

**RICHLAND HILLS BUILDING BOARD OF APPEALS
REGULAR MEETING
JANUARY 27, 2020
MINUTES**

Roll Call:

Board present:

Edward Lopez, Mayor/Chairman
Douglas Knowlton, Place 1
Allison Barger, Mayor Pro Tem
Curtis A Bergthold, Place 3

Athena Campbell, Place 5

Board Absent:

Roland Goveas, Place 4

Staff

Candice Edmondson, City Manager
Cathy Bourg, City Secretary
Betsy Elam, City Attorney

CALL TO ORDER – Chairman Edward Lopez Called to Order – Time 6:00 p.m.

1. Public Comment

None

2. Approval of minutes from the October 14, 2019 Building Board of Appeals meeting.

Motion: Motion was made by Board Member Barger and seconded by Board Member Knowlton to approve.

Motion carried by a vote of 4-0. Roland Goveas absent

3. EXECUTIVE SESSION

The Board reserves the right to adjourn into executive session, pursuant to Section 551.071(2) of the Texas Government Code, to obtain advice from the city attorney regarding any posted agenda item.

Motion: Motion was made by Board Member Campbell and seconded by Board Member Bergthold to convene into executive session. Time 6:04 p.m.

Motion carried by a vote of 4-0. Roland Goveas absent

4. Public Hearing of a substandard property described as Lot 10, Block 6, Richland Park Addition, an addition to the City of Richland Hills, Tarrant County, Texas, AKA 3010 Elm Park Street, Richland Hills, Texas (Case# 2020-001) and consideration of an order to cause the repair, vacation, relocation of occupants, removal, demolition or securing of the building.

Candice Edmondson, City Manager presented a substandard property described as Lot 10, Block 6, Richland Park Addition, an addition to the City of Richland Hills, Tarrant County, Texas, AKA 3010 Elm Park Street, Richland Hills, Texas (Case# 2020-001) and consideration of an order to cause the repair, vacation, relocation of occupants, removal, demolition or securing of the building.

Chairman Lopez opened the Public Hearing – Time: 6:18 p.m.

Scott Mitchell, Director of Neighborhood Services proved the following background information:

On August 4, 2019, the Richland Hills Fire Department responded to a reported structure fire at 3010 Elm Park. Upon arrival the Fire Department found a single-story residential structure on fire. Once the fire was extinguished, it was clear that the residence was uninhabitable. The owners of the residence, Michael and Kayla Browning, were not staying at the house at the time of the fire. Both were advised that the house could not be occupied and would require boarding up to prevent entry and reduce potential danger to surrounding neighbors.

The house was boarded up, but due to level of damage could not be completely secured. Due to ongoing issues with the owners of the residence, no work has been done around or to the house in the six months since the fire. Owners were advised at the time of the fire by the Building Official that they would have to reconstruct or demolish the house as soon as possible. Contact with the owners has been sporadic in attempts to determine plans for the house.

At this time there has been no movement regarding restoration or demolition of the damaged structure. It is a danger to the health and safety of the community and is clearly uninhabitable per Chapter 14, Article III of the City of Richland Hills Code of Ordinances. It is the recommendation of staff that the building be ordered demolished, with expenses incurred placed as a lien on the property.

Certified letters were mailed to the last known addresses of the property owners, as well letters to all property owners within a 200 foot radius of the structure and anyone that has contacted the City with an interest in the property. A sign was also posted on the property with notification of the substandard hearing as required by ordinance. Staff received a letter from Christy Medina in support of the home being demolished.

It is Staffs opinion that the property is unsafe and not feasible to repair.

Chairman Lopez closed the Public Hearing – Time: 6:23 p.m.

Motion: Motion was made by Board Member Barger and seconded by Board Member Bergthold as follows:

The Board finds that the defects or conditions set forth in the Substandard Building inspection Report, attached hereto as Exhibit "A" and incorporated herein for all purposes, are present in the building: and

The Board finds from evidence presented at the public hearing that the building is substandard and in violation of the minimum standards set forth in 14.325 of Article VIII, Chapter 14 of the Richland Hills City Code and that the defects of conditions exist to the extent that the life, health, property, or safety of the public are endangered; and

The Board further finds that the building is not feasible of repair and thereby orders the building be demolished within thirty (30) days and if it is not demolished within that period, the City may demolish it and place a lien on the property.

Motion carried by a vote of 4-0. Roland Goveas absent

There being no further business to come before the Building Board of Appeals, Chairman Lopez declared the meeting adjourned at 6:28 p.m.

ATTEST

APPROVED

Lindsay Wells, City Secretary

Edward Lopez, Mayor/Chairman