



Building Board of Adjustments and Appeals Meeting Agenda
June 4, 2026 at 2:00 PM
City Hall, 701 Main Street, Kerrville, Texas



CALL TO ORDER:

1. **APPROVAL OF MINUTES:**

- 1.A Approval of Meeting Minutes from the April 29, 2025 Meeting.
- 1.B Approval of the Meeting Minutes from the March 26, 2026 Meeting.

2. **PUBLIC HEARING AND POSSIBLE ACTION:**

- 2.A Unsafe Structure at 229 W. Schreiner.

3. **CONSIDERATION AND POSSIBLE ACTION:**

- 3.A Adoption of the 2024 ICC Codes and 2023 NFPA 70.

4. **STAFF REPORT**

ADJOURN.

The facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-258-1118 for further information. I hereby certify that this agenda was posted as notice of the meeting on the City Hall bulletin board, and on the City's website May 26, 2026 at 12:30pm, and remained posted continuously for at least 3 business days preceding the scheduled time of the meeting. **Shelley McElhannon, TRMC**, City Secretary, City of Kerrville, Texas



**TO BE CONSIDERED BY THE BUILDING BOARD OF
ADJUSTMENTS AND APPEALS
CITY OF KERRVILLE, TEXAS**

CAPTION: Approval of Meeting Minutes from the April 29, 2025 Meeting.

AGENDA DATE: June 4, 2026

DATE SUBMITTED: 05/19/2026

SUBMITTED BY:

EXHIBITS:

1. 2025-04-29_BBAA Mins_DRAFT

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

No

Key Priority Area:

SUMMARY:

RECOMMENDED ACTION:

Approve the minutes or approve with specific revisions

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

April 29, 2025

MEMBERS PRESENT:

Jennifer Hyde, Board Chair
Wayne Uecker, Board Member
Caleb Mizell, Board Member

MEMBERS ABSENT:

Bob Rue, Board Member
Daniel Lowery, Board Member

STAFF PRESENT:

Aaron Barnes, Interim Chief Building Official
Drew Paxton, Director of Development Services
Trina Sanchez, Assistant Director of Development Services
Mariela Sanchez, Administrative Assistant

1. CALL TO ORDER:

On April 29, 2025, the Kerrville Building Board of Adjustment and Appeals regular meeting was called to order at 1:30 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.

- Danny Lowery will no longer be on the board

Jennifer Hyde moved to nominate Wayne Uecker for Chair, and Caleb Mizell for Vice Chair. The motion was seconded by Caleb Mizell and passed 3 to 0.

3. APPROVAL OF MINUTES

3A. Approval of the minutes from the March 4, 2025, meeting.

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

4. CONSIDERATION AND ACTION

4A. Recommend to the Kerrville City Council a Building Code Update Policy

- Drew Paxton presented policy framework for regular code adoption cycles.
- Current Status: City is under the 2018 codes, ahead of state minimum (2012)
- Staff recommended approach: Adopt every other code cycle with 2-year implementation delay.
- Policy will be presented to City Council for formal adoption.

CITY OF KERRVILLE, TEXAS
BUILDING BOARD OF ADJUSTMENT & APPEALS

April 29, 2025

Wayne Uecker moved to approve adopting new codes every other cycle, for every two to three years. The motion was seconded by Jennifer Hyde and passed 3-0.

5. PUBLIC HEARING, CONSIDERATION AND ACTION

5A. Unsafe structure located at 111 W. Davis St.

Aaron Barnes presented the findings of the unsafe structure at 111 W. Davis St.

- Owner is unable to afford repairs or demolition
- Significant structural damage to rafters, ceiling joists, and electrical systems
- Staff is recommending that the City demolish and place a lean on the property.
- Owner has 30 days to present an alternative plan
- Cost recoverable if property sells in the future.

Jennifer Hyde moved to demolish the motion was seconded by Wayne Uecker and passed 3-0.

