setback requirement.
- C. Roof pitch: Residential buildings shall provide a gable roof with pitch no less than four (4) over twelve (12) and not to exceed nine (9) foot to twelve (12) foot slope. Sections of flat roofs are permissible to allow parapet accents on the buildings. Architectural asphalt shingles shall be used to incorporate gables, hips, and undulating massing. Horizontal venting is allowed provided that the vents are painted to match the adjacent facade
- D. Site regulations:
  - a. Side and rear elevations of buildings shall incorporate architectural features and exterior materials that are generally consistent with the front elevation.
  - b. All buildings and structures, including accessory structures and dumpster enclosures, must share a common, identifiable, complementary design or style.
  - c. Drainage features such as detention ponds and associated landscaping, screening, and facilities may encroach the front, side, or rear yard setback.
  - d. The property shall meet all the landscaping code requirements and shall be maintained by the use of an irrigation system and adequate maintenance. Additionally, the development will use landscaping to meet the land disturbance code requirements, which are inspected annually throughout the life of the building.
- E. Density: The development will be permitted to have one hundred and two (102) units.
- F. Architectural design:
  - a. Building elevations will vary based on building layout but generally shall be a consistent theme with consistent materials and colors used on all sides of the buildings. Architectural features will be highlighted by using two (2) or more paint colors and two (2) or more materials per building.
  - b. Nominal eight (8) or nine (9) foot ceilings will be permitted on all residential buildings.
  - c. Building massing shall create visual movement in the facade through the use of projections, recesses, awnings, canopies, shutters, and windows. The exterior wall shall not have an uninterrupted length greater than thirty-six (36) feet in length. Recesses and projections shall be at least thirty (30) inches in

depth. Flat facade expenses exceeding thirty-six (36) feet in width are prohibited. Fully recessed windows and architectural features can be used to comply with the section.

- d. All stairs (except entry stairs and stoops to individual units and shared hallways) and elevated walkways shall be fully integrated into the architectural design of the building.
  - e. Building shall be elevator served in buildings greater than 2 stories.
  - f. Balconies and patios are not mandatory components of the building and unit designs.
- G. Landscaping: The development will provide 51 canopy trees and 306 shrubs as required by the Code of Ordinances. The development may deviate from the Code regarding the placement of landscaping. To enhance screening between the development and adjacent single-family residences, the developer will prioritize maximizing landscaping placement near the northern and eastern property boundaries. Final approval of the landscaping design will be subject to city staff's review and approval during the site plan and building permit review process.
- H. Windows and doors: Windows shall be trimmed with fiber cement board. Allowed window materials include vinyl, fiberglass, or aluminum. Covered building entryways are required.
- I. Amenities: The apartment complex will provide a fully furnished clubhouse and amenity spaces. The clubhouse shall have a minimum average ceiling height of eight (8) feet. The development will provide a community laundry room, a business center equipped with computers and a printer, and a fitness center.
- J. Ancillary Structures/Accessory Buildings: Buildings for storage, maintenance, and equipment shall be consistent with the design and material of the residential buildings.
- K. Open Space: A minimum of five (5) percent of the area shall be maintained as open space, as defined in the Code of Ordinances. The development shall include at least two picnic areas with grills.
- L. Fencing: Perimeter fencing shall be a minimum of six (6) feet in height, consisting of black, powder-coated metal vinyl chain-link or decorative metal fencing along the southern and western property boundaries. Screening is not required on the southern and western boundaries to maintain connectivity with the neighborhood. A six (6) foot masonry fence will be installed along the northern property boundary adjacent to the single-family homes. Additionally, a six (6) foot masonry fence will be installed along either the western or eastern side of the 50-foot drainage easement located along the eastern property boundary.
- M. Dumpster Enclosure: Dumpsters shall be screened from view on all sides by a masonry wall at least six (6) feet in height with a gate.
- N. Parking regulations: The development site shall have a minimum of 102 open spaces. Additional parking may be provided as either open spaces or covered parking.