

**RICHLAND HILLS BUILDING BOARD OF APPEALS
REGULAR MEETING
MAY 22, 2023
MINUTES**

Roll Call:

Board present:

Edward Lopez, Chair
Douglas Knowlton, Place 1
Travis Malone, Place 2
Theresa Bledsoe, Place 3
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.

None.

3. PUBLIC COMMENTS

None.

REGULAR AGENDA

- 4. Approval of minutes from the March 13, 2023 Building Board of Appeals meeting.**

Motion: Motion was made by Board Member Malone and seconded by Board Member Estep to approve the March 13, 2023 Building Board of Appeals meeting minutes.

Motion carried by a vote of 6-0.

5. Consider Case #2023-001 a substandard property described as Lot 9, Block 73, Richland Hills Addition, an addition to the City of Richland Hills, in Tarrant County, Texas, according to the Plat recorded in Volume 388-Six, Page 148, of the Deed Records of Tarrant County, Texas. A.K.A. 3612 Chaffin 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 presented the case to the Board and advised that on May 1, 2023, a contractor performing work at 3612 Chaffin Drive called in a complaint to the Animal Services Department who then called the Code Compliance Division. Code Compliance initiated a case for noxious odors coming from the property, animal waste and feces, trash and debris, unpermitted construction of accessory structure, plumbing, and privacy fence, and multiple property maintenance violations. The property is currently owned by an estate, Wiseman Zada C EST. The executor of the estate, Mark A Wiseman, was present and granted access to the property. An inspection of the property determined that there are multiple code violations, including health and safety hazards, resulting in the property being deemed a public nuisance and safety hazard.

Ms. Scheuttig presented photographs of animal waste and kennels throughout the property along with building materials and work being performed.

Chair Lopez opened the Public Hearing at 6:07 p.m.

Natalie Howe, 3617 Chaffin Drive, Richland Hills, stated that she knew the previous owner before he passed away and the home was in much better condition back then. She expressed sadness that it has gotten so bad.

Chair Lopez closed the Public Hearing at 6:08 p.m.

Discussion ensued regarding who will be responsible for making required improvements and issues related to the accessory building.

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

- 1) Wiseman Zada C EST, record owner of the Property located at 3612 Chaffin Drive in Richland Hills, Texas 76118, Lot 9, Block 73, Richland Hills Addition, an addition to the City of Richland Hills, in Tarrant County, Texas, according to the Plat recorded in Volume 388-Six, Page 148, of the Deed Records of Tarrant County, Texas, is given thirty (30) days 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, record owner may demolish or remove the building(s).
- 2) The work to repair, demolish, or remove the building(s) must be completed within thirty (30) days from the date of this order, May 23, 2023.

- 3) 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 may vacate, secure, repair, remove or demolish the building(s) and charge all expenses incurred by the City to the record owner. If the record owner does not reimburse the City for its expenses, the City will place a lien upon 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 record owner.

Motion carried by a vote of 6-0.

6. ADJOURNMENT

There being no further business to come before the Building Board of Appeals, Chair Lopez declared the meeting adjourned at 6:21 p.m.

ATTEST:

APPROVED:

Lindsay Rawlinson, City Secretary

Edward Lopez, Chair