6. STAFF REPORTS

Aaron Barnes discussed the need for BBAA Board Members.

- Two board positions and two alternate positions open.
- Members are encouraged to recommend qualified candidates.

7. Adjourn

The meeting was adjourned at 2:06 p.m.

ATTEST:

Wayne Uecker, Chair

Trina Sanchez, Recording Secretary



**TO BE CONSIDERED BY THE BUILDING BOARD OF
ADJUSTMENTS AND APPEALS
CITY OF KERRVILLE, TEXAS**

CAPTION: Approval of the Meeting Minutes from the March 26, 2026 Meeting.

AGENDA DATE: June 4, 2026

DATE SUBMITTED: 05/19/2026

SUBMITTED BY:

EXHIBITS:

1. 2026-03-26_BBAA Mins_DRAFT

Expenditure:
Account Number:
Payment to/Vendor
name:

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?
No

Key Priority Area:

SUMMARY:

RECOMMENDED ACTION:

Approve minutes or approve with specific revisions

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

March 26, 2026

MEMBERS PRESENT:

Wayne Uecker, Chair
Jennifer Hyde, Board Member
Justin Foster, Board Member
Ardie Vargas, Board Member
Kyle Reeves, Alternate

MEMBERS ABSENT:

Caleb Mizell, Vice-Chair

STAFF PRESENT:

Aaron Barnes, Chief Building Official
Drew Paxton, Director of Development Services
Trina Sanchez, Assistant Director of Development Services
Mariela Sanchez, Administrative Assistant

1. CALL TO ORDER:

On 3/26/26, the Kerrville Building Board of Adjustment and Appeals regular meeting was called to order at 10:00 a.m. in the City Hall Council Chambers, 701 Main Street.

2. APPROVAL OF MINUTES

2A. Approval of the minutes from the March 4, 2025 meeting was tabled.

3. STAFF REPORT

Aaron introduced himself and his staff, including Drew Paxton, Trina Sanchez, and Mariela Sanchez.

Aaron stated that he intends to hold more BBAA meetings this year. He explained that last year, the City Council adopted a policy to update codes every other code cycle. Aaron advised the board that he will prepare a high-level overview presentation regarding the 2024 ICC Building Codes and 2023 National Electrical Code, highlighting the changes that will specifically affect the City of Kerrville.

Wayne Uecker asked whether the codes being presented would be the most current versions available or if there would be a delay in adoption.

Aaron responded that the codes being presented would remain the most current codes available until 2027. He explained that adopting the codes at this stage is beneficial because the 2024 codes were released approximately two years ago and have since undergone revisions. Aaron further stated that larger cities are able to adopt newly released codes immediately, while smaller cities typically wait until revisions and updates are finalized before adoption.

Aaron stated that he has reviewed previous meetings and various code updates and plans to provide the board with a shortened version of the code changes along with meeting agendas and agenda packets. He advised that presentations would also be provided so the board members would have the opportunity to review and better absorb the code information.

CITY OF KERRVILLE, TEXAS
BUILDING BOARD OF ADJUSTMENT & APPEALS

March 26, 2026

Aaron encouraged the board members to independently research the different codes for a better understanding. He cautioned the board to carefully verify any information gathered through AI resources, as those systems may reference codes, amendments, or regulations adopted in other states. Aaron stated that his goal is to avoid any incorrect interpretations of the codes.

Aaron reminded the board that the purpose of the meetings is to address situations where code interpretations are questioned or when unsafe structures are presented for consideration.

Aaron informed the board that four structures experienced fire damage in January 2026 and that he is currently working with the residents regarding repair timelines. He stated that he hopes none of the structures will need to be brought before the board; however, there is no guarantee if any of the structures are ultimately deemed unsafe.

Aaron also discussed a possible hoarding situation that may create an unsafe structure. He stated that the City is currently waiting on the property owner to make progress addressing the matter and that the deadline for compliance would likely occur sometime in May.

