



MEMORANDUM

To: Mayor and City Council

From: Dezirae Veuleman, Senior Code Officer
Mindi Hurley, Director of Community Development

Date: May 26, 2026

Reference: Consider approval of a demolition contract with Garrett Demolition for a City initiated demolition of the substandard residential structure at 631 Stratford Lane in accordance with the Building and Standards Commission Order in the amount of \$63,760; and authorize the City Manager to sign.

2040: **Sustainable Government**

Introduction:

This item is presented for consideration of a demolition contract with Garrett Demolition for a City initiated demolition of the substandard residential structure at 631 Stratford Lane in accordance with the Building and Standards Commission Order in the amount of \$63,760; and authorize the City Manager to sign.

Background:

The residential structure located at 631 Stratford Lane has been determined to be unsafe, uninhabitable, and in violation of multiple minimum housing standards. Despite extensive enforcement efforts over the past three years, including inspections, notices, hearings, and court proceedings, the property owners have failed to repair or remove the structure.

Following continued noncompliance, the Building and Standards Commission (BSC) issued a formal Order for Demolition. Staff is requesting City Council authorization to proceed with demolition using an approved contractor.

Property Information

The two-story, 5,892-square-foot single-family residence, constructed in 2001 and purchased by the current owner on or around January 13, 2003, sustained significant damage during the 2021 Winter Storm, including burst pipes and severe interior deterioration. The owners subsequently removed

substantial portions of the first floor without required permits, resulting in exposed electrical wiring, open sewer lines, compromised fire-resistance assemblies, missing insulation, structural concerns, and significant rodent infestation.

The structure has remained vacant and unrepaired since 2021 and continues to pose ongoing health and safety risks to the surrounding community.

Case History and Enforcement Efforts

Beginning in February 2024, Code Compliance staff issued courtesy notices, certified notices, and multiple follow-up communications. Despite repeated attempts to obtain compliance, the owners failed to schedule inspections, secure permits, or initiate repairs.

On March 11, 2025, staff executed an administrative search warrant due to continued noncompliance and lack of cooperation. During the inspection, staff observed the following conditions:

- Majority of the first floor gutted to the studs;
- Exposed electrical wiring and open sewer lines;
- Cracked and shifting foundation;
- Large vertical exterior wall crack extending from the first to the second story;
- Rodent droppings throughout the structure, including observation of a live rat;
- Erosion around the foundation;
- Broken windows and deteriorated fencing; and
- Unsafe and unsanitary interior conditions.

Based on these conditions, staff determined the structure to be unfit for human occupancy. Throughout 2025, the owners failed to provide a repair timeline, obtain permits, or demonstrate meaningful progress toward compliance.

Building and Standards Commission Proceedings

October 2, 2025 — Order to Repair

On October 2, 2025, the Building and Standards Commission conducted a public hearing regarding the condition of the property. Following review of inspection findings and evidence presented by staff, the Commission determined the structure was substandard and in violation of City code.

The Commission provided the owners an opportunity to bring the property into compliance and issued an Order to Repair requiring the owners to:

- Complete pest abatement
- Submit a structural engineer's report
- Obtain a building permit
- Complete all repairs by December 8, 2025

The owners failed to comply with any portion of the Order. No permits were obtained, no reports were submitted, and no repair work was initiated.

February 5, 2026 — Order for Demolition

On February 5, 2026, the Building and Standards Commission conducted a second public hearing to evaluate the status of the property. After reviewing updated inspection reports, photographic evidence, and testimony, the Commission determined the structure remained substandard, unsafe, and unfit for human occupancy in violation of Article 15-14, Chapter 15 of the Coppel Code of Ordinances and the adopted International Property Maintenance Code.

The Commission subsequently issued a formal Order for Demolition, which:

- Declared the structure substandard;
- Ordered the owner, lienholder, or mortgagee to demolish and remove the structure