



SUBSTANDARD BUILDING BOARD MEMORANDUM

FROM: Neighborhood Services Department **DATE:** November 9, 2021

SUBJECT: SBB 2021-83 Public Hearing and consideration whether the accumulation on the property located at 7220 Riviera Drive, known as Lot 15, Block 21, North Richland Hills Addition in the City of North Richland Hills, Tarrant County, Texas is in violation of city's ordinances and order to abate.

PRESENTER: Stefanie Martinez, Director of Neighborhood Services

SUMMARY

Neighborhood Services will present evidence to the Board for consideration as to whether conditions exist on the single family property which are in violation of the Chapter 34 of the Nuisance Ordinance.

BACKGROUND INFORMATION

The property is located at 7220 Riviera Drive. The property is zoned R-2 (Single Family Residential) with a single-family residence. The 16,260 square foot property is owned and occupied by Yvan Lopez.

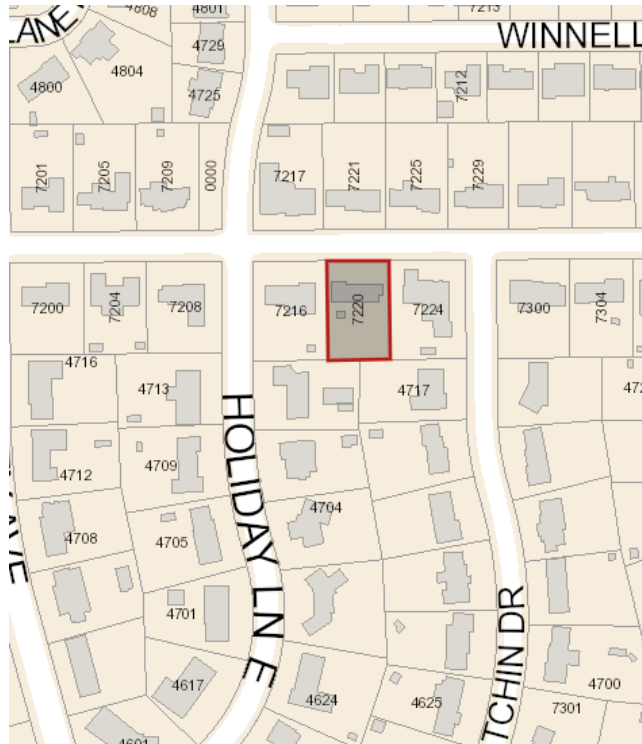
The case was initiated on July 29, 2019 when the property was identified to have an unlawful accumulation of brush, trash, and debris, in the rear yard.

Several notices of violation have been issued to the property owner yet no access to the rear yard was gained. Although the property had shown minimal improvement, the accumulation continues to be present at the property.

In February of this year a neighbor allowed access to their yard and photos were taken of the debris in the rear yard of 7220 Riviera Drive. A probable cause affidavit was issued to the property owner. The case was brought to the municipal court in April and found to be in violation. A fine was issued to the owner and more time given to bring the rear yard into compliance.

In July of this year a show cause hearing was held. The property remains in violation nearly 2 years after the initial notice was issued to comply with the city ordinance, and being fined.

ANALYSIS



RECOMMENDATION

Staff recommends that the Substandard Building Board find that a nuisance exists on the property in violation of Chapter 34 of the North Richland Hills Code of Ordinances, the property is substandard in violation of Chapter 98 of the North Richland Hills Code of Ordinances, and order the nuisance be abated in accordance with the authority granted to the Board under the applicable local ordinances, and state and federal laws, rules and regulations.