



SUBSTANDARD BUILDING BOARD MEMORANDUM

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

SUBJECT: SBB 2021-84 Public hearing and consideration as to whether the structures and accumulation on the property located at 1 Country Place, known as Tract 7A02A, Abstract 1266 in the Stephen Richardson Survey in the City of North Richland Hills, Tarrant County, Texas are substandard or a nuisance within the meaning of the city's ordinances and order repair or demolition and/or removal of accumulation.

PRESENTER: Stefanie Martinez, Director of Neighborhood Services

SUMMARY

Neighborhood Services will present evidence to the Board for consideration as to whether the single family structure and accessory structure are substandard as described in Chapter 98 of the City of North Richland Hills' Buildings Ordinance. Staff will also provide evidence that conditions exist on the property which are in violation of the Chapter 34 of the Nuisance Ordinance.

BACKGROUND INFORMATION

The property is located at 1 Country Place Drive. The property is zoned AG (Agricultural) and has a single-family residence and accessory structure. The 1.24 acre property is located north of Northfield Park. The property is vacant and owned by Douglas Bolling whom resides in Paradise, Texas.

On December 9, 2020, the City received a complaint about conditions at the property. The initial violations observed by Code Officer Matthew Hall included unlawful outdoor accumulation, a recreational vehicle being used for living, inoperable vehicles, and two substandard and hazardous structures.

On December 14, 2020, Code Officer Hall spoke to the property owner, Douglas Bolling, on the phone about the overall conditions on the property. Bolling advised Hall that he planned on selling the property as is and did not have plans to make repairs or improvements. Bolling did acknowledge that the structures on the property were Substandard and Hazardous.

On January 6, 2021, Hall contacted the owner over the phone. The property owner granted Officer Hall permission to make an inspection of the entire property. Hall documented that the recreational vehicle being used for living had been removed from the property and several vehicles had also been removed. Additionally, Hall documented that the primary and accessory structures were both Substandard and Hazardous, and there was a large amount of accumulation on the property of dead tree limbs, household items, trash, litter, solid waste, and debris.

For the next several months, Hall and the owner Bolling maintained a line of communication over the phone and spoke on several occasions. Hall continued to advise Bolling that the property

needed to be brought into compliance. Bolling advised Hall that he was in the process of trying to sell the property and had a potential buyer and requested additional time.

On May 4, 2021, Hall attempted a re-inspection at the property and was permitted by the owner over the phone to make an inspection on the entire property. Hall documented that no changes had taken place to the conditions of the prior inspection on January 6, 2021 and that both the primary and accessory structures were Substandard and Hazardous.

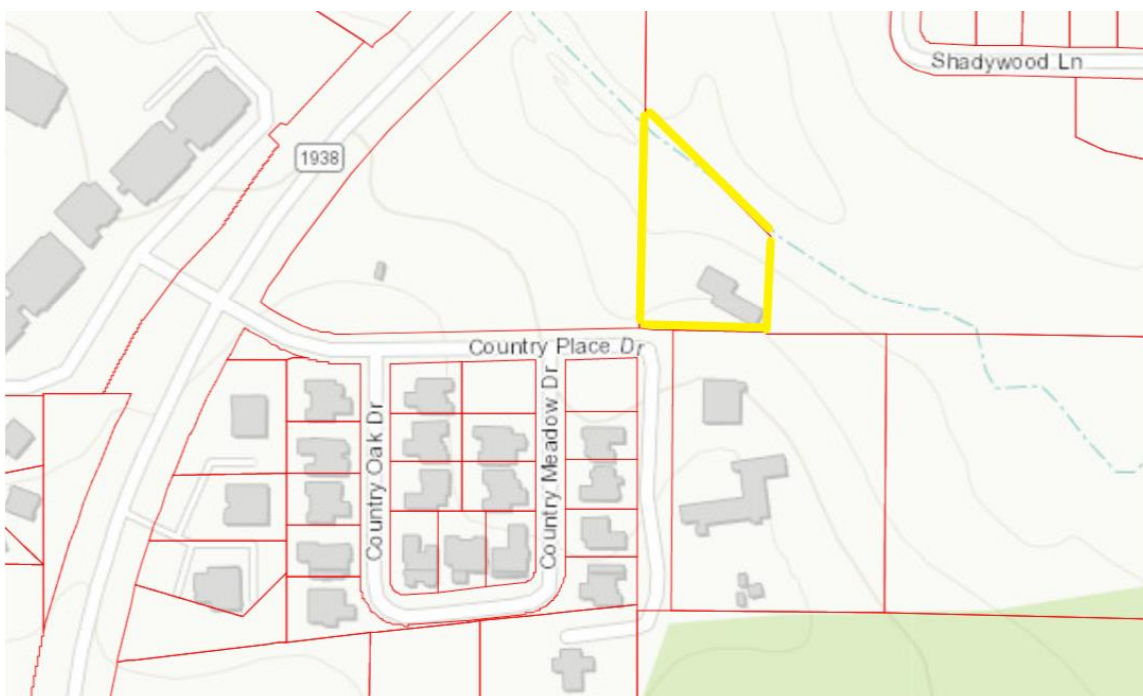
On May 5, 2021, Hall advised the owner Bolling on the phone that if the property was not brought into compliance soon, Hall would recommend the property be brought before the Substandard Building Board of the City of North Richland Hills.

On July 12, 2021 Hall spoke to the owner Bolling on the phone and Bolling stated he would be acquiring a demolition permit and was no longer going to sell the property at that time.

On September 9, 2021, Hall called the owner Bolling on the phone and left a voicemail for call back. Since that call, Hall has not received any communication from the owner.

Since the inception of the cases, the recreational vehicle being used for living has been moved off the property, several inoperable vehicles were moved off of the property, however, no improvement has been made to the substandard structures or the accumulation. Previous attempts to sell the property have failed and the property conditions remain the same. The structures are Substandard and Hazardous and constitute a danger to the public.

ANALYSIS



STAFF RECOMENTATION

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.