



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes

### Board of Adjustment

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Thursday, February 6, 2025

6:00 PM

255 Parkway Blvd.

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#### Building and Standards Commission

Mark LeGros  
Chair

Michelle Anderson  
Vice Chair

Kyle Rogers

Casey Smith

Greg Vlahos  
Alternate

Shawn Hester

Do Kim  
Alternate

Timothy Thompson  
Alternate

**PRESENT:** Chair, Mark LeGros; Kyle Rogers, Casey Smith, Greg Vlahos, and Timothy Thompson.

**ABSENT:** Vice Chair, Michelle Anderson; Shawn Hester, and Do Kim.

Also present were Luay Rahil, Assistant Director of Community Development; Matt Steer, Development Services Administrator; Timothy A. Oates, Assistant Fire Chief/Fire Marshal; Dezirae Veuleman, Senior Code Compliance Officer; Rachel Rosenstern, Code Compliance Officer; Cory Powell, Code Compliance Official; Stephen-David Schubert, Chief Building Official; Robert Hager, City Attorney, and Vandana Sayegh, Board Secretary.

Notice was hereby given that the Building and Standards Commission of the City of Coppell, Texas, met in the Council Chambers at 6:00pm on February 6, 2025, at 255 E. Parkway Boulevard.

As authorized by Section 551.127, of the Texas Government Code, one or more appointed board member or employees may attend this meeting remotely using videoconferencing technology.

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

The purpose of this meeting was to consider the following items:

**1. Call To Order**

Chairman LaGros called the meeting to order at 6:05pm.

**2. Work Session (Open to the Public)**

The Building and Standards Commission was briefed on each posted agenda item and no vote was taken on any item discussed.

Chairman LeGros adjourned Work Session at 6:19 p.m.

**3. Regular Session (Open to the Public)**

Chairman LeGros convened into Regular Session at 6:30 p.m.

**4. Citizens' Appearance**

Chairman LeGros advised that no one signed up to speak at Citizens Appearance.

**5. Election of Chair and Vice-Chair**

A motion was made by Commissioner Rogers, seconded by Commissioner Vlahos, to nominate Mark LeGros as Chair and Michele Anderson as Vice Chair. The motion passed unanimously, (5-0).

**6. Consider the Approval of the December 5, 2024 Building and Standards Commission Meeting Minutes.**

**Attachments:**     [BSC Meeting Minutes - 12-5-24.pdf](#)

A motion was made by Commissioner Rogers, seconded by Commissioner Smith, to approve the minutes of the December 5, 2024, Building and Standards meeting. The motion was approved unanimously, 5-0.

**7. Show Cause Hearing to determine whether the building or structure at 407 Greenway Court (WATERSIDE ESTATES 2 BLK A LOT 15) complies with the Building and Standards Commission Order dated December 5, 2024, signed and filed December 11, 2024.**

**Attachments:**     [Memo 407 Greenway Court.pdf](#)  
                              [Exhibit A Ordinance.pdf](#)  
                              [Exhibit B Signed Order 12.5.24 - 407 Greenway Court.pdf](#)  
                              [Exhibit C Permits.pdf](#)  
                              [Exhibit D Pest Control Invoice.pdf](#)  
                              [Exhibit E Photos of progress.pdf](#)

Code Compliance Officer, Dezirae Veuleman, presented testimony and evidence with exhibits.

All exhibits were marked and admitted into the record.

All participants wishing to speak were sworn-in to present testimony by Chairman LeGros.

Applicant and homeowner, Keenan McCarty, 407 Greenway Court, presented testimony.

Chairman LeGros opened the Public Hearing and asked for those who signed up to speak.

Patrick Bolton, 403 Greenway Court, provided testimony regarding the case.

Rick Roberts, 411 Greenway Court, provided testimony regarding the case.

Chairman LeGros closed the Public Hearing.

A motion was made by Commissioner Rogers, seconded by Commissioner Smith, to continue with the original order as presented, to include additional remedies to be completed with ten (10) days of this hearing, and to continue with the Show Cause Hearing scheduled for April 3, 2025. The motion passed unanimously, 5-0.

8. Determine whether the fence or accessory structure located at 433 Willow Springs Drive (WILLOWWOOD 2 BLK G LT 67) complies with the standards outlined in Article 15-14, Chapter 15 of the City of Coppel Code of Ordinance and remedies suggested herewith in.

**Attachments:**     [Memo 433 Willow Springs Drive.pdf](#)  
                              [Exhibit A Ordinance.pdf](#)  
                              [Exhibit B Photos of Violation.pdf](#)

Code Compliance Officer, Dezirae Veuleman, presented testimony and evidence with exhibits.

All exhibits were marked and admitted into the record.

All participants wishing to speak were sworn-in to present testimony by Chairman LeGros.

Applicant and homeowner, Ms. Allison, 433 Willow Springs Drive, was not present.

Chairman LeGros opened the Public Hearing and stated that no one signed up to speak. Chairman LeGros closed the Public Hearing.

A motion was made by Commissioner Vlahos, seconded by Commissioner Rogers, to approve the recommendation by staff. The motion passed unanimously, 5-0.

9. Consider Adoption of the 2024 International Codes and City of Coppel Construction Chapter.

**Attachments:**     [Memo 2024 Code Adoption.pdf](#)  
                              [Exhibit A - Section 15-1 Construction Chapter.pdf](#)  
                              [Exhibit B - Section 15-2 International Building Code.pdf](#)  
                              [Exhibit C - Section 15-3 International Residential Code.pdf](#)  
                              [Exhibit D - Section 15-4 National Electric Code.pdf](#)  
                              [Exhibit E - Section 15-5 International Fire Code.pdf](#)  
                              [Exhibit F - Section 15-6 International Mechanical Code.pdf](#)  
                              [Exhibit G - Section 15-7 International Plumbing Code.pdf](#)  
                              [Exhibit H - Section 15-8 International Fuel Gas Code.pdf](#)  
                              [Exhibit I - Section 15-10 International Energy Conservation Code.pdf](#)  
                              [Exhibit J - Section 15-11 International Existing Building Code.pdf](#)  
                              [Exhibit K - Section 15-16 International Swimming Pool and Spa Code.pdf](#)  
                              [Exhibit L - Section 15-17 RESERVED.pdf](#)

Chief Building Official, Stephen Schubert, presented testimony and evidence with exhibits.

All exhibits were marked and admitted into the record.

Chairman LeGros opened the Public Hearing and stated that no one signed up to speak. Chairman LeGros closed the Public Hearing.

A motion was made by Commissioner Smith, seconded by Commissioner Rogers, to table the agenda item to the next scheduled meeting. The motion passed unanimously, 5-0.

#### 10. Adjournment

There being no further business before the Building and Standards Commission, Chairman LeGros, adjourned the meeting at 7:30 p.m

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Mark LeGros, Chair

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Kami McGee, Board Secretary