Aaron asked if there were any questions from the board and apologized for not holding meetings sooner.

There were no questions from the board.

Aaron thanked the board members for their time and attendance.

Justin made a motion to adjourn the meeting.

All were in favor, and the meeting was adjourned.

4. ADJOURNMENT

The meeting adjourned at 10:08 a.m.

ATTEST:

Wayne Uecker, Chair

Mariela Sanchez, Recording Secretary



**TO BE CONSIDERED BY THE BUILDING BOARD OF
ADJUSTMENTS AND APPEALS
CITY OF KERRVILLE, TEXAS**

CAPTION: Unsafe Structure at 229 W. Schreiner.

AGENDA DATE: June 4, 2026

DATE SUBMITTED: 05/19/2026

SUBMITTED BY:

EXHIBITS:

1. Signed Survey Report
2. Plan of Remediation

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

No

Key Priority Area:

SUMMARY:

On February 9, 2026, Chief Building Official Aaron Barnes and Code Enforcement Manager Donna Bowyer of the City of Kerrville responded to a citizen complaint about excessive trash and rubbish at 229 W. Schreiner St., Kerrville, Texas, 78028, which was causing a nuisance and unsafe condition. At that time, it was documented that there was substantial rubbish throughout the property, as well as blocking egress components. A notice that the unsafe condition needed to be abated was mailed and hand-delivered. A follow-up date was scheduled for May 10, 2026. However, while assisting Animal Control for a separate concern on April 29, 2026, , additional evidence of violations was documented showing additional inadequate egress. On Monday, May 11, 2026, the follow-up inspection was performed and documented that the condition had not been abated.

RECOMMENDED ACTION:

Recommend the Board order the owner of 229 W. Schreiner to clear the exterior of the property of excessive rubbish and other unsanitary items.

Chief Building Official Property Survey Report

Case # CE-2026-39

PROPERTY ADDRESS: 229 W. Schreiner St. Kerrville, TX 78028

FINDINGS

The Property and Structure is in violation of the following minimum standards set forth in Kerrville City, Texas's Municipal Ordinance numbers 26-242, 58-105 and 50-3

Ordinance 26-242-Application of Standards

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

Ordinance 58-105-Nuisances prohibited

- (a) *Weeds and brush.* It shall be unlawful for any person owning or occupying property in the city to allow weeds or brush to grow on the property to a height exceeding 12 inches, or regardless of height, to remain on the property in an unsightly manner
- (b) *Other nuisances.* It shall be unlawful for any person owning or occupying property in this city:
- (1) To allow holes or other places on the property to exist where water may accumulate and become stagnant;
 - (2) To allow stagnant water to accumulate and remain on the property;
 - (3) To allow filth, carrion, putrescible waste, or any impure or unwholesome matter to accumulate and remain on the property; or
 - (4) To allow rubbish, debris, trash, earth and construction materials, or any other unsightly, objectionable, or unsanitary matter to accumulate and remain on the property.

Ordinance 50-3-International Fire Code, 208 Edition

- (a) *Adoption.* The International Fire Code, 2018 Edition ("IFC"), a publication of the International Code Council (I.C.C.), is adopted and designated as the Fire Code of the City of Kerrville, Texas, to the same extent as if such Code were copied verbatim in this section, subject to the amendments prescribed herein. A copy of the IFC shall remain on file in the office of the city secretary, within the department of development services, and in the office of the Fire Marshal.

International Fire Code 2018 Edition 304.2

Storage. Storage of combustible rubbish shall not produce conditions that will create a nuisance or a hazard to the public health, safety, or welfare.

COMMENTS

Excessive rubbish, trash, and debris were found throughout the exterior and interior of the property. The rubbish, trash, and debris create an unsanitary and unsafe condition. The conditions that exist increase the hazard or menace of fire to a greater degree than is normal. A condition exists that will prevent the suppressing or extinguishing of fires that may obstruct, delay, hinder, or interfere with the operations of the fire department or prevent the egress of occupants in the event of a fire. The amount of debris throughout creates an environment that can harbor infestation of rodent, insect and other unsanitary pests.

