

**BUILDING AND STANDARDS COMMISSION  
CITY OF COPPELL, TEXAS**

**IN THE MATTER OF:**

**631 STRATFORD LANE,  
Lot 8 Block A of the Stratford Manor Addition,  
Addition to the City of Coppell, Dallas County, Texas**

**ORDER**

**WHEREAS**, a public hearing was held on this 2<sup>nd</sup> day of October 2025, pursuant to Article 15-14 of the Code of Ordinances of the City of Coppell, Texas (hereinafter referred to as “City”), before the Building and Standards Commission of the City regarding building(s) or structure(s) on the property located at **631 STRATFORD LANE, Lot 8 Block A of the Stratford Manor Addition**, Addition to the City of Coppell, Dallas County, Texas (hereinafter referred to as the “Property”) to determine whether or not the primary and/or accessory structure(s) located on said Property is/are substandard and does not comply with the local residential building code and permit requirements; and

**WHEREAS**, the records of the office of the county clerk indicate that **Salman Ahmad & Roohi Malik** are the record owner(s) of the property; and

**WHEREAS**, notice of public hearing was mailed to the property owner, to mortgagees, and to lien holders of record, if any, at least ten (10) days prior to the date of the hearing. Moreover, the City having posted a copy of the notice of said public hearing on the building structures situated on the Property or as close to the front door as practicable, in accordance with Article 15-14 of the Code of Ordinances of the City; and, the City has published notice of said public hearing at least ten (10) days prior to the date of the public hearing, in accordance with Article 15-14 of the Code of Ordinances of the City. Additionally, the City filed a notice of this public hearing in the Dallas County Official Public Records of Real Property consistent with Article 15-14 of the Code of Ordinance; the Building and Standards Commission of the City conducted a public hearing on October 2, 2025, in accordance with the applicable ordinance and state law; City’s Building Official and Senior Code Compliance Officer presented evidence that the structure located on the property, based on a preponderance of the evidence, is in violation of Article 15-14 of the Code of Ordinances of the City of Coppell, Texas as substandard structure(s) as follows:

1. A portion of the structure is gutted, has gone unrepaired since 2021, and is unsafe for use and occupancy (108.1.5 (6)).

2. Structure is unfit for human occupancy due to being in disrepair and lacking maintenance (108.1.3).
3. Large cracks in the exterior brick siding (304.1.1(4), 304.1.1(7)).
4. Vacant and abandoned structures causing a blight problem for the neighborhood. (301.3).
5. Structure is infested with rodents (309.1).

**WHEREAS**, the Building and Standards Commission hereby finds and determines that the primary and/or accessory structure(s) located on the Property is/are substandard structure(s), and is/are in violation of the minimum standards as provided for in Article 15-14 of the Code of Ordinances of the City of Coppell based on the following findings:

The building located on the Property is in violation of the minimum standards of Article 15-14 of the Code of Ordinances of the City of Coppell, Texas. The structure located on the Property is/are dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare. The structure located on the Property or use thereof violates Article 15-14 of the Code of Ordinances of the City of Coppell, Texas, in that conditions exist that are unsafe, hazardous, and create breeding and living places for insects and rodents. The conditions, use, or appearance of the property is in violation of Articles 15-14 of the Code of Ordinances of the City of Coppell, Texas; and

**WHEREAS**, the Board further finds that the building(s) is/are feasible of repair, that the Board and City have presented a plan of repair and schedule of work to be completed attached hereto as **Exhibit "A"** and incorporated herein for all purposes; and further finds that there is a probability that the building(s) will be repaired within a reasonable period of time. The Board further finds that **thirty (30) days** is a reasonable period for the property owner to obtain a building permit and submit a structural engineer's report, and that **sixty (60) days** from the date this Order is signed is a reasonable period of time to complete all necessary repairs, taking into account the owner's interests and the interests of public safety; and

**WHEREAS**, the Board further finds that if the building is not repaired within said time period, there is no reasonable probability that the building will be repaired within a reasonable period of time if additional time is given.

**IT IS THEREFORE ORDERED** that the Building and Standards Commission hereby finds and determines that the structure located on the Property is a substandard structure, and is in violation of the minimum standards as provided for in Article 15-14 of the Code of Ordinances of the City of Coppell, Texas.

The Building and Standards Commission hereby orders the record owner(s), lienholder(s), or mortgagee(s) of the property located at **631 Stratford Lane, Coppell, Texas**, to take the following actions:

1. **Within thirty (30) days from the date this Order is signed**, the owner shall **apply for a building permit** with the City of Coppell **Building Inspection Department** for the

- purpose of completing all repairs necessary to bring the structure into full compliance with the City's adopted codes and ordinances.
2. The owner shall **submit a structural engineer's report** evaluating the condition and stability of the foundation and overall structural integrity of the building to the Building Inspection Department **along with the building permit application.**
  3. The **building permit shall be issued on or before November 6, 2025.** Failure to obtain an issued permit by this date shall constitute **non-compliance with this Order** and may result in the initiation of abatement proceedings, including the issuance of an **Order for Demolition** by the Building and Standards Commission.
  4. **From the date this Order is signed, the owner shall have sixty (60) calendar days** to complete all necessary repairs and to **pass all required final inspections** with the Building Inspection Department.
    - o The final deadline for completion of repairs and approval of all inspections shall be **on or before December 8, 2025.**
  5. All work performed under the issued building permit shall comply with all **adopted International Codes** and applicable **City of Coppell ordinances**, including requirements related to building, electrical, plumbing, mechanical, and property maintenance codes.
  6. Failure to comply with any portion of this Order may result in the City of Coppell initiating abatement of the substandard structure by demolition at the owner's expense, with the cost of such work assessed as a lien against the property in accordance with State law and City ordinances.

**IT IS FURTHER ORDERED THAT:**

- 1) The City Secretary will within ten (10) days after the execution of this order:
  - (1) File a copy of this order in the City Secretary's Office; and
  - (2) Publish in a newspaper of general circulation in the City a notice containing:
    - a. the street address or legal description of the Property;
    - b. the date of this public hearing;
    - c. a brief statement indicating the results of this order; and
    - d. instructions stating where a complete copy of this order may be obtained.
- 2) The City Secretary to promptly mail by certified mail, return receipt requested, or personally deliver a copy of this order to the owner of the building and to any lienholder or mortgagee of the building. The City shall use its best efforts to determine the identity and address of any owner, lienholder, or mortgagee of the building.
- 3) Show Cause hearing is hereby tentatively set for **November 6, 2025** at 6:00pm at 255 Parkway Blvd, Coppell, Texas, to determine if the recorded owner complied with this Ordered action within the allotted time as provided herein, after a diligent effort to discover each mortgagee and lienholder having an interest in the building or in the Property on which the building is located, the City shall personally deliver or send by certified mail, return receipt requested, or deliver by United States Postal Service using

signature confirmation service, to each identified mortgagee and lienholder a notice containing the following:

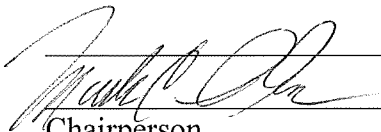
- (1) An identification of the building and the Property on which it is located (does not have to be a legal description);
- (2) A description of the violation that is present at the building located on the Property; and
- (3) A statement that the city will vacate, secure, remove, or demolish the building or relocate any occupants of the building if the ordered action is not taken within a reasonable time.

The owner, lienholder, or mortgagee of the Property is hereby required to abate the substandard structures as provided in this Order. If the owner, lienholder, or mortgagee fails to abate the substandard structure within the time specified, the City is authorized to enter the Property and abate by demolishing and removing the structure and abate such nuisances, and the city may assess the reasonable cost and file a lien against the assess liens against the Property to recover such cost in accordance with state law.

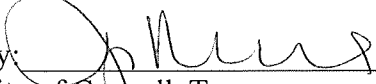
**IT IS FURTHER ORDERED** that a copy of this Order, shall be filed in the Office of the records of the Building Standard and Property Records maintained and administered by the City Secretary of the City of Coppell, Texas, and may be filed in the Property Records of the City and certified and filed in the Deed records of Dallas County, Texas

All relief not expressly granted herein is DENIED.

ENTERED this 6<sup>th</sup> day of October, 2025.

  
\_\_\_\_\_, Building and Standards Commission  
Chairperson

Filed the 10<sup>th</sup> day of October, 2025.

By:   
\_\_\_\_\_  
City of Coppell, Texas

**EXHIBIT “A”**  
**DETAILED PLAN OF WORK**

Failure to meet any of the required deadlines and benchmarks listed below may result in the structure being declared noncompliant and subject to demolition at the owner’s expense. This includes any new materials added to the building during the repair process.

The owner of the Property must file all necessary paperwork, engineering reports, pest control documentation, and permits to bring the structure into compliance according to the timeline and benchmarks provided herein. Failure to meet any of the required benchmarks may result in the Building Official revoking applicable permits and/or the Building and Standards Commission issuing an **Order for Demolition**.

**Phase 1: Pest Abatement**

**Deadline:** October 12, 2025

1. The property currently has an active rat infestation. The owner must have the property treated by a **licensed pest control company no later than October 12, 2025**.
2. The owner shall submit invoices, service reports, and a written treatment plan from the pest control company outlining a continuous treatment schedule to eliminate the infestation and prevent future rodent activity.
3. If the owner fails to complete treatment and provide documentation by the deadline, the **City will initiate pest abatement at the owner’s expense**.

**Phase 2: Initial Repair Requirements**

**Deadline:** November 6, 2025

4. **Engineering Report**
  - o Submit a structural engineer’s report evaluating the condition and stability of the foundation and providing recommendations for any necessary repairs.
5. **Building Permit**
  - o Obtain a building permit from the City of Coppell Building Inspections Department for all work required to bring the structure into compliance with applicable codes.
6. **Commencement of Work**
  - o Begin all necessary repairs based on the engineer’s report and approved permit scope, including structural, electrical, and plumbing work.

*If the above actions are not completed by November 6, 2025, the Building and Standards Commission will recommend that an **Order for Demolition be issued**.*

### **Phase 3: Completion of Repairs**

**Deadline:** December 8, 2025

#### **7. Complete All Required Repairs**

- All interior and exterior repairs, including but not limited to sheetrock replacement, insulation, electrical wiring, plumbing system, and other finishes, must meet all adopted International Codes and City of Coppel ordinances.

#### **8. Inspections and Final Approval**

- Schedule and pass all required inspections through the Building Inspections Department.
- Ensure the active building permit is closed out upon completion of work.

#### **9. Site Condition**

- Maintain the property free of debris, blight, or unfinished materials. The structure and grounds must remain secure and sanitary at all times.

### **Phase 4: Verification and Closure**

**Deadline:** December 8, 2025

#### **10. Notification of Completion**

- The owner shall notify the City of Coppel Code Compliance Division upon completion of all required work and provide documentation confirming permit closure and pest abatement compliance.

#### **11. Final Verification Inspection**

- City staff will perform a final verification inspection to ensure all code requirements have been met and that the property is safe, sanitary, and habitable before recommending case closure before the Building and Standards Commission.