



CITY OF KERRVILLE
BUILDING BOARD OF ADJUSTMENT & APPEALS AGENDA
REGULAR MEETING, FEBRUARY 10, 2022 02:00 P.M.
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2A. Approval of the minutes from the August 11, 2021 meeting.

3. CONSIDERATION AND ACTION

3A. Adoption of NFPA 1194

3B. Adoption of proposed changes to Fire Code sections D107.1 and D107.2

3C. Adoption of the definition of "Development" from the sub-division code into the Fire Code by referencing the definition

4. STAFF REPORT

5. ADJOURNMENT

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-258-1117 for further information.

I do hereby certify that this notice of meeting was posted on the bulletin board at the city hall of the city of Kerrville, Texas, and said notice was posted on the following date and time: 2/5/2022 at 11:30 am and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Kesha Franchina

Deputy City Secretary, City of Kerrville, Texas



**City of Kerrville
Building Division
Report**

To: Building Board of Adjustment and Appeal
Agenda Item: 2A Minutes August 11, 2021 Board meeting
Action: Approval, approval with specific changes
Representative: Staff

MEMBERS PRESENT:

Bruce Motheral, Chair
Mack Edmiston, Board Member
Jennifer Hyde, Board Member
Daniel Lowery, Board Member
Bob Rue, Board Member

MEMBERS ABSENT:

Michael Walker, Board Member

STAFF PRESENT:

Guillermo Garcia, Executive Director
Stephen Riggs, Interim Chief Building Official
Jason Lackey, Fire Marshal
William Tatsch, Assistant City Attorney
Donna Bowyer, Recording Secretary

1 CALL TO ORDER:

On August 11, 2021, the Kerrville Building Board of Adjustment and Appeals regular meeting was called to order at 4:00 p.m. in the City Hall council chambers, 701 Main Street.

2. APPROVAL OF MINUTES

2A. Approval of the minutes from the August 5, 2020 meeting.

Mrs. Hyde moved to approve the minutes as presented; the motion was seconded by Mr. Rue and passed 5-0.

3. CONSIDERATION AND ACTION

3A. Hearing of potential unsafe structure at 712 Gilmer

Mr. Riggs gave a brief background of the property and gave a presentation. Staff recommended disconnecting water and power immediately and demolition of the home due to being an unsafe structure.

Mr. Rue asked how many people lived in the home.

Mrs. Hyde asked how many times the residents have been in court regarding violations.

Mr. Motheral opened the public hearing at 4:42 p.m.

Mr. Jonathan Taylor spoke saying 712 Gilmer is directly behind his house and that he is the one who initiated all of these several years ago, filing complaints about the trash and unsanitary conditions. One thing that Mr. Riggs did not show or mention was that there was also a port-a-potty outside of the shed that Tina Ferrage lived in, which was very unsightly and very unsanitary. He's been trying to get them to remove it and stated that Ms. Ferrage is not supposed to be residing in the shed but she continues to defy any court orders and the mother, the ex-boyfriend and his new girlfriend are living in the shed. He stated the residents are not doing anything to make the property better or to improve it.

Pam Lickin spoke, stating this property is near her home on Ross Street. She stated that Ms. Ferrage has come to their garage sales and she is a very difficult person to deal with. She is very needy, appears to be mentally ill, and is just very difficult to deal with. She, too, is concerned about the port-a-potty as well as the animals on the property. As a neighbor, she has noticed the same things as Mr. Taylor.

Hearing no one else speak, Mr. Motheral closed the public hearing at 4:45 p.m.

Staff recommends disconnecting power and water and giving the residents 30 days to demolish the home. If they do not comply then the City of Kerrville will do the work and place a lien on the property.

Mrs. Hyde moved to add the removal of power and water to case number 2021-01 that Mr. Tatsch drafted. The motion was seconded by Mr. Rue and passed 5-0.

Mr. Rue moved to adopt the draft. The motion was seconded by Mrs. Hyde and passed 5-0.

4. DISCUSSION

Mr. Riggs stated staff has adopted the 2018 IRC, IPC, Energy, and Building Codes.

5. STAFF REPORTS

Mr. Guillermo reported Danny Batts has retired as Chief Building Official and Steve Riggs has been promoted to that position. There is currently an open position for a building inspector.

5. Adjourn

The meeting was adjourned at 4:59 p.m.

ATTEST:

Bruce Motheral, Chair

Trina Sanchez, Recording Secretary



**City of Kerrville
Building Division
Report**

To: Building Board of Adjustment and Appeal
Agenda Item: Adoption of NFPA 1194
Representative: Staff

Summary Statement:

The City of Kerrville is a destination community for vacationers from all parts of the United States. The Recreational Vehicle (RV) industry continues to be a mode of transportation and to accommodate the RV there is a possible growth in RV parks.

NFPA 1194 is a national standard designed to provide minimum construction requirements for safety and health for occupants using facilities supplied by recreational vehicle parks and campgrounds offering temporary living sites for use by recreational vehicles, recreational park trailers, and other camping units.

Recommended Action

Recommend adoption of NFPA 1194, with the following amendment:

5.1.2 Roads. Minimum widths of recreational vehicle park and campground roads shall be 20 ft (6.0 m) and may have an additional 8 ft (2.4 m) per parallel parking lane. All park/campground roads also serve as fire access roads and shall be marked as per city ordinance.



**City of Kerrville
Building Division
Report**

To: Building Board of Adjustment and Appeal
Agenda Item: Adoption of proposed changes to Fire Code sections D107.1 and D107.2
Representative: Staff

Summary Statement:

The City of Kerrville continues to be a growing community with multiple developments. The development community has faced issues with meeting the requirements outlined in the 2018 ICC Fire Code Section D107. This section requires that the development provide two separate fire apparatus access roads.

Current Code Requirements:

D107.1 One or Two-family dwelling residential developments

Developments of one or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1., 903.3.1.2, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official

D107.2 Remoteness

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Recommended changes:

D107.1 One or Two-family dwelling residential developments

Developments of one or two-family dwellings where the number of dwelling units exceeds 60 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1. Where there are more than 60 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1., 903.3.1.2, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.
3. Where there are more than 60 but less than 125 dwelling units on a single public or private fire apparatus access road and this access road is at least 40 feet wide, access from two directions shall not be required.

D107.2 Remoteness

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Exception: where is geographically impossible to be one-half of the maximum overall diagonal dimension apart, the secondary access road will be evaluated based on meeting the following conditions:

1. The two separate fire apparatus access roads must be separated as far as physically possible, with the minimal width as established in #2.
2. The two separate access points must be a minimum of 150 feet apart, measured in a straight line between accesses.
3. The two separate entrances can share a common path of travel on the complex site so long as a blockage in any one area of this path does not block access from both the primary and secondary access simultaneously; minimum distance is established in D107.1 under exceptions #3. The two separate entrances can share a common path of travel on the complex site so long as a blockage in any access simultaneously and the number of total homes does not exceed the maximum number of 125 as established in D107.1 exception #3. Each of the two separate fire apparatus roads shall meet the requirements of the 2018 IFC section 503, Fire Apparatus Access Roads.

Recommended Action

Recommend adoption of changes to the fire code.



**City of Kerrville
Building Division
Report**

To: Building Board of Adjustment and Appeal
Agenda Item: Adoption of the definition of "Development" from the sub-division code into the Fire Code by referencing the definition
Representative: Staff

Summary Statement:

The City is recommending the Fire Code add the definition "Development" as defined in the sub-division code by referencing it. The definition for development is as follows:

Development means any activities related to the division of land or installation of improvements thereon, including the construction, reconstruction, conversion, or enlargement of buildings or structures; the construction of impervious surfaces, including parking lots; the installation of streets, water, wastewater, drainage (stormwater) or park facilities, utilities, or other infrastructure; or any disturbance of the surface or subsurface of the land in preparation for such construction activities, including grading, drainage, storage, paving, clearing, filling, and/or removal of vegetation or soil, and any mining, dredging, excavation, or drilling operations. "Development" includes such activities on a previously platted lot or tract.

Recommended Action

Recommend adoption of the "Development" definition into the Fire Code.