

Yowell Ranch PUD

Items to be amended for the inclusion of additional property into the PUD are below in RED.

1. That all residential lots of the subdivision shall be a minimum of 5,000 square feet.
2. That the average residential lot size of the subdivision shall be at least 6,000 square feet, and the lot size calculation shall exclude non-buildable lots and portions thereof.
3. That each residential structure constructed shall contain a minimum of at least 1,325 square feet of enclosed living space.
4. That each residential lot must contain a private garage for not fewer than two (2) automobiles and no garage shall be permanently enclosed.
5. That all fences and sidewalks shall comply with City of Killeen ordinances, and fences that enclose a residential rear yard may not exceed six feet in height, and standard sidewalks shall be provided in front of every residential lot.
6. That the development shall contain approximately 20 acres of open space, to include two play grounds. *This shall be increased with the amended PUD from 20 to 40 acres of open space for the entirety of Yowell Ranch. The new phases (Phases 5 and 6) will include a playground, swimming pool, and park area.*
7. That all proposed hike and bike trails be clearly delineated on the concept plan and total approximately 3,700 linear feet. *Currently there is over 6,000 linear feet of trail built in Yowell Ranch. The Amended PUD would propose to add a minimum of another 2,000 linear feet to these hike and bike trails.*
8. *New lots in Yowell Ranch phases 5 and 6 that back up to existing lots shall not have a buildable lot width less than the existing lot.*
9. That, except as provided below, the exterior walls of all single family dwellings shall be constructed of a combination of native stone, brick and/ or cementitious

siding products which collectively comprise a 90% masonry veneer, exclusive of roofs, eaves, soffits, windows, doors, gables, garage doors and trim work.

10. That the front exterior wall of all two-story single family dwellings shall be constructed of a combination of native stone, brick and/or cementitious siding products, which collectively, comprise a 90% masonry veneer, exclusive of roofs, eaves, soffits, windows, doors, gables, garage doors, trim and decorative work. The side exterior walls of the first floor of all two story single family dwellings shall be constructed of a combination of native stone, brick and/ or cementitious siding products, which, collectively, comprise a 90% masonry veneer, exclusive of roofs, eaves, soffits, windows, doors, gables, garage doors, trim and decorative work.
11. That the commercial uses specified shall be limited to the area of property depicted on the Plan attached hereto and shall include those uses allowed within the B-3 zoning district, and also the following uses: lodges and fraternal organizations and trade or business schools. I l. That there shall be no repeat exterior elevation within any group of five homes. "Elevation" shall mean the architectural design, accents, and color of a structure.
12. That at least one tree and at least five bushes shall be planted in the front yard of each residential lot and prior to the issuance of a certificate of occupancy for the residential lot. Trees and shrubs shall be maintained and replaced by the landowner as necessary.

Josh Welch

V.P. of Development

