

Planning FAQ - Final

1. What is the current zoning of my property?

Current zoning is easily verified by going to the “Kerrville Property Map” which can be found through an internet search or by following the below link:

<https://kerrvilletx.maps.arcgis.com/apps/webappviewer/index.html?id=eecbceb9b9094d64a73a89913995eb62>

Once at the map, review and check the disclaimer box, and then click the Green button (Layer List) at the bottom of the map. The layer list will pop up. Find and click the Current Zoning box. All the zoning will appear on the map in different colors. To determine the zoning, click the Blue button (Legend) at the bottom of the map. A legend box will pop up that will identify each zoning district. Search for your property on the map to identify your specific zoning. By clicking on a specific parcel, an information box will pop up that will also provide KerrCAD information, a link to the Land Use Table (this identifies what can be built on the property), and a link to the zoning code to provide more detail regarding minimum setbacks, building size, building height, etc. If you are unable to find the information you need, feel free to contact Development Services at 830-258-1514.

2. What can I build on my property?

Once you have identified the current zoning of your property, the Land Use Table (https://www.kerrvilletx.gov/DocumentCenter/View/41852/Land-Use-Table_2022_v2_STRs) will detail the Permitted uses (P) and Conditional uses (C). A conditional use requires a Conditional Use Permit (CUP). Please contact Development Services at 830-258-1514 if you think you will need a CUP. This information can be found by doing an internet search for “Kerrville Property Map” and using the City GIS to locate the information. Please also see the FAQ, “What is the current zoning of my property?” for additional information on using the Kerrville Property Map.

3. How can I change the zoning of my property?

If you are proposing a project that does not meet the current zoning of your property, it is best to call Development Services at 830-258-1514 to discuss. If it is determined that a zoning change is possible, a zoning change is applied for online through MyGovernmentOnline.org (MGO) and requires a public hearing with the Planning & Zoning Commission and two public hearings with City Council. The rezoning process takes at least three months to complete from the time of application and is not guaranteed to be approved.

4. What are the minimum setback requirements for my property (all setbacks are measured from the property line)?

Minimum setback requirements can be found through links on the Kerrville Property Map (see FAQ, “What is the current zoning of my property?”) or by searching the Kerrville Municipal Code at the following link:

https://library.municode.com/tx/kerrville/codes/code_of_ordinances?nodeId=PTIICOOR_CH60ZO_ARTVIIIZODI

You will need to know the current zoning of your property and then locate the zoning district detailed information through the Kerrville Property Map or through the above Muni Code link. All minimum setbacks are measured from the property line, not from a curb, street or other reference point. If you are unable to find the information you need, please contact Development Services at 830-258-1514.

5. What are the fencing requirements for my property?

Fencing requirements are in the process of being updated. Current requirements can be found in the Kerrville Municipal Code at the following link:

https://library.municode.com/tx/kerrville/codes/code_of_ordinances?nodeId=PTIICO OR CH60ZO ARTVIIIZODI

You will need to know the current zoning of your property and then locate the zoning district detailed information through the Kerrville Property Map or through the above Muni Code link. You will need to apply for a fencing permit through MyGovermentOnline.org. For additional information or clarification, please call Development Services at 830-258-1514.

6. Can I install a carport on my property?

Any property that has the required area and can meet minimum setback requirements is permitted to have a carport. In general, the front setback for a carport (measured from the property line) will be between 19 and 25 feet to the carport eave depending on the zoning district. Interior side setbacks are generally 5 feet and corner setbacks are 19 feet from the property line to the eave of the carport. It is best that you contact Development Services at 830-258-1514 to discuss prior to applying for a building permit. A site plan will be required with the permit to clearly show that minimum setback requirements can be met.

7. Can I operate a home business on my property?

A home business in the City of Kerrville is described as a Home Occupation. There are certain supplementary requirements that need to be met in order to operate a home business/home occupation. Following is a link to the Kerrville Municipal Code for Supplementary Development Requirements for a Home Occupation.

https://library.municode.com/tx/kerrville/codes/code_of_ordinances?nodeId=PTIICO OR CH60ZO ARTIXSUDERECEUS S60-60SUDERE

Once you follow this link, scroll down to find the requirements for a Home Occupation. With questions, please call development services at 830-258-1514.

8. Can I store an RV on my property? Can someone live in the RV stored on my property?

An RV can typically be stored on private property as long as it does not create any safety issues regarding visibility, setbacks and fire access. Any RV may be used for guests for up to 14 days, however, hookups must be temporary and cannot be permanent. An RV cannot be used as permanent housing unless located within a legal RV park. With specific questions regarding your property, please contact Development Services at 830-258-1514.

9. Can I have a shipping container on my property?

In general, shipping containers are not permitted on any residential or commercial properties. There are a few exceptions within the IM Industrial and Manufacturing and PI Public and Institutional zoning districts, however, the use of shipping containers is very limited. For additional information regarding your specific property, please contact Development Services at 830-258-1514.

10. Can a shipping container be used as a tiny home?

A shipping container can be used as a structural element for the construction of a home. The completed home will need to meet current City building standards. For additional information, please contact Development Services at 830-258-1514 and ask to speak with the Chief Building Official.

11. Can I operate a Short Term Rental (STR) on my property?

Short term rentals are permitted in certain zoning districts and require a permit from the City in order to legally operate. Please refer to the Land Use Table for a list of permitted uses in each district

(https://www.kerrvilletx.gov/DocumentCenter/View/41852/Land-Use-Table_2022_v2_STRs).

A legal STR is required to pay the local Hotel Occupancy Tax (HOT tax) and meet minimum off-street parking requirements (typically one off-street parking space per bedroom and an additional space if there is no manager living onsite). The permit may have additional requirements that you will need to confirm that you meet prior to issuance of the permit. You apply for a permit through MyGovernmentOnline.org (MGO). For additional questions regarding STR's, please contact the Code Enforcement Manager at 830-258-1172.

12. My neighbor drains storm water onto my property. What do I do?

Storm water runoff is a civil matter between property owners. When a new project is being developed, the City Engineer's office works with the project designers to help mitigate storm water runoff. Once a project is constructed, neighbors will need to work together to mitigate drainage issues.

13. Can I subdivide my property? What is the process for platting?

Any property can be subdivided if it meets minimum size requirements and does not create any new nonconforming issues with existing structures such as minimum setbacks, certain utilities, easements, etc. It is best to meet with Development Services at 830-258-1514 prior to beginning the subdivision process. As the owner, you will need to hire a surveyor to prepare a plat. The plat will be submitted to the City, the City will review and provide comments, and the plat will be submitted to the County by the City for recording. A minor plat (three or fewer lots with existing streets and utilities) takes about 30 days to process. Plats that don't meet the minor plat guidelines will take longer since they have to go to the Planning & Zoning Commission for approval. Please contact Development Services with any additional questions.

14. What is the Development Review Committee (DRC)? How does this help my project development?

The Development Review Committee (DRC) provides customers with initial feedback on newly proposed projects. DRC is not required in order to move forward with a project. DRC is comprised of all major City departments, local utility companies and transportation agencies. The County may also be involved if the proposed project is adjacent to or within the ETJ. Comments received by customers through the DRC process are meant to help expedite project development and help to avoid unforeseen circumstances. No project approvals are issued as part of the DRC process. Please contact Development Services at 830-258-1514 to discuss your project and to determine if the DRC process would be beneficial.

15. How do I annex my property into the City? Is annexation required?

Annexation into the City limits is primarily voluntary and typically required for properties wanting access to City services. There are many factors to consider prior to annexation including proximity to City limits, access to existing utilities, and the size of the development, to name a few. It is recommended that you contact the Development Services department at 830-258-1514 to discuss your specific needs prior to applying for annexation.