DETERMINATION

It has been determined upon inspection and investigation that the property is in violation of Ordinance Number 58-105 and the property owner must :

- ☒ Mow
- ☒ Empty stagnant water
- ☒ Remove filth, carrion, and/or waste from both the property and the interior of the structure
- ☒ Remove rubbish, debris, and/or trash from both the property
- ☒ Remove construction materials.



Aaron Barnes

05/11/2026

Signature

Printed Name

Date

In Re:) IN THE BUILDING BOARD
Claudia Limon) OF ADJUSTMENTS AND APPEALS
229 W. Schreiner St.) CITY OF KERRVILLE
Kerrville, Texas 78029) TEXAS

Plan of Remediation - 229 W. Schreiner St., Kerrville, Texas

Submitted to: City of Kerrville Development Services Department

Submitted by: Claudia Limon, by and through counsel, Robert Doggett, Texas RioGrande Legal Aid

Hearing Date: June 4, 2026, at 2:00 p.m.

I. INTRODUCTION

1. Ms. Claudia Limon respectfully submits this Plan of Remediation to the Building Board of Adjustments and Appeals ("BBAA") to address the violations cited in the City of Kerrville's Notice of Public Hearing. Ms. Limon acknowledges the violations identified at her property at 229 W. Schreiner Street, Kerrville, Texas 78028, and commits to achieving full compliance with the City of Kerrville Municipal Code of Ordinances. This plan demonstrates that the cited conditions can be feasibly remedied within a reasonable timeframe and presents the scope of work required, the resources secured, and a detailed timeline for completion.

Personal Circumstances

2. The Board should be aware of the following circumstances, which are relevant to how the current conditions developed and to the reasonableness of the proposed remediation timeline:

 **Indigency:** Ms. Limon is indigent and has extremely limited financial resources. She cannot afford to hire commercial hauling or cleaning services. She was impacted by the July flood but was unable to navigate FEMA's barriers to obtain assistance.

Caregiving Responsibilities: Ms. Limon is the primary caregiver for her mother (80), who resides with her at the property and is currently undergoing treatment for cancer. Ms. Limon's caregiving duties are substantial and ongoing. Earlier this year she was caring for her niece but she recently passed away from cancer.

Physical Limitations: Due to her caregiving responsibilities and personal circumstances, Ms. Limon does not have the physical capacity to single-handedly remove the volume of materials at issue quickly or easily.

Cooperation: Despite these challenges, Ms. Limon wants to be cooperative throughout this process. She understands the gravity of the situation and is committed to resolving it. Ms. Limon recently surrendered her dogs and chickens to Animal Control.

Representation and Support

3. Ms. Limon has secured the following support to ensure remediation is completed:

Texas RioGrande Legal Aid ("TRLA"): TRLA is providing assistance to Ms. Limon in this matter. A TRLA social worker has already met with Ms. Limon to provide support, guidance, and assistance with resource coordination.

Texans On Mission: This disaster relief and community assistance organization has inspected Ms. Limon's property and has agreed to assist her in developing and executing a remediation plan. Texans On Mission provides volunteer labor teams, equipment, and project coordination at no cost to the homeowner.

Light on the Hill: This is another community assistance organization in Kerrville that has been recently contacted and is currently evaluating the situation to determine what assistance they can provide.

II. VIOLATIONS TO BE REMEDIATED

4. This plan addresses each of the three violations cited in the City's Notice:

A. Chapter 58, Section 58-105 — Nuisances Prohibited

City's Finding: Excessive rubbish, trash, and debris were found throughout the exterior and interior of the property, creating an unsanitary situation that constitutes a public nuisance.

Remediation Commitment: All excessive rubbish, trash, and debris will be removed from both the exterior and interior of the property. The property will be restored to a condition that complies with Section 58-105.

