



SUBSTANDARD BUILDING BOARD MEMORANDUM

FROM: The Neighborhood Services Department **DATE:** April 14, 2026

SUBJECT: SBB 2026-102 Public hearing and consideration as to whether the structure on the property located at 4025 Jackie Lee Street, legally described as Block 1 Lot 5 S66'5-N6'6 BLK1 of the Autrey, J L Addition in the City of North Richland Hills, Tarrant County, Texas is substandard within the meaning of the City's ordinances and order repair or demolition of the structure.

Kristin James, Assistant Director of Neighborhood Services

PRESENTER:

SUMMARY:

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

GENERAL DESCRIPTION:

The property is located just south of Glenview Drive and west of Rufe Snow Drive. It is zoned R-3 Single Family and currently contains one structure. Tarrant Appraisal District ownership records list the owner as Misael Molina Acosta.

On December 6, 2023, Lead Code Compliance Officer Rayneice Horne observed rotted and damaged wood along the siding, fascia, and soffit of the structure. A code compliance case was opened, and a Notice of Violation was issued with a compliance date of December 12, 2023.

Violations observed during the initial inspection included violations of Chapter 98, Article X, Division 1, Section 98-462(h)(2), (3), and (4), relating to ineffective waterproofing, defective or missing weather protection, and broken, rotted, missing, split, or buckled exterior walls or wall coverings.

On May 21, 2024, Officer Horne re-inspected the property and found it remained in substandard condition. She spoke with the property owner, who advised that the structure was being remodeled and that permits had been obtained for the work. Based on that information, an extension was granted.

On July 11, 2024, Officer Horne and staff from the Building Inspections Division conducted an on-site inspection with the homeowner. During that meeting, Mr. Acosta was given clear direction regarding the work required to continue the remodel and obtain a new building permit. His prior permit expired on June 24, 2024.

On September 4, 2024, Officer Horne observed that the property remained in violation. A second Notice of Violation was issued with a compliance date of September 18, 2024. In addition to the previously cited substandard conditions, further violations were noted under Section 98-462(a) and Section 98-462(c)(4), (5), (6), and (7), relating to structural hazards, including deteriorated or insufficient wall, roof, ceiling, and support members.

On September 25, 2024, Officer Horne was advised by the Building Inspections Division that a new permit had been approved and would be issued for the improvements needed at the home. That new permit expired on December 25, 2024.

On May 8, 2025, Officer Horne observed that some progress had been made; however, the structure remained in violation and the permit had expired. On November 18, 2025, Officer Horne again observed the property and found it still in substandard condition, with no active permits on file. There had been no communication from the homeowners with Code Compliance since 2024.

On February 11, 2026, a Notice and Order was issued by certified mail and posted at the property, with photographs taken for documentation. On March 19, 2026, a Notice of Hearing was posted at the property and also sent by certified mail.

Due to the continued substandard condition of the structure, the lack of ongoing maintenance, and the absence of significant observed improvements, this case has been scheduled for consideration by the Substandard Building Board on April 14, 2026.

ANALYSIS:



RECOMMENDATION:

Staff recommends that the Substandard Building Board find the structure located at 4025 Jackie Lee Street to be substandard and order the property owner to obtain all required permits within 15 days and to repair the substandard conditions on the property within 30 days, or alternatively, demolish the structure.