

**RICHLAND HILLS BUILDING BOARD OF APPEALS
REGULAR MEETING
JUNE 26, 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
Roland Goveas, Place 6

Board Absent:

Staff

Candice Edmondson, City Manager
Lindsay Rawlinson, City Secretary
Elizabeth Yelverton, City Attorney

- 1. CALL TO ORDER – Chairman Edward Lopez Called to Order – Time 6:00 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 May 22, 2023 Building Board of Appeals meeting.**

Motion: Motion was made by Board Member Malone and seconded by Board Member Estep to approve the May 22, 2023 Building Board of Appeals meeting minutes.

Motion carried by a vote of 7-0.

- 5. Review and receive update on 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.**

Assistant to the City Manager Logan Thatcher advised that since the Board initially heard the case on May 22, 2023, the property at 3612 Chaffin Drive has been sold to Hunter Blanks. He stated that Mr. Blanks has committed to fulfill the substandard order issued on May 22, 2023, and bring the property into compliance.

Property owner Hunter Blanks, 3612 Chaffin Drive, Richland Hills, advised of improvements he intends to make once he is allowed to pull permits including a new roof and new flooring and advised he needs approximately 45 days to complete the rehabilitation of the property.

Discussion ensued regarding if the property is currently still considered to be substandard and extending the order to allow the new owner time to make improvements.

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

- 1) Blanks Ranch & Residential, LLC, 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, June 28, 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 7-0.

6. ADJOURNMENT

There being no further business to come before the Building Board of Appeals, Chair Lopez declared the meeting adjourned at 6:12 p.m.

ATTEST:

APPROVED:

Lindsay Rawlinson, City Secretary

Edward Lopez, Chair