



SUBSTANDARD BUILDING BOARD MEMORANDUM

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

SUBJECT: SBB 2026-104 Public hearing and consideration as to whether the structure on the property located at 5109 Pearl Drive, legally described as Block 3, Lot 3R of the Richland Oaks Subdivision in the City of North Richland Hills, Tarrant County, Texas has unlawful accumulation of trash and debris within the meaning of the City's ordinance, order the removal of the accumulation, declare the structure as substandard within the meaning of the City's ordinances, and order repair of the structure.

PRESENTER: Kristin James, Assistant Director of Neighborhood Services

SUMMARY:

Neighborhood Services will present evidence to the Board for its consideration as to whether the property contains an unlawful accumulation of trash and debris in violation of Chapter 34 of the City of North Richland Hills Code of Ordinances, and whether the single-family residential structure on the property meets the definition of a substandard building as outlined in Chapter 98.

GENERAL DESCRIPTION:

The property is located just south of Boulevard 26 and east of Strummer Drive. It is zoned R-1 Single Family and currently contains one residential structure. Tarrant Appraisal District records list the owner as John David Frakes.

On April 25, 2022, Code Officer Brian Thomas observed accumulation of trash and debris throughout the property, as well as a substandard residential structure exhibiting peeling paint and rotted wood. A Notice of Violation was issued for the accumulation with a compliance date of May 11, 2022. On April 27, 2022, Lead Code Compliance Officer Rayneice Horne issued a Notice of Violation for substandard conditions on the structure with a compliance date of May 17, 2022.

Violations observed during the initial inspection included violations of Chapter 34, Article II, Section 34-33(10), relating to accumulation of trash and debris, and Chapter 98, Article X, Division 1, Section 98-462(h)(3), relating to defective or deteriorated weather protection and exterior surfaces.

Follow-up inspections in June and July 2022 confirmed no improvement, and a second Notice of Violation was issued for the accumulation with a compliance date of August 3, 2022.

The property was monitored over several months with no observed progress. On March 14, 2023, Officer Horne filed a Probable Cause Affidavit with the North Richland Hills

Municipal Court for the substandard conditions. A hearing was held on April 12, 2023, at which time the court found Mr. Frakes guilty, assessed a fine of \$250, and ordered that the doors on the shed in the rear yard be repaired within 30 days.

Following the court's order, the accessory structure (shed) in the rear yard deteriorated further, collapsed, and became part of the accumulation on the property.

On August 21, 2024, Officer Horne spoke with Mr. Frakes, who stated that he would not be able to complete the repairs needed to bring the structure into compliance. The accumulation violations also remained. Officer Horne provided a Neighborhood Initiative Program application to assist with compliance.

On January 28, 2025, Officer Horne and Officer Thomas spoke with Mr. Frakes' sister regarding the ongoing violations. She stated she would work with him to develop a plan to address the issues.

On October 20, 2025, Officer Horne reinspected the property and observed that the structure remained in substandard condition, with additional deterioration beyond what was originally observed in 2022. The accumulation of debris, including the collapsed accessory structure, also remained on the property.

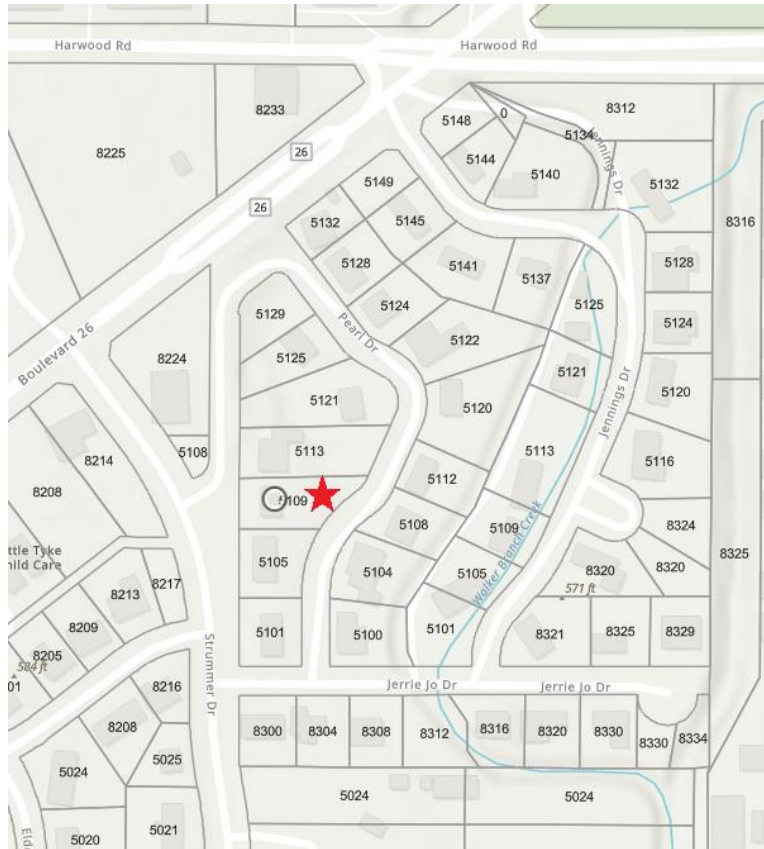
An inspection performed on March 24, 2026 confirmed the property remains in the same substandard condition with no significant improvements observed. The continued accumulation and deterioration are visible from the public right-of-way and are inconsistent with minimum property maintenance standards.

The property owner has been provided multiple notices, reinspection opportunities, court intervention, and assistance options to achieve compliance.

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 ongoing accumulation of trash and debris, including the collapsed accessory structure, the lack of maintenance, and the absence of significant progress despite multiple notices, court action, and offers of assistance, 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 that unlawful accumulation of trash and debris exist on the property and order the property owner to remove the accumulation within 15 days.

Staff further recommends that the Substandard Building Board find the primary structure on the property to be substandard and order the property owner to obtain all required permits within 15 days and to repair the structure within 30 days.