

**CITY OF KERRVILLE, TEXAS
BUILDING BOARD OF ADJUSTMENT & APPEALS**

March 4, 2025

MEMBERS PRESENT:

Bob Rue, Board Vice-Chair
Wayne Uecker, Board Member
Caleb Mizell, Board Member

MEMBERS ABSENT:

Jennifer Hyde, Board Chair
Mack Edmiston, Board Member
Daniel Lowery, Board Member

STAFF PRESENT:

Aaron Barnes, Interim Chief Building Official
Drew Paxton, Director of Development Services
Donna Bowyer, Code Enforcement Manager
William Tatsch, Assistant City Attorney
Michael Hornes, Assistant City Manager

1. CALL TO ORDER:

On 3/4/2025, the Kerrville Building Board of Adjustment and Appeals regular meeting was called to order at 3:00 p.m. in the City Hall Council Chambers, 701 Main Street.

2. ELECTION OF OFFICERS

2A. Election of Chair and Vice Chair by BBAA members.

No action taken, moved to next BBAA meeting.

3. APPROVAL OF MINUTES

3A. Approval of the minutes from the April 25, 2024 meeting.

Caleb Mizell moved to approve the minutes as presented; the motion was seconded by Wayne Uecker and passed 3-0.

4. CONSIDERATION AND ACTION

4A. Appeal to BBAA from the owner of 613 Rock Creek Loop

Rick Perry explained the history of the boarding home he currently operates at 617 Rock Creek Loop. Rick Perry presented a timeline and information regarding the 613 Rock Creek Loop boarding home for the elderly. He also explained the request for a variance regarding the fire sprinklers required at 613 Rock Creek Loop.

Aaron Barnes explained the Building codes that require the fire sprinklers.

Drew Paxton explained the boarding home permitting process and stated that normally the boarding home would be permitted before it is occupied.

**CITY OF KERRVILLE, TEXAS
BUILDING BOARD OF ADJUSTMENT & APPEALS**

March 4, 2025

Aaron explained to BBAA that they would need to approve or deny the appeal. He also explained they have five business days to deliberate on the decision. Aaron also presented the variance section of the ordinance to the BBAA board.

Phione Mayanja, house manager, questioned the need to sprinkle the home when they have had a yearly inspection at 617 Rock Creek Loop.

Drew Paxton explained that 617 Rock Creek Loop is grandfathered because it was licensed and permitted before the building code update. 613 Rock Creek Loop is a new boarding home, and must comply with current codes that require the installation of fire sprinklers. Drew Paxton also explained the variance criteria.

BBAA members had a discussion.

Bob Rue stated that after their discussion, they want to take five business days to do some research.

Steve Caraway stated that his brother lives at 613 Rock Creek Loop, and during holidays and special occasions, they all come together. Steve spoke about the property having two different addresses, however, it is under one owner and one roof line. They have one manager over the facilities and they are wonderful.

Drew Paxton explained that there is a firewall between the two structures and went over the fire sprinkler code.

Jason Lackey explained the different fire sprinkler systems and the licensing requirements.

Brian Bowers is in favor of granting the variance. He explained his concerns regarding the removal of the residents at 613 Rock Creek Loop and working with Mr. Perry on the situation.

Drew Paxton explained that they would work with Mr. Perry.

The board asked if the 613 Rock Creek Loop had a current boarding home permit.

Drew Paxton clarified that 617 Rock Creek Loop is in compliance and has a boarding home permit but is waiting on an inspection. 613 Rock Creek Loop started operating without a boarding home permit.

Caleb Mizell clarified that Mr. Perry purchased the property and began operating it as a group home without obtaining a boarding home permit. He added that Mr. Perry should have known better, as he has previously operated a boarding home.

5. STAFF REPORT

Drew Paxton stated that at the upcoming BBAA meeting, they will review a policy for building code updates and an unsafe structure at 111 E Davis St..

CITY OF KERRVILLE, TEXAS
BUILDING BOARD OF ADJUSTMENT & APPEALS

March 4, 2025

6. ADJOURNMENT

The meeting adjourned at 3:53 p.m.

ATTEST:3:50



Bob Rue, Co-Chair 


Tricia Sanchez
on behalf of Donna Bowyer

Donna Bowyer, Recording Secretary