B. Chapter 50, Section 50-3 — International Fire Code 2018 Edition, Section 304.2

City's Finding: The conditions of the excess rubbish, trash, and debris present a clear fire hazard. The conditions increase the hazard or menace of fire to a greater degree than is normal, and conditions exist that could prevent the suppression or extinguishment of fires and obstruct the operations of the fire department or prevent egress in the event of a fire.

Remediation Commitment: All combustible rubbish and materials will be removed or properly stored so that conditions no longer produce a nuisance or hazard to public health, safety, or welfare. Combustible materials will be removed from proximity to heat sources, electrical systems, and exit pathways.

C. Chapter 26, Section 26-242 — Inadequate Means of Egress

City's Finding: Excessive trash and rubbish piled near and around the front and back doors prevent proper and safe means of egress in the event of an emergency.

Remediation Commitment: All obstructions to the front entrance, back entrance, and interior pathways leading to exits will be cleared. Unobstructed egress will be established and maintained in compliance with building code requirements.

III. SCOPE OF REMEDIATION WORK

5. The remediation work is organized into four phases, prioritized by safety urgency.

Phase 1: Emergency Egress and Immediate Fire Safety (Days 1-14 from hearing date)

Objective: Eliminate the most immediate life-safety hazards by restoring safe egress and reducing acute fire risk.

Scope of Work:

- a. Clear all rubbish, trash, and debris from the front entrance and doorway, establishing a minimum 36-inch-wide unobstructed path.
- b. Clear all rubbish, trash, and debris from the back entrance and doorway, establishing a minimum 36-inch-wide unobstructed path.
- c. Create clear interior pathways from all occupied rooms to the nearest exit, maintaining minimum code-compliant widths.
- d. Remove combustible materials blocking or adjacent to windows that serve as secondary emergency egress points.
- e. Ensure smoke detectors are present and functional in all required locations.

Resources: Texans On Mission volunteer team; TRLA social worker coordination.

Target Completion: June 17, 2026.

Phase 2: Interior Debris Removal and Cleaning (Weeks 5-13 from hearing date)

Objective: Systematically remove all excessive interior trash and debris and restore sanitary living conditions.

Scope of Work:

- a. Room-by-room removal of accumulated trash, rubbish, and debris from the entire interior of the residence.
- b. Sorting and segregation of materials into categories:
Trash and rubbish for disposal

Items with salvage or donation value

Personal belongings to be stored

- c. Removal of sorted trash and debris from the property for proper disposal.
- d. Assessment of any structural or systems issues revealed by debris removal (e.g., pest damage, plumbing leaks, electrical hazards).

Resources: Texans On Mission volunteer teams; coordination with local waste disposal and recycling facilities; TRLA social worker support for Ms. Limon during the process.

Target Completion: July 19, 2026

Phase 3: Exterior Debris Removal and Property Cleanup (Weeks 3-8, concurrent with Phase 2)

Objective: Remove all exterior trash, rubbish, and debris to eliminate the public nuisance and fire hazard conditions.

Scope of Work:

- a. Removal of all trash, rubbish, and debris from the yard, lot perimeter, driveway, and any accessory structures.
- b. Removal of combustible materials from exterior storage areas or any areas where accumulation poses a fire risk.
- c. Proper disposal of all removed materials through appropriate waste management channels.
- d. Basic yard clearing and restoration as needed to eliminate nuisance conditions.
- e. Proper storage or disposal of any outdoor furniture, equipment, or materials remaining on the property.

Resources: Texans On Mission volunteer teams with equipment; coordination with City waste management services.

Target Completion: July 19, 2026

Phase 4: Final Inspection, Verification, and Compliance Confirmation (Weeks 9-10)

Objective: Verify that all violations have been remediated and establish a maintenance plan to prevent recurrence.

Scope of Work:

- a. Comprehensive walkthrough of interior and exterior by Ms. Limon, TRLA representative, and Texans On Mission coordinator.

