



## SUBSTANDARD BUILDING BOARD MEMORANDUM

**FROM:** Neighborhood Services Department      **DATE:** October 14, 2025

**SUBJECT:** SBB 2025-101 Public hearing and consideration as to whether the foundation and pool on the property located at 6909 Meadow Creek Drive, legally described as MORGAN MEADOWS SUBDIVISION Block 2 Lot 3 in the City of North Richland Hills, Tarrant County, Texas are substandard within the meaning of the City's ordinances and order repair or demolition of the structure.

**PRESENTER:** Kristin James, Assistant Director of Neighborhood Services

### **SUMMARY**

Neighborhood Services will present evidence to the Board for its consideration regarding whether the single-family residential foundation and pool meet the definition of "substandard" as outlined in Chapter 98 of the City of North Richland Hills Ordinances.

### **BACKGROUND INFORMATION**

The property is located just south of Hightower Drive and east of Fire Station 4. It is zoned RE-1 (Residential Estate) and currently contains a foundation and swimming pool, but no standing structure. Ownership is listed as Tran My Binh, Nguyen Tam Thi, and Tran Quan Binh. No one resides at the location.

On June 27, 2019, Code Compliance opened a case due to a substandard structure that had been gutted but was vacant and secure. Over time, ownership changed, and staff communicated with Mr. Mike Tran regarding his intent to remodel. While the structure remained, staff worked with Mr. Tran on related code issues as progress toward compliance was being made.

On November 11, 2024, Lead Code Officer Rayneice Horne observed that the substandard structure had been demolished. The substandard case was closed, though other compliance issues on the property remained open.

On May 1, 2025, Officer Horne observed high grass and weeds and an accumulation of building materials on the property. Upon further inspection, both the foundation and the pool were identified to be in violation.

On June 10, 2025, the Managing Director of Community Development, Stefanie Martinez, issued a Notice of Violation for Hazardous Conditions with a compliance date of June 12, 2025.



On August 26, 2025, Officer Horne conducted an on-site inspection. The foundation was deteriorating, showing wood rot, damage, and missing structural components. The pool has not been maintained, showed signs of dilapidation, and retained standing water after rainfall, creating potential health and safety concerns. Photos were captured and added to the case file.

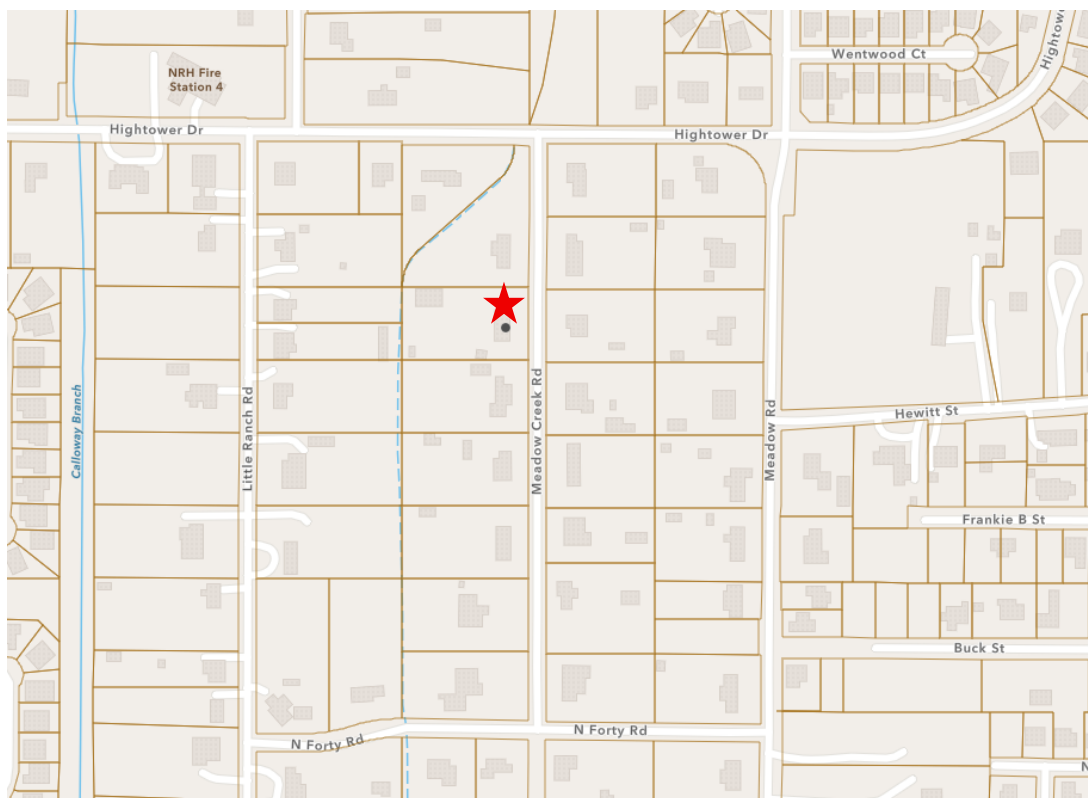
On August 27, 2025, Code Officers Candice Simmons and Thomas Aguayo drained the stagnant water from the pool to mitigate immediate risks.

On September 4, 2025, a Notice and Order was issued by certified mail and posted at the property, with photos taken for documentation.

On September 22, 2025, a Notice of Hearing was posted at the property, and on September 23, 2025, a Notice of Hearing was issued by certified mail.

Due to the lack of maintenance and no observed significant improvements, the case has been scheduled for the Substandard Building Board hearing on October 14, 2025.

## **ANALYSIS**





### **STAFF RECOMENTATION**

Staff recommends that the Substandard Building Board find the foundation and pool located at 6909 Meadow Creek Road to be substandard and order all permits to be obtained within 15 days and the repair or demolition of the substandard conditions on the property and removal of all debris associated with the conditions within 30 days.