

COPPER MOUNTAIN TOWNHOUSE SUBDIVISION
SCALE: 1" = 100'

Section 6-B, District "RT-1." Residential townhouse single-family district.

SUBSECTION 6-B-1. USE REGULATIONS

(a) All buildings located in this district shall be limited to townhouse development and accessory buildings and uses as described in chapter 9, land use regulations, article 2, zoning ordinance, part II, district regulations, subsection 6-1, use regulations, (M).

SUBSECTION 6-B-2. DEFINITIONS

Townhouse: One of a series of single family dwelling units which are either structurally connected, or which are constructed immediately adjacent to each other without side yards between the dwelling units. The terms "townhome" and "row house" are similarly defined and may be used interchangeably.

Common area: Private property owned in common by, and designated for the private use of, the owners or occupants of townhouses in a particular project or subdivision. Common area uses include, but are not limited to, recreation areas, parks and plazas, ornamental areas open to the general view within the project or subdivision, and building setbacks not otherwise required by ordinance. The common area does not include public streets, alleys, required building setbacks or utility easements.

Townhouse group: Two (2) or more townhouses constructed as an integral part of a townhouse project.

Townhouse project: One or more townhouses groups, together with commonly owned structures or areas.

Townhouse subdivision: One or more townhouse projects.

SUBSECTION 6-B-3. AREA REGULATIONS.

(A) **Project area:** Each townhouse project shall contain an area of land consisting of not less than three thousand five hundred (3,500) square feet for each townhouse to be constructed, including common area, if any.

(1) **Coverage of Project Area.** Coverage of a project, exclusive of the common area, shall not exceed forty-five (45) per cent of the total project area. Those structures consisting coverage under this provision include, but are not limited to, building and required parking spaces.

(2) **Coverage of Common Area.** Coverage of the common area or areas, if any, shall not exceed thirty (30) per cent of such common area or areas. Those structures consisting coverage in this provision include, but are not limited to, all buildings, structures and required parking, but shall not include driveways or walkways.

(B) **Townhouse Group.**

(1) No townhouse group shall exceed two hundred (200) feet in length.
(2) There shall be not less than fifteen (15) feet of separation between each townhouse group within a townhouse subdivision.

(C) **Lot requirements.**

(1) Each townhouse shall be constructed on a privately owned individual lot.
(2) **Lot Area:** Each townhouse lot shall have a lot area of not less than two thousand (2,000) square feet.
(3) **Lot width:** Each townhouse lot shall have a width of not less than eighteen (18) feet.
(4) **Private Yard:** Each lot shall contain a private yard with not less than four hundred (400) square feet of area. Parking areas shall not be included in the computation of the required private yard area. A wall or solid fence not less than six (6) feet in height shall be required on side lot lines where the required private yard adjoins such lot lines. A private yard may contain a patio cover or roof which does not cover more than twenty-five (25) per cent of the private yard.

(5) **Front yard:**

(a) All buildings with frontage on collector and arterial streets shall have a front yard of not less than twenty-five (25) feet, and an unenclosed porch shall be set back from the property line not less than twenty (20) feet. All buildings with frontage on minor streets shall have a front yard of not less than ten (10) feet.
(b) In no case shall the required front yard of any townhouse be less than any required front yard on the same side of the street between intersecting streets.

(6) **Side Yard:**

(a) There shall be not less than ten (10) feet of side yard provided at the side property line of any townhouse subdivision.
(b) A side yard adjacent to a side street shall not be less than fifteen (15) feet.

(7) **Rear Yard:**

(a) There shall be a rear yard having a depth of not less than ten (10) feet as measured from the rear property line.
(b) Garages or carports having direct access to a rear alley or common driveway shall be set back from the rear lot line not less than ten (10) feet.
(c) In no case shall a townhouse be set closer than twenty-five (25) feet to any rear lot line of any R-1 or RM-1 zoned property.

SUBSECTION 6-B-4. HEIGHT REGULATIONS

(A) No building shall exceed thirty-five (35) feet in height.

SUBSECTION 6-B-5. PARKING REGULATIONS.

(A) Two (2) off-street parking spaces shall be provided for each townhouse.

(1) One space shall be covered and located on each lot.

(2) The second required parking space shall be located within one hundred (100) feet of the lot.

(B) The width of driveways located in the front yard of townhouse lots shall not exceed fifty (50) per cent of the width of the respective lots.

(C) One-way common drives shall be not less than ten (10) feet in width, and two-way common driveways shall not be less than twenty (20) feet in width. (Ord. No. 76-15, § 2, 3-23-76)

KNOW ALL MEN BY THESE PRESENTS, that COPPER MOUNTAIN, LTD., by and through its sole general partner, Evans Weaver, Inc. whose address is P.O. BOX 50070, Austin, Texas, 78763, being the sole owner of that certain 0.9963 acre tract out of the W.H. Cole Survey, Abstract No. 150, which is more fully described in the Dedication of the COPPER MOUNTAIN TOWNHOUSES, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City Council of the City of Killeen, Bell County, Texas, and COPPER MOUNTAIN, LTD., by and through its sole general partner, Evans Weaver, Inc. does hereby adopt said COPPER MOUNTAIN TOWNHOUSES, as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said City, all street, avenues, roads, drives and alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of any and all public utilities when and as authorized by the City of Killeen. The utility easements shown on said plat are dedicated to said City for the installation and maintenance of any and all public utilities which the City may install or permit to be installed or maintained.

COPPER MOUNTAIN, LTD.
Evans Weaver, Inc., General Partner
Evans Weaver, President

STATE OF TEXAS §
COUNTY OF BELL §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Evans Weaver, known to be to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of COPPER MOUNTAIN, LTD, by and through its sole general partner Evans Weaver, Inc., and that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 1993.

Notary Public in and for the State of Texas

APPROVED this ____ day of ____, 1993, by the Planning Commission of the City of Killeen, Bell County, Texas.

Chairman, Planning Commission Secretary, Planning Commission

APPROVED this ____ day of ____, 1993, by the City Council of the City of Killeen, Bell County, Texas.

Mayor, City of Killeen Attest, City Secretary

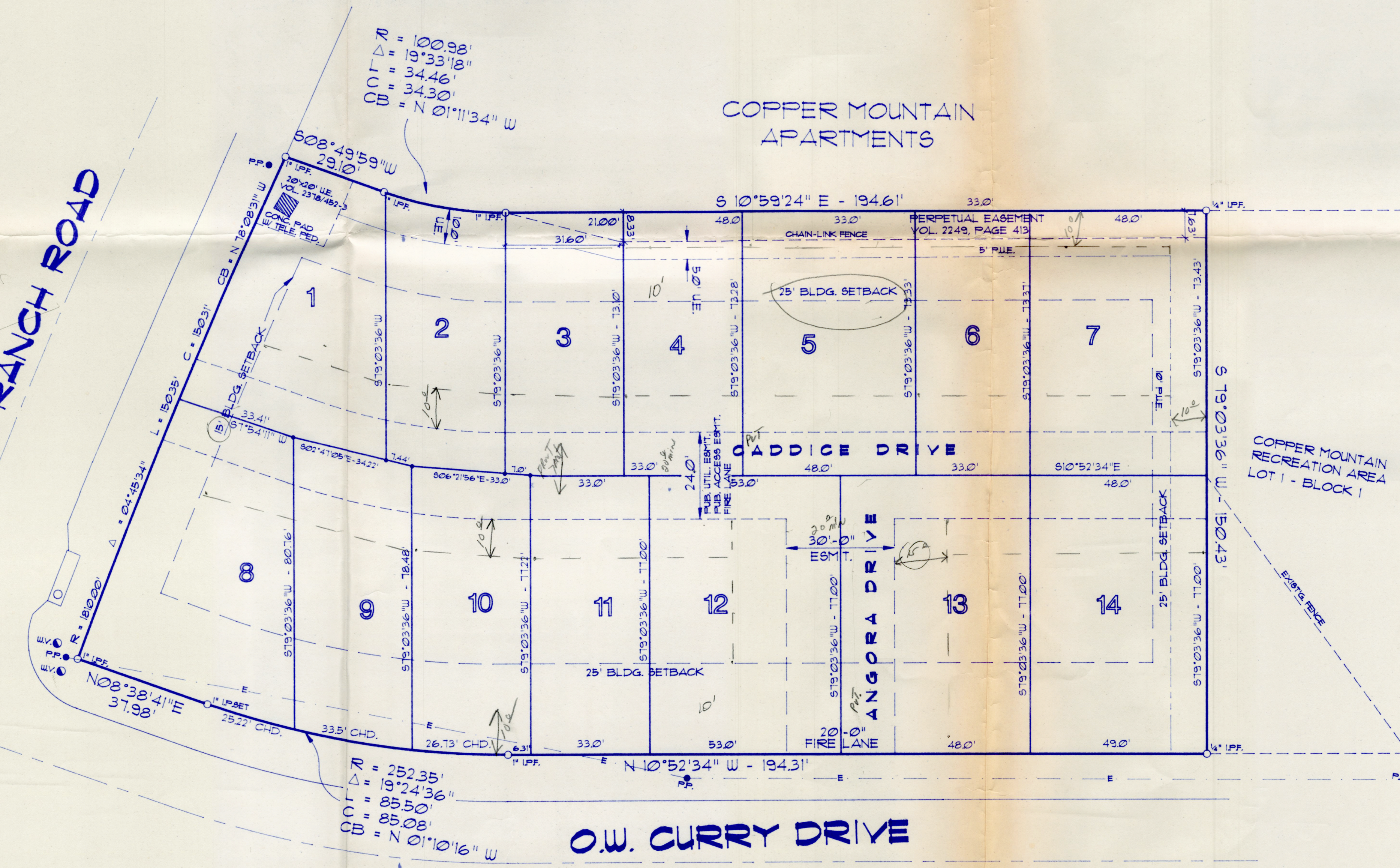
FILED FOR RECORD this ____ day of ____, 1993, in Cabinet ____ Slide ____, Plat Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS, that I, Victor D. Turley, a Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Bell County, Texas.

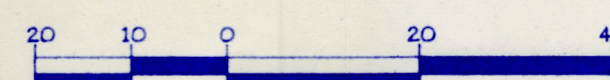
Victor D. Turley, R.P.L.S.
Registered Professional Land Surveyor
No. 2475

BACON RANCH ROAD

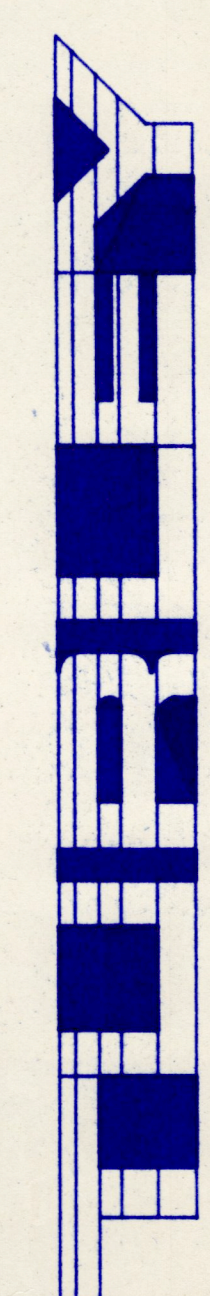
COPPER MOUNTAIN APARTMENTS



COPPER MOUNTAIN TOWNHOUSES SUBDIVISION
BLOCK ONE LOTS 1-14
0.9963 ACRES



FINAL PLAT
SCALE: 1" = 20'



ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
9811 N. 34th St.
TAMU, TEXAS 77705-7700

FINAL PLAT
COPPER MOUNTAIN TOWNHOUSE SUBDIVISION
DEVELOPED BY
EVANS WEAVER

REVISIONS		
9/7	PROP. LINES	T.L.M.

DATE:	7-21-93
DRN. BY:	TLM
REF.:	
SHEET NO.	
FB/LB	
JOB NO.:	93-183
SHEET	OF
COMPUTER DWG. NO.	93183-MF

FILE NO.