

MEMORANDUM

TO: Coppell Building and Standards Commission
FROM: Rachel Rosenstern, Code Compliance Officer
DATE: September 9th, 2025
REF: 192 S Freeport Parkway, Coppell, Texas

PUBLIC HEARING:

A public hearing before the Building and Standards Commission is being held to determine if the structure located on the property addressed as 192 S Freeport Parkway, in the City of Coppell, Dallas County, Texas, is substandard and violates the City of Coppell ordinance Article 15-14-2 adopting the 2015 International Property Maintenance Code and amending portions therein.

EXPLANATION:

As of July 11, 2025, the property located at 192 S Freeport has been in disrepair, suffering from fire damage, litter, graffiti, junk vehicles, and other damage caused by vagrants. Staff have issued several violation notices to the property owner, Joe Charles Hardman, who is now deceased. The property is currently in probate, with the deceased's brother, Steven Randall Hardman, named as the executor of the estate in the Will. Notices have also been mailed to him, and additional notices were posted on the property. An administrative warrant was executed on September 2nd to install a fence around the property, and the case has been filed with the Building and Standards Commission.

ORDINANCE:

The property violates 2015 International Property Maintenance Code 108.1.3 as well as adopted by the City of Coppell, ordinance number 2017-1470: (See *Exhibit A*).

PROPERTY DESCRIPTION:

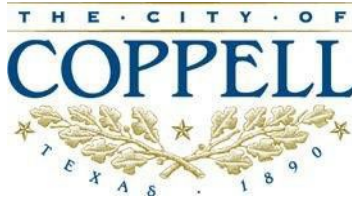
The subject property is a one-story, 1,560-square-foot, single-family residence on S Freeport Parkway.

The primary residential structure was constructed in 1952, and the owner purchased the property on or around August 2, 1996.

Legal ID: JOHN VEST ABST 1508 PG 655 TR 15 ACS 1.018

A title search revealed zero involuntary liens and mortgage.
The market value of the property is approximately \$185,800

CASE HISTORY:



Code Case Number RC25-07-019467

The following are the highlights from the case history:

1. On July 11th, 2025, staff was notified of a structure fire at the listed address.
2. On August 6th, 2025, access was granted by permission of the proposed executor of the estate, Steven Randall Hardman.
3. On August 8th, 2025, staff entered the property as permission had been granted and photographs, as permission had been granted. Photographs of the fire damage, including pictures of the interior and exterior of the property, were taken and added to the case of the fire damage were taken and added to the case.
4. On August 27th, 2025, a Notice of Public Hearing was posted on the property and sent to the property owner as well as Steven Randall Hardman via First-Class and Certified Mail.
5. On September 2nd, 2025, an abatement warrant was issued to place an 8 foot chain link fence around the property.
6. On September 3rd, 2025, an 8-foot chain-link fence was installed around the property. A copy of the warrant and placards indicating that the property is unsafe for human habitation were posted on the fence.

STAFF RECOMMENDATION:

Since July 2025, the structure has gone unrepaired; thus, the City lacks confidence that it will be repaired, replaced, or removed in a timely manner. The City seeks an order from the Commission to issue to the owner of said property, Joe Charles Hardman (as shown in title records), to remove the substandard structure at 192 S Freeport Parkway. Staff proposes that the removal of the structure be completed no later than thirty (30) days after the date the Order is signed.

ATTACHMENTS:

- Exhibit A: Ordinance Section
Exhibit B: Photos of the Violation(s)