

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

December 14, 2023

MEMBERS PRESENT:

Jennifer Hyde, Board Chair
Bob Rue, Board Vice-Chair
Mack Edmiston, Board Member
Daniel Lowery, Board Member

MEMBERS ABSENT:

Caleb Mizell, Board Member

STAFF PRESENT:

Guillermo Garcia, Executive Director for Innovation
Aaron Barnes, Interim Chief Building Official
Donna Bowyer, Code Enforcement Manager
Trina Sanchez, Recording Secretary

1. CALL TO ORDER:

On December 14, 2023, 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. APPROVAL OF MINUTES

2A. Approval of the minutes from the October 26, 2023 meeting.

Bob Rue moved to approve the minutes as presented; motion was seconded by Daniel Lowery and passed 4-0.

3. CONSIDERATION AND ACTION

3A. Appeal to Board from Mrs. Trevino regarding 608 Stephen Street

Guillermo Garcia introduced the case and Aaron Barnes presented the case using a power point presentation.

On October 26, 2023 the Board ordered the home at 608 Stephen Street to be abated of the rubbish, trash and other unsightly material from both the exterior and interior of the home. The homeowner, Alice Trevino, is appealing to the board for more time to execute the orders. The City of Kerrville Unsafe Structure Ordinance 2023-14 allows the Board to allow the owner more than 30 calendar days to execute orders provided the owner submits the required documentation and meets requirements of the ordinance.

Alice Trevino spoke, stating the the front of the house is clear and the bushes and trees trimmed. The sides of the property were also cleared but they have not started on the back because they were cleaning the sides and her husband passed away the day after the original hearing so she was unable to continue cleanup due to her loss.

Jennifer Hyde asked if Alice Trevino had any pictures or updates because she remembered the front of the area had been cleaned up. Guillermo Garcia stated that at the last hearing, the front had been touched up, but not completely cleaned and there was a lot of trash and rubbish that needed to be removed. Jennifer Hyde asked Alice Trevino again if she had any updates or pictures to show the Board to which Alice Trevino answered she had not taken any pictures, but said they completed the whole front of the house and removed the trash from both sides of the house. She also stated she had been working on the inside of the house and rented a storage.

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Alice Trevino said her son works on the outside and she helps when he needs it, but she has been working on the inside and is currently working on the living room. She stated she had cleaned out the refrigerator and that the electricity had been disconnected which makes it hard to see but does use battery operated lamps and continuous to clean.

Jennifer Hyde said the request shows that Alice Trevino had been unable to haul away trash due to lack of city vouchers. Alice Trevino stated it is costly because she just started getting her husband's social security and did not qualify for other monies. Jennifer Hyde stated at the last meeting the Board discuss the availability and opportunity to acquire additional vouchers. Alice Trevino said she did ask but was told there were only two allowed per residence. Bob Rue said he had offered to give up his vouchers and Alice Trevino agreed that she knew he did but asked how would she get those? Bob Rue said Alice Trevino needs to take the initiative in obtaining the vouchers and said no one had been approached about the issue. Bob Rue then asked how long Alice Trevino needed to get all of this completed. She replied that she would like at least 90 days, stating it is going to take her a while. Jennifer Hyde and Bob Rue both said they have an issue extending for 90 days as this has not been a new grievance between Alice Trevino, her neighbors, and the community. Jennifer Hyde stated she is weighing out both sides, that she has compassion for Alice Trevino's situation, but has to think about the neighbors as well, putting them at risk of their property and others being at danger because of lack of action on Alice Trevino's part, not just in the past 30 days but this is something that has been ongoing so that is where her concern is at this point with extending it for three more months. Alice Trevino said a lot of it was due to her husband not allowing her to do anything. She said Mr. Trevino thought as long as he was paying his taxes he was allowed to have whatever he wanted on and in his property and she could not fight against him. She stated she had been married to him for over 40 years since she was 16 and always did what he said more or less. Jennifer Hyde asked who Alice Trevino had helping her and she replied her friend Robert. Jennifer Hyde asked Alice Trevino to tell the Board about her progress since the last time they met. Alice Trevino explained all the work that had been done, both interior and exterior. The main issue is the cost to go to the landfill. Bob Rue asked if Alice Trevino had vouchers for the landfill, what is the plan. Alice Trevino said they would fill the truck to the fullest and a trailer that her son has. Bob Rue said they had ordered from October 26th for cleanup to be completed within 30 days. 90 days from October would be towards the end of January. Jennifer Hyde said January 26th would be reasonable.

Mack Edmiston moved to approve the appeal for more time to execute the orders previously ordered by the Board for the property located at 516 W. Water Street to January 26, 2024; motion was seconded by Bob Rue and passed 4-0.

Guillermo Garcia stated staff will send a letter to Alice Trevino confirming the time of the extension so she has the documentation and understands the dates and her responsibilities as well.

4. STAFF REPORT

Guillermo Garcia discussed two updates.

- Property at 516 West Water Street
 - Board had ordered to have the property demolished
 - Demolition has been completed and debris cleaned out
 - Removed house, trimmed trees, and removed old, dead tree
 - Closed out warrant
 - County to auction property

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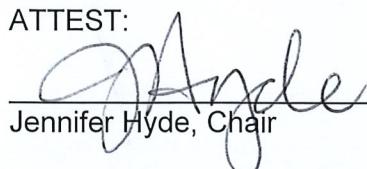
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- 421 Fifer St.
 - Non-compliant with Board's order
 - City has arranged to send crew to clean property
 - Lien will be placed on property

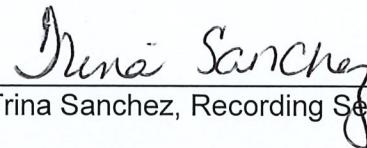
5. ADJOURNMENT

The meeting adjourned at 3:19 p.m.

ATTEST:



Jennifer Hyde, Chair



Trina Sanchez, Recording Secretary