

**NOTICE OF PUBLIC HEARING
THURSDAY, SEPTEMBER 28TH, AT 3:00 PM**

CITY OF KERRVILLE'S BUILDING BOARD OF ADJUSTMENTS AND APPEALS

To the following Owners/Lien-holders/Mortgagee of Real Property:

- **608 STEPHEN ST. (WESTLAND BLK 47 LOT 3) KERRVILLE TX 78028-RICHARD AND ALICE TREVINO-OWNER-UNSAFE STRUCTURE**

On Thursday, September 28th, a public hearing will be held at City Hall (701 Main St. Kerrville TX 78028) at 3:00 p.m., in the Council Chambers, to determine if the structure located on the property indicated above is in violation of Section 26-242, and Section 58-103 of the City of Kerrville's Code of Ordinances ("Code"). The City of Kerrville alleges that the structure is unsafe, dilapidated, dangerous, and a public nuisance and otherwise violates the City's Code of Ordinances Article VIII – Unsafe Building Abatement:

Sec. 26-242 – Application Standards

(1) The building or any part thereof has inadequate means of egress as required by the building code.

(2) The building or any part thereof was constructed or maintained in violation of any provision of the building codes or any other applicable ordinance or state or federal law.

Sec. 58-103

(b) Weeds, rubbish, debris, brush, and objectionable, unsightly, or unsanitary matter. All property which contains weeds, rubbish, debris, brush or any objectionable, unsightly, or unsanitary matter is hereby declared to be a public nuisance and illegal. Such property conditions shall be abated as provided by this article.

The City of Kerrville's Building Board of Adjustments and Appeals will hear evidence and determine if the structure is unsafe, dilapidated, dangerous, and a public nuisance, and if so, what action(s), if any, must be taken. The property owners, lienholders, and/or mortgagees have a legal right to attend the hearing and to speak before the Board. Such persons shall be required to submit at the hearing proof of the scope of work that may be required to comply with the City's Code and the time it will take to reasonably perform any work to bring the structures into compliance with the City's Code.

If the Board determines that a structure(s) is unsafe and violates the Code, the Board may order action to be taken to remediate the safety violation(s) by vacating, securing, repairing, removing, and/or demolishing the structure. If the Board determines that more than 50% of the structure is deteriorated, the Board may order the structure to be demolished and removed. If the Board orders this action, the Board will then give the owner or any interest holder a specified period of time within which to abate the violations as ordered, after which time, if the required abatement has not been completed, the City will perform the necessary action and place a lien on the property in the total amount of any expenses incurred. The lien will accrue interest as provided by the Code. Any interested person may contact the City's Development Services Department with respect to those properties listed above.