

Development Standards
Planned Development District for The Reserve

Table of Contents

- I. General**
 - A. Introduction

- II. Zoning Districts/Permitted Uses (Ch. 60, Article 8)**
 - A. Permitted Land Uses Generally
 - B. R-2 District
 - C. R-2 Estate District
 - D. MU District

- III. Site Design and Development Standards (Ch. 60, Article 8)**
 - A. R-2 District
 - B. MU District

- IV. Amendments to the Planned Development District**
 - A. Major and Minor Amendments
 - B. Location of Land Uses
 - C. Area of Land Uses

- V. Appendices and Attachments**
 - A. PD Land Use Plan for the “Keeble Property PD”
 - B. Table 1, Land Use Table.

Keeble Property PD

I. General

A. Introduction. The purpose for this Planned Development district is to allow the use of unique and innovative land use and design techniques within a proposed master planned community in order to further the City’s development goals. The amended design standards herein create flexible design techniques that take into account the adjacent properties, the users of the planned development, and the emergence of new development trends. This property will develop in accordance with the provisions of the Code of Ordinances for the City of Kerrville, Texas (the “City Code”) as amended. This property will develop in accordance with the base zoning districts of R-2, R-3, and MU with the following modifications to the City Code relating to permitted land uses and development regulations.

II. Zoning Districts/Permitted Uses (Ch. 60, Article 8)

A. Permitted Land Uses Generally. As described in City Code, Sections 60-50, 60-51, 60-

52. The following zoning districts shall be applied to the subject PD as shown in the approved PD Land Use Plan, and the permitted uses in each of the listed zoning districts shall be as permitted in the City's "Table 1, Land Use Table," unless otherwise specified herein, with such table being attached hereto as **Exhibit "B"** and incorporated herein for reference. The following uses shall be allowed by right in all districts within the Property:

1. Agriculture, General.
2. Winery and associated Vineyard activities. For purposes of this PD, "Vineyard activities" shall include the following listed, anticipated uses. In the event that a proposed use for an associated Vineyard activity is not specifically listed, the City's Planning Department shall have the authority to determine if such use is materially similar and/or may be allowed within the PD.
 1. Small Crop Harvesting
 2. Crop storage both indoor and outdoor with appropriate screening from residential uses
 3. Wine Storage
 4. Visitor Tours
 5. Wine Tasting
 6. Wine Sales
 7. Party House, Reception Hall, Meeting Facilities

B. R-2 District.

1. A "Short-term Rental Unit" use shall be permitted by right within the R-2 district and not require a Conditional Use Permit.
2. A "Guest House" use shall be permitted by right in the R-2 district and shall be a permitted use within a patio home or townhome.

C. R-2 Estate District. There shall be created within and as a part of this PD, an "R-2 Estate" District, location for such use as specified on the PD Land Use Plan. For purposes of site design and development, this District shall apply all development standards of the "R-2" District within the PD as specified herein below, with the following exceptions and/or stipulations:

1. The R-2 Estate District will require a minimum lot size of 8,000 s.f.
2. The R-2 Estate District will be limited in area to the "hilltop" portion of the Property, as indicated on PD Land Use Plan and shall not be subject to relocation as other land uses are permitted to do.
3. There shall be no "zero-lot line" development within the R-2 Estate District.

D. MU District.

1. A "Guest House" use shall be permitted by right in the MU district and shall be a permitted use within a patio home or townhome.
2. A "Dwelling, Duplex" use shall be permitted by right within the MU district.
3. A "Dwelling, Single-Family Detached", with or without a Accessory Dwelling Unit shall be permitted by right in the MU district.
4. A "Dwelling, Small-Lot Single-Family Detached" use shall be permitted by right in the MU district.
5. A "Dwelling, Patio Home (Zero Lot Line Home)" use shall be permitted by right in the MU district.

III. **Site Design and Development Standards (Ch. 60, Article 8)**: The City Code and City's ordinances and standards applicable to the uses and stated zoning districts on each of the following residential and/or commercial areas of the PD will apply with the following amendments to the sub-sections of the City Code, as amended:

A. **R-2 District, Section 60-50(d)(4) through (d)(9)- Area and Height Regulations.**

1. Duplex.
 - a. Minimum lot size: 4,000 square feet.
 - b. Minimum lot width: 50 feet.
 - c. No minimum front, side, or rear setback requirement to garage door or carport eave.
 - d. Only minimum parking requirements: 1.5 spaces per one bedroom unit and 2 spaces per two-bedroom unit, including covered parking within each unit and on street parking on adjacent streets.
2. Townhome.
 - a. Minimum lot size: 1,200 square feet
 - b. No minimum front, side, or rear setback requirement to garage door or carport eave.
 - c. Maximum building height: 45 feet when 50 feet or more from R-E, R-1, or R-1A zoning, or land zoned MU or PD for single-family, patio home, or duplex uses, but no such requirement for building height when within proximity to RM zoning.
 - d. Only minimum parking requirements: 1.5 spaces per one bedroom unit and 2 spaces per two-bedroom unit, including covered parking within each unit and on street parking on adjacent streets.
3. Small-lot single-family dwelling.
 - a. Minimum lot size: 2,400 square feet.
 - b. Minimum rear setback: 5 feet to a garage door or carport eave.
 - c. There shall be no requirement that access to any lot less than 45 feet in width shall be from a paved alley or right-of-way.
 - d. Only minimum parking requirements: 1.5 spaces per one bedroom unit and 2 spaces per two-bedroom unit, including covered parking within each unit and on street parking on adjacent streets
4. Patio home.
 - a. Minimum lot size: 3,000 square feet.
 - b. Minimum lot width: 30 feet.
 - c. Minimum rear setback: 5 feet, generally, and 5 feet to a garage door or carport eave for garage or carport adjacent to an alley. Setback shall be measured from the edge of an adjacent alley.
 - d. There shall be no requirement that access to any lot less than 45 feet in width shall be from a paved alley or right-of-way.
 - e. Only minimum parking requirements: 1.5 spaces per one bedroom unit and 2 spaces per two-bedroom unit, including covered parking within each unit and on street parking on adjacent streets.
5. Single-family dwelling.
 - a. Minimum lot size: 4,000 square feet.
 - b. Minimum side setback: 10 feet when on corner lot, street side.
 - c. Minimum rear setback: 10 feet, generally. For a garage or carport adjacent to an alley, 0 feet if the garage or carport is built for two or more motor vehicles. Setback shall be measured from the edge of an adjacent alley, but in no instance may be less than 5 feet from the alley.

6. Access to “neighborhood” collector street. Access shall be allowed to a “neighborhood” collector for platted R-2 lots. The neighborhood collector may have the width of a collector but is not required as per the thoroughfare plan.
7. Rear or alley access required for certain lots. For a lot with a width of less than 40 feet, rear or alley driveway access shall be required in order to maintain sufficient area for viable on-street parking.
8. Consistent block face. There shall be no consistent block face requirement.
9. Exceptions to required setbacks.
 - a. An accessory building or structure, including, but not limited to, a detached carport or garage, with a floor area not exceeding 1,000 square feet and not exceeding 35 feet in height, may extend into the required side or rear setback, but in no case shall be located closer than five feet from any property line.
 - b. There shall be no prohibition for accessory buildings on lots containing small-lot single-family dwellings, patio homes, or townhomes.
10. Vehicular Access. There shall be no direct ingress/egress or vehicular access from an Arterial roadway.
11. Arterial setback. All development within this district shall require a fifteen-foot (15’) setback from any Arterial roadway.
12. Clear Corner. All street intersections will allow for proper site distances relative to the allowable speed of such streets.

B. MU District Section 60-52(b)(3)through (b)(6)- Building Development Regulations.

1. The development regulations herein shall apply to and allow:
 - a. Mixed-use buildings including both residential and nonresidential uses;
 - b. Single-use buildings (buildings containing only nonresidential or only multifamily uses) on the same lot within an integrated development; and
 - c. Single-use buildings (buildings containing only nonresidential or only multifamily uses) on separate lots
2. Minimum front setback: 15 feet from an arterial, otherwise 0 feet.
3. Minimum side setback: for a corner lot, street side: 25 feet from a highway, 15 feet from an arterial, otherwise 0 feet.
4. Minimum rear setback: when adjacent to a residential zoning district as defined in subsection (b)(3) of the City Code, 10 feet.
5. Maximum building height:
 - a. Two stories of up to 35 feet when 10 feet to 50 feet from a residential property line;
 - b. 45 feet when more than 50 feet from a residential property line, with 1 foot of additional height allowed for each 1 foot of setback provided beyond 50 feet
6. There shall be no prohibition on windows serving second-story building areas within 50 feet of the property line of any building wall facing a residential zoning district.
7. Minimum parking for residential uses:
 - a. 1.0 spaces for each 1-bedroom unit;
 - b. 1.5 spaces for each 2-bedroom unit;
 - c. 2.0 spaces for each unit with 3 or more bedrooms
8. Minimum parking for nonresidential uses in a mixed-use building shall be 3 spaces per 1,000 square feet commercial space.

9. No concept plan shall be required for new development within the MU district.
10. Outdoor storage.
 - a. Notwithstanding anything to the contrary in paragraphs a. and b. of subsection 60-52(b)(6), self-propelled vehicles used by the owner or lessee of the property in the operation of the business located on the property, may be stored outdoors, with no prohibition that such vehicles are not made available for retail or wholesale purchase by said owner or lessee.
 - b. There shall be no prohibition against a shipping container being located on any property designated as “MU” within the PD Land Use Plan for purposes of providing outdoor storage.
 - c. Any outdoor storage shall be properly screened from adjacent right-of-way that would otherwise have visual access to such storage.
11. Clear Corner. All street intersections will allow for proper site distances relative to the allowable speed of such streets.

IV. Amendments to the Planned Development District

- A. Major and Minor. Any significant changes from the established standards for the approved PD, or changes that alter the concept of the PD will be considered a “major amendment” and will cause the plan to be resubmitted for approval by the Planning and Zoning Commission and the City Council, including a new public hearing with applicable fees. “Minor amendments” are those that do not alter the concept or intent of the development shall be approved or denied administratively. Unless otherwise specifically provided herein, a proposed amendment to the PD, including the Land Use Plan, shall be filed with the director of development services for a written determination indicating whether such amendment has been accepted as a minor or major amendment, such determination to be made within five (5) working days after filing such proposed amendment, including required items and information.
- B. Location of Land Uses. Modifications to the location of the specified land uses with the approved Land Use Plan shall be considered a minor amendment and submitted to development services for acknowledgment.
- C. Area of Land Uses. Any increase in the total acreage on any specified land use within the approved Land Use Plan equal to or less than ten (10) percent of the original request shall be considered a minor amendment and submitted to development services for acknowledgment.

V. Appendices and Attachments

- A. PD Land Use Plan, the “Keeble Property PD,” attached as **Exhibit “A.”**
- B. Table 1, Land Use Table, as of PD adoption date, attached as **Exhibit “B.”**