- b. Photographic documentation of completed remediation (before and after comparisons).
- c. Request City of Kerrville Development Services to conduct a final compliance inspection.
- d. Address any remaining items identified during the final City inspection.
- e. Implementation of the ongoing maintenance plan described in Section VI below.

Resources: TRLA; Texans On Mission; City of Kerrville Development Services.

Target Completion: August 2, 2026

IV. REMEDIATION TIMELINE SUMMARY

Phase	Description	Start Date	Target Completion	Duration
1	Emergency Egress & Fire Safety	ASAP	June 17, 2026	2 weeks from hearing date
2	Interior Debris Removal & Cleaning	June 5, 2026	July 19, 2026	~6 weeks
3	Exterior Debris Removal & Cleanup	June 5, 2026	July 19, 2026	~6 weeks
4	Final Inspection & Compliance	July 20, 2026	August 2, 2026	2 weeks

Total Estimated Timeline: Approximately 10 weeks from plan initiation to full compliance.

This timeline accounts for the following realities:

- Volunteer scheduling: Texans On Mission deploys volunteer teams based on availability and may not be on-site every day. Work sessions will be scheduled as teams are available.
- Volume of material: The volume of material to be removed requires multiple trips and coordinated disposal.
- Caregiver accommodations: Work must be scheduled around Ms. Limon's caregiving responsibilities for her mother.
- Weather and logistics: Outdoor work may be affected by weather conditions in the Texas Hill Country during summer months.
- Occupant health: Ms. Limon's mother is undergoing cancer treatment, and work must be conducted in a manner that does not endanger her health (e.g., dust, fumes, heat exposure).

V. ESTIMATED COSTS AND FUNDING

Because Ms. Limon is indigent, this plan relies heavily on donated labor and resources.

Cost Category	Estimated Cost	Funding Source
Volunteer labor	\$0	Texans On Mission (donated)
Equipment and tools	\$0-200	Texans On Mission (donated)
Waste disposal/hauling fees	\$500-800	Community resources; Ms. Limon contribution as able
Cleaning supplies	\$100-200	Community resources; donations
Smoke detectors/safety items	\$50-100	Community resources; donations
TRLA legal and social work support	\$0	TRLA (pro bono)
TOTAL ESTIMATED COST	**\$650-1,300**	

Funding Strategy:

- Texans On Mission will donate all volunteer labor and most equipment, which constitutes the largest component of the remediation effort. Ms. Limon will continue to also work with Light on the Hill to supplement their efforts.
- TRLA is providing all legal representation and social work services at no cost to Ms. Limon.
- Ms. Limon's TRLA social worker will assist in identifying additional community resources, charitable assistance programs, and potential financial assistance to cover out-of-pocket disposal and supply costs.
- Ms. Limon will contribute financially to the extent she is able.

VI. ONGOING MAINTENANCE AND PREVENTION PLAN

Ms. Limon understands that remediation is not a one-time event and commits to the following ongoing maintenance to prevent recurrence of the cited violations:

Weekly Maintenance

- Remove all household trash and waste through regular curbside collection.
- Maintain clear, unobstructed pathways to all exits at all times.
- Prevent accumulation of materials near doorways, windows, and exits.

Monthly Maintenance

- Inspect the property interior and exterior for any accumulation of debris or materials.

- Properly dispose of or donate any unneeded items before accumulation occurs.
- Test smoke detectors and replace batteries as needed.
- Ms. Limon will continue to work with her TRLA social worker, who can provide referrals to additional community support services, mental health resources, and practical assistance as needed.
- Ms. Limon will promptly communicate with the City of Kerrville Development Services if she encounters any difficulty maintaining compliance.

VII. COOPERATING ORGANIZATIONS

Texas RioGrande Legal Aid (TRLA)

TRLA is a nonprofit legal services organization providing free legal representation to low-income Texans. TRLA is representing Ms. Limon in this matter and has assigned a social worker to her case for ongoing support and resource coordination.

Texans On Mission

Texans On Mission is a volunteer-based organization that provides disaster relief, community rebuilding, and property remediation assistance throughout Texas. Texans On Mission has inspected Ms. Limon's property and has committed to providing volunteer labor teams, equipment, and project coordination to assist with the remediation described in this plan. More information about the organization is available at <https://www.texansonmission.org/>.

Light on the Hill: This is another community assistance organization in Kerrville that has been recently contacted and is currently evaluating the situation to determine what assistance they can provide.

VIII. REQUEST TO THE BUILDING BOARD OF ADJUSTMENTS AND APPEALS

Ms. Limon respectfully requests that the BBAA:

1. Accept this Plan of Remediation as demonstrating that the conditions at the property can be feasibly remedied so that they will no longer exist in violation of the applicable provisions of the City of Kerrville Municipal Code of Ordinances;
2. Allow the remediation timeline proposed herein — approximately 10 weeks — as a reasonable timeframe for completion of the work, given Ms. Limon's indigency, caregiving responsibilities, and the involvement of volunteer organizations whose scheduling requires flexibility;
3. Decline to order the property vacated or the occupants relocated, as Ms. Limon and her mother reside at the property and relocation would impose severe hardship on an indigent caregiver and her mother who is undergoing cancer treatment; and

4. Order that the conditions be remedied pursuant to Section 26-242 and the applicable ordinances, consistent with the plan and timeline presented herein.
5. Ms. Limon commits to providing progress updates to the City at reasonable intervals and to cooperating fully with any interim inspections the Board may require.

IX. CONCLUSION

Ms. Claudia Limon takes the violations identified at her property seriously. She understands that the conditions cited by the City's Chief Building Official and Code Enforcement Manager present legitimate health, safety, and fire concerns. She does not dispute that remediation is necessary.

What this plan demonstrates is that remediation is feasible and can be accomplished within a reasonable timeframe. Ms. Limon is not ignoring this matter — she has secured legal representation and assistance through Texas RioGrande Legal Aid, engaged with a social worker for support, and obtained the commitment of Texans On Mission to provide the labor and resources she cannot provide on her own. She is taking every step available to her to address the situation responsibly.

Ms. Limon respectfully asks the Board to approve this plan, allow her to remain in her home with her mother, and grant the time necessary to complete the work with the support of the organizations committed to helping her.

Submission Date: May 21, 2026

Respectfully submitted,

By: /s/Robert Doggett
Robert Doggett
Attorney at Law
Texas Bar No. 05945650

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Austin, Texas 78751
Tel. 512-374-2725
rdoggett@trla.org

Attorney for Claudia Limon
229 W. Schreiner Street Kerrville, Texas 78028



**TO BE CONSIDERED BY THE BUILDING BOARD OF
ADJUSTMENTS AND APPEALS
CITY OF KERRVILLE, TEXAS**

CAPTION: Adoption of the 2024 ICC Codes and 2023 NFPA 70.

AGENDA DATE: June 4, 2026

DATE SUBMITTED: 05/19/2026

SUBMITTED BY:

EXHIBITS:

None

Expenditure:
Account Number:
Payment to/Vendor
name:

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?
Yes

Key Priority Area:
E – Economic Development

SUMMARY:

The 2024 International Code Council (ICC) family of codes and the 2023 edition of National Fire Protection Association 70 establish minimum requirements for the design, construction, maintenance, and safety of buildings and building systems through a coordinated set of prescriptive and performance-based provisions. These codes are founded on broad-based principles that allow for the use of new materials, emerging technologies, and innovative building designs while promoting public health, safety, and welfare.

RECOMMENDED ACTION:

Recommend adoption of the 2024 IBC, IFC, IRC, IEBC, IPC, IMC, IFGC, ISPSC, IECC, & 2023 NFPA 70 (National Electric Code)