

**RICHLAND HILLS BUILDING BOARD OF APPEALS
REGULAR MEETING
JANUARY 9, 2023
MINUTES**

Roll Call:

Board present:

Edward Lopez, Chair
Curtis A Bergthold, Vice Chair
Douglas Knowlton, Place 1
Travis Malone, Place 2
Javier Alvarez, Place 4
GW Estep, Place 5

Board Absent:

Staff

Candice Edmondson, City Manager
Lindsay Rawlinson, City Secretary
James Donovan, City Attorney

- 1. CALL TO ORDER – Chairman Edward Lopez Called to Order – Time 5:30 p.m.**
- 2. EXECUTIVE SESSION:** Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Section 551.071. Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the Building Board of Appeals to seek advice from the City Attorney as to the posted subject matter of this Building Board of Appeals meeting.

Motion: Motion was made by Board Member Estep and seconded by Board Member Knowlton to adjourn into Executive Session at 5:31 p.m.

Motion carried by a vote of 5-0.

Chair Lopez reconvened the meeting at 5:40 p.m.

3. PUBLIC COMMENTS

None.

REGULAR AGENDA

4. Approval of minutes from the December 12, 2022 Building Board of Appeals meeting.

Motion: Motion was made by Board Member Bergthold and seconded by Board Member Knowlton to approve the December 12, 2022 Building Board of Appeals meeting minutes.

Motion carried by a vote of 5-0.

5. Consider Case #2022-002 a substandard property described as Lot 10, Block 41, Richland Park Addition, an addition to the City of Richland Hills, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-S, Page 45 of the Plat Records of Tarrant County, Texas, 6836 John Drive, Richland Hills, Texas 76118, and consideration of an order to cause the repair, vacation, relocation of occupants, removal, demolition or securing of the building. PUBLIC HEARING

Code Compliance Officer Melissa Schuettig provided a brief update on the case and advised that at the November 14, 2022 Building Board of Appeals meeting, property owner Carlos Soto presented a detailed "Petition for Allowance to continue Project" document providing a proposed 105 day timeline to complete repairs on the property located at 6836 John Drive. The concrete that had been poured into the house through the windows has been removed as of January 3, 2023 and the City received a letter from an engineer attesting to the structural integrity. Ms. Schuettig advised that little progress has been made otherwise.

Discussion ensued regarding depths of the piers in the home and fixing damage to the walls and the studs.

Chair Lopez opened the Public Hearing at 5:48 p.m.

Owner Carlos Soto, 6836 John Drive, Richland Hills, advised that he has had difficulty hiring an engineer during the holiday season but was able to have one come out and sign off on the structural integrity. He expressed that he thinks the frame is in good shape.

Chair Lopez closed the Public Hearing at 5:50 p.m.

City Attorney James Donovan clarified that a Public Hearing was held to ensure compliance with State Law. The original order issued on November 15, 2022 is valid through February 28, 2023, and the Building Board of Appeals will need to issue a new order to reference the Public Hearing just held.

Discussion ensued regarding not following the original schedule submitted in November 2022. The Board agreed that they do not want to extend the timeline further than originally approved.

Mr. Soto advised that he is trying his best and has contractors lined up for each portion of the work required.

Motion: Motion was made by Board Member Bergthold and seconded by Board Member Malone the following:

- 1) Roberto Carlos Soto and Jesus Jamie Soto, "Owners" of the Property located at 6836 John Drive in Richland Hills, Texas 76118, more particularly described as Lot 10, Block 41, Richland Park Addition, an addition to the City of Richland Hills, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-S, Page 45 of the Plat Records of Tarrant County, Texas, have until February 28, 2023, to repair the building(s) on the Property to a standard in compliance with Article VIII of Chapter 14 of the Richland Hills City Code. In the alternative, the Owners may demolish or remove the building(s).
- 2) The Owners shall continue to provide a progress report every thirty (30) days to the City of Richland Hills Building Official, with the next report being due on January 15, 2023. If a progress report shows the work to be more than three (3) days behind schedule, the Building Official shall notify the Board.
- 3) The work to repair, demolish, or remove the building(s) must be completed by February 28, 2023.
- 4) If the work to repair, demolish, or remove the building(s) is not completed within the period of time referenced in the preceding paragraph, the City of Richland Hills will demolish the building(s) and charge all expenses incurred by the City to the Owners. If the Owners do not reimburse the City for its expenses, the City will place a lien on the Property for the amount owed. The costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and will be a personal obligation of the Owners.

Motion carried by a vote of 5-0.

6. Consider Case #2022-003 a substandard property described as Lot 4, Block 41, Richland Hills Addition, an addition to the City of Richland Hills, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-S, Page 47 of the Map Records of Tarrant County, Texas. A.K.A. 6720 Bridges Avenue, Richland Hills, Texas 76118 and consideration of an order to cause the repair, vacation, relocation of occupants, removal, demolition or securing of the building. PUBLIC HEARING

Code Compliance Officer Melissa Schuettig provided a brief update on the case and advised that since the November 14, 2022 Building Board of Appeals meeting, the property

owner has completed all repairs as of December 21, 2022, and all issues have passed inspection.

Chair Lopez advised that, to ensure compliance with State Law, they will need to hold a public hearing regarding Case #2022-003.

Chair Lopez opened the Public Hearing at 6:02 p.m. Hearing no public input, Chair Lopez closed the Public Hearing at 6:03 p.m.

Motion: Motion was made by Board Member Knowlton and seconded by Board Member Estep to dismiss the Building Board of Appeals Substandard Order related to Case #2022-003 issued November 15, 2022 on the property known as 6720 Bridges Avenue, Richland Hills, Texas 76118.

Motion carried by a vote of 5-0.

7. ADJOURNMENT

Motion: A motion was made by Board Member Malone and seconded by Board Member Estep to adjourn.

Motion carried by a vote of 5-0.

There being no further business to come before the Building Board of Appeals, Chair Lopez declared the meeting adjourned at 6:03 p.m.

ATTEST:

APPROVED:

Lindsay Rawlinson, City Secretary

Edward Lopez, Chair