

## **MEMORANDUM**

**TO:** Coppell Building and Standards Commission  
**FROM:** Dezirae Veuleman, Senior Code Compliance Officer  
**DATE:** September 10, 2025  
**REF:** 407 Greenway Court, Coppell, Texas

## **PUBLIC HEARING:**

A public hearing before the Building and Standards Commission (BSC) is being held to determine if the structure located on the property addressed as 407 Greenway Court in the City of Coppell, Dallas County, Texas, complies with the ordered actions given by the Commission within the allotted time provided and within the standards outlined in the City of Coppell ordinance Article 15-14, adopting the 2015 International Property Maintenance Code and amending portions therein.

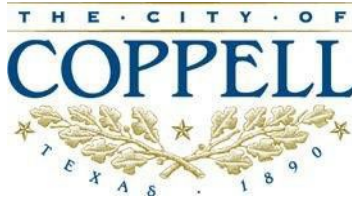
## **EXPLANATION:**

On December 5, 2024, the Building and Standards Commission declared the structure at 407 Greenway Court substandard and ordered that repairs be completed by April 4, 2025, in accordance with the detailed repair plan outlined in the Order (see Exhibit B). Over the course of this case, the commission has had several follow-up hearings to ensure that repairs are progressing. The following supplemental orders were issued:

1. A supplemental order was subsequently issued on February 6, 2025, granting a revised compliance date of February 17, 2025 (see *Exhibit C*).
2. A supplemental order was subsequently issued on April 3, 2025, granting a revised compliance date of July 3, 2025 (see *Exhibit D*).

In addition, a progress report outlining the progress of the repairs was given to the commission on June 25, 2025 (see *Exhibit E*).

The purpose of this show-cause hearing is to determine whether the property owner has complied with the Commission's orders within the established timeframe and in accordance with the standards outlined in Article 15-14, Chapter 15 of the Coppell Code of Ordinances. The primary focus of this hearing will be to assess the progress of repairs since issuing the Orders.



### **ORDINANCE:**

Ordinance number 2017-1470 implements the 2015 IPMC (International Property Maintenance Code), 2015 edition, adopted by the City of Coppell in Section 15-14-1 (18) of the Coppell Code of Ordinance (See *Exhibit A*).

### **PROPERTY DESCRIPTION:**

The subject property is a two-story, 3,446-square-foot, single-family residence on the west side of Greenway Court. It is the second residence north of Greenway Court and Greenway Drive intersection and is between 403 and 411 Greenway Court. The back of the structure is adjacent to residences located on Westlake Drive

The primary residential structure was constructed in 1993, and the owner purchased the property on or around October 11, 2004.

Legal ID: Waterside Estate 2 Blk A Lot 15

A title search revealed several involuntary liens and mortgage holders. As of 2024, the property's market value is approximately \$344,740.

### **CASE HISTORY:**

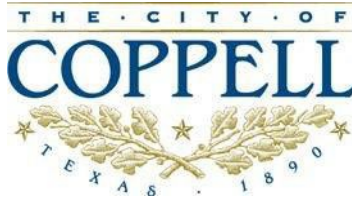
Code Case Number: RC24-08-017098

The structure located at 407 Greenway Court was damaged by a fire on May 28, 2022. Following the fire, several building permits were applied for and issued between June 2022 and August 2024 to facilitate repairs; however, the work was never completed. As a result, the property has remained unrepaired for years after the fire.

City staff attempted to notify the property owner, Keenan McCarty, through emails, phone calls, and mailed letters regarding the property's violation and the need for timely repairs. After numerous delays in the repair work, the case was escalated to the Building and Standards Commission.

#### **Timeline:**

- **12/05/2024:** BSC deems structure substandard; repairs due by **04/04/2025**.
- **12/12/2024–12/17/2024:** Roof permit issued and roof replaced.
- **01/20/2025:** Pest treatment (ants, roaches, rodents).
- **01/21/2025:** Alteration/remodel permit applied for.
- **02/06/2025:** BSC show-cause hearing; supplemental order to seal openings and secure pool gate.



- **02/06/2025:** Alteration permit issued (work authorized).
- **02/14/2025:** Fence gate secured with a lock.
- **02/17/2025:** Eave holes repaired; rear doors installed; most broken windows boarded (staff requested tighter boarding where gaps remained).
- **02/20/2025:** All exterior openings sealed/boarded; dryer exhaust vent cover installed.
- **03/10/2025:** New windows installed.
- **03/14/2025:** Inspections—framing **partial pass**; mechanical rough **failed**; plumbing rough **failed**.
- **04/01/2025:** Electrical rough **passed**.
- **04/11/2025:** Framing **passed**; mechanical rough **passed**; plumbing rough **passed**.
- **08/11/2025:** Electrical **final passed**.
- **As of 09/10/2025:** Remaining inspections needed to close the permit—**gas, plumbing top-out, and final**.

### **STAFF RECOMMENDATION:**

The owner missed the July 3, 2025 compliance date. While repairs have progressed, a clear, final deadline with predictable enforcement is warranted to bring the case to closure.

By the start of the October 2, 2025 hearing, the owner must have completed the gas inspection, plumbing top-out, and all final inspections required to close the alteration permit; no occupancy is permitted until all finals are approved. If the permit is closed and finals are approved by October 2, staff recommends the Commission issue an Order of Discharge and close the case. If the owner fails to achieve compliance by the hearing, staff recommends immediate enforcement with no extensions: beginning October 3, 2025, staff will issue one citation per week for continuing violations until the permit is closed and will place the matter on the next Commission agenda for a show-cause hearing to consider civil penalties and additional remedies.

### **ATTACHMENTS:**

- Exhibit A: Ordinance section
- Exhibit B: Order from December 2024
- Exhibit C: Supplemental Order from February 2025
- Exhibit D: Supplemental Order from April 2025
- Exhibit E: Progress Report from June 2025
- Exhibit F: Photos of the Progress