



SUBSTANDARD BUILDING BOARD MEMORANDUM

FROM: Neighborhood Services Department **DATE:** July 16, 2024

SUBJECT: SBB 2024-100 Public hearing and consideration as to whether the commercial structure on the property located at 8101 Glenview Drive known as Block 2, Lot 1A of the Towne Oaks 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.

PRESENTER: Stefanie Martinez, Director of Neighborhood Services

SUMMARY

Neighborhood Services will present evidence to the Board for consideration as to whether the commercial structure is substandard as described in Chapter 98 of the City of North Richland Hills' Buildings Ordinance.

BACKGROUND INFORMATION

The property is located at 8101 Glenview Drive and is zoned LR local retail district which is intended to provide for the development of convenience retail shopping, services, and professional offices, principally serving the neighborhood needs, and compatible in scale with adjacent residential development. Uses in the LR district shall be limited to no more than 5,000 square feet in size. The site consists of a single-story office structure. The property is located on the southeast corner of the city near the intersection of Glenview Drive and Loop 820 near the city's border with Hurst. The property is vacant and owned by Tricia Ann Harrison.

- April 9, 2024 – Initial inspection of the property. A broken window and roof damage to the vacant commercial structure were observed.
- April 10, 2024 – Notice of violation was posted on the front door and mailed to the property owner at the address listed with Tarrant Appraisal District records with a compliance date of April 23, 2024.
- April 12, 2024 –The owner emailed stating the window was repaired.
- April 16, 2024 – An inspection was conducted and noted the broken glass had been boarded. No progress to the roof damage was noted; a photo was taken.

- May 17, 2024 – An inspection of the property was conducted. No changes were observed regarding the substandard conditions. A Notice and Order was posted on the front of structure and mailed to the property owner. The notice allowed for 30 days to repair the structure.
- May 21, 2024 – Officer Horne responded to Ms. Tricia Harrison’s email in regarding obtaining a permit for roof repairs.
- June 25, 2024 – The Notice of Hearing was posted on the front of the structure.
- June 26, 2024 – Photos were taken of the exterior of the structure.
- June 12, 2024 – Officer Horne spoke with Ms. Harrison via phone. Ms. Harrison explained that she had not been able to get any roofers out to the property and the lowest bid she received was \$48,000. She was looking at the option to demolish the structure since it may cost her less than the repair to the structure. Ms. Harrison also stated that she was working with a new realtor and was waiting to speak with her on to discuss her options and follow up with Code.
- June 24, 2024–Ms. Harrison emailed stating that she has been trying to get as many bids as possible to repair the roof or tear down the building, but it has been difficult. The \$48,000 bid is still the lowest and that tearing down the building is expensive as well and complicated because of potential asbestos. She has decided to remove the mansard roof (the green shingles and frame supporting them). She will decide the next move depending on the conditions the mansard roof. A roofing contractor told her they believe the outer walls that go all the way up to the flat roof. She also states there are still no leaks inside the building. She has contacted Building Inspections & Permits and awaiting a response to get started on the removal.
- June 25, 2024– The Notice of Hearing was posted on the front door of the building.
- June 26, 2024 – A re-inspection of the property was conducted, and no changes were observed regarding the substandard conditions, photos were taken.
- July 1, 2024 – Director Martinez and Ms. Harrison exchanged emails and a meeting was scheduled at the property for Tuesday, July 9, 2024, to inspect the interior. The property owner has made multiple statements that there is no damage to the interior of the structure.
- July 9, 2024 – Dir. Martinez and Assistant Director James met with Ms. Harrison at the property to inspect the interior of the structure.

