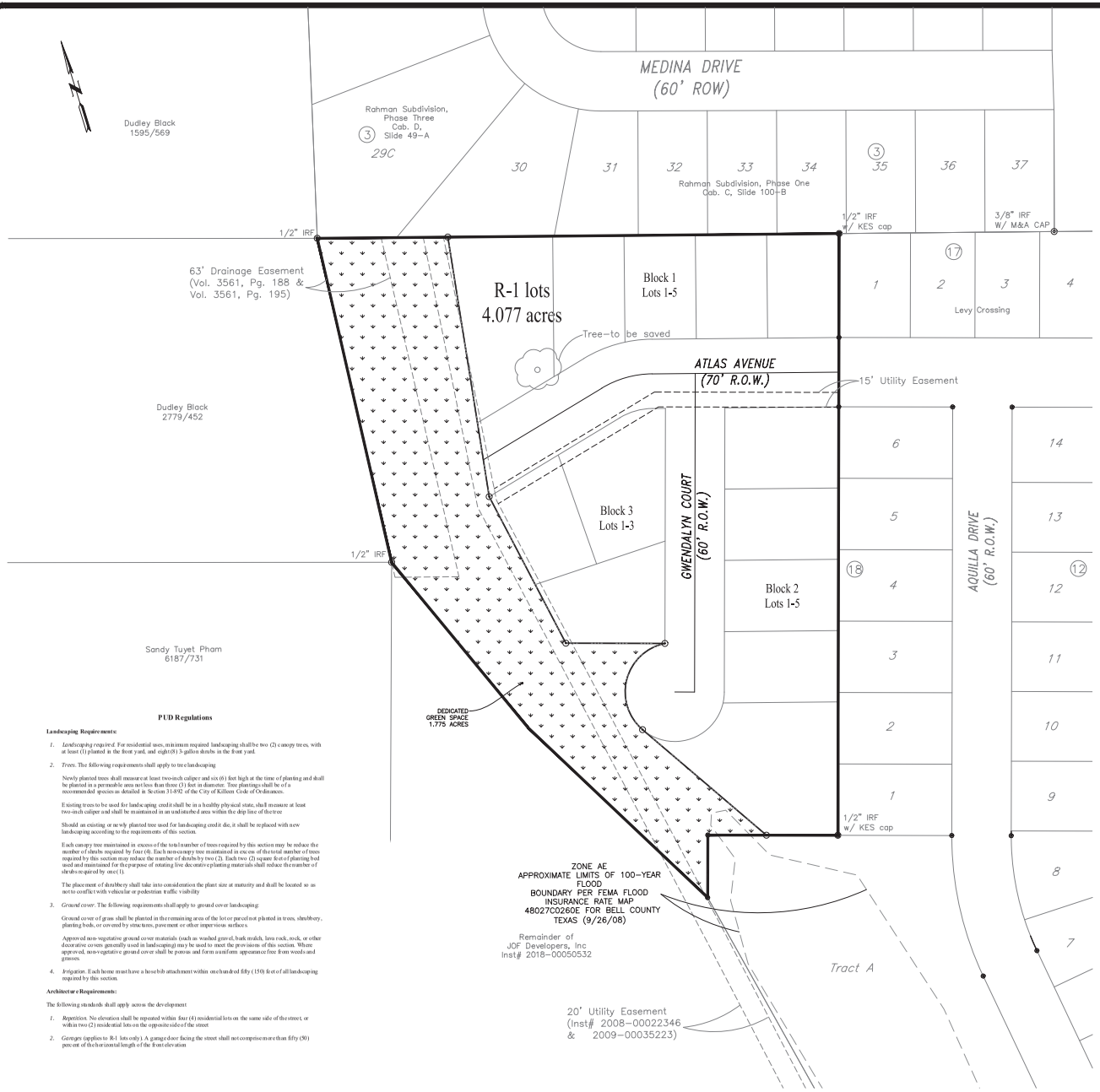
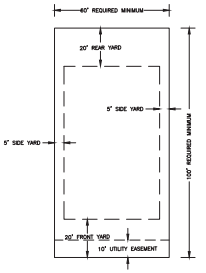


Levy Crossing is a mixed use project situated at the Northeast corner of Stagecoach Road and State Highway 195. Phase two is comprised of 4.077 acres of Single Family Residential District (R-1) and 1.775 acres of Green Space as an extension of a Riparian Buffer and a Water Quality Detention Facility. This land had remained undeveloped while subdivisions were developed to the North and East. This property lies within the city limits of Killeen with quick access to SH 195 for easy commuting.

The proposed minimum PUD specifications are as follows:

Category	Specification
Lot Density	0.450 LOT/GROSS ACRE
Public Access	The Proposed Unit Development will be accessed by Atlas Avenue constructed for Levy Crossing. Atlas Avenue connects with Aquilla Drive which, as indicated by the City of Killeen Thoroughfare Map, will ultimately connect with an extension of Atlas Avenue that will provide access to both SH 195 and Trimmier Road.
Streets	70' R/W for Atlas Avenue. Remaining streets will have a 60' R/W with 36' streets. Within this PUD, 1,132 acres of street ROW will be dedicated to the City of Killeen.
Lighting	Street lights at corners and intersections
Green/Open Space, Riparian Buffer & Water Quality Detention Facility	1.775 AC
Amenities	As part of this PUD, 1.775 acres of green space and open creek tributary areas will be dedicated to the Levy Crossing HOA.
BMP Credit	Required: 1.5 / Provided: 1.5 Water Quality Detention Facility (1.0)– Storm water detention facility dedicated in Phase One to the Home Owners Association. Urban Forestry (0.5)– Home builder will install the appropriate type/quantity of trees for a projected 25% mature tree canopy. Recommend tree plantings can be found in Section 31-892 of the City's Landscaping Regulations. Further Urban Forestry guidelines are detailed in Appendix C1.3.1 Urban Forestry of The City of Killeen Drainage Design manual.

Proposed PUD Changes	
PUD for R-1 uses from A-R1 regulations to 20' front and rear yard setback and 5' side yard setback	4.077 acres



R-1 TYPICAL LOT LAYOUT
NOT TO SCALE

PUD Regulations

Landscaping Requirements:

1. *Landscaping required.* For residential uses, minimum required landscaping shall be two (2) canopy trees, with at least (1) planted in the front yard, and eight(8) 3-gallon shrubs in the front yard.
2. *Trees.* The following requirements shall apply to tree landscaping

   Newly planted trees shall measure at least two-inch caliper 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 as detailed in Section 31-892 of the City of Killeen Code of Ordinances.

   Existing trees to be used for landscaping credit shall be in a healthy physical state, shall measure at least two-inch caliper and shall be maintained in an undisturbed area within the drip line of the tree

   Should an existing or newly planted tree used for landscaping credit die, it shall be replaced with new landscaping according to the requirements of this section.

   Each canopy tree maintained in excess of the total number of trees required by this section may be 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 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).

   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:

   Ground cover of grass shall be planted in the remaining area of the lot or parcel not planted in trees, shrubbery, planting beds, or covered by structures, pavement or other impervious surfaces.

   Approved non-vegetative ground cover materials (such as washed gravel, bark mulch, lava rock, 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.
4. *Irrigation.* Each home must have a hose bib attachment within one hundred fifty (150) feet of all landscaping required by this section.

Architecture Requirements:

The following standards shall apply across the development

1. *Repetition.* No elevation shall be repeated within four (4) residential lots on the same side of the street, or within two (2) residential lots on the opposite side of the street
2. *Garages* (applies to R-1 lots only). A garage door facing the street shall not comprise more than fifty (50) percent of the horizontal length of the front elevation

PUD OVERALL MAP & SUMMARY

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TBPE REGISTRATION NO. F-4200
TBPLS REGISTRATION NO. 10194541

△	DATE	SHEETS

PROPOSED UNIT DEVELOPMENT EXHIBIT
5.852 ACRES OF THE AZRA WEBB SURVEY,
ABSTRACT NO. 857
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2022-018
Acres:	5.852
Lots:	13
Scale:	1" = 50'
Date:	6/17/2022
Sheet No.:	1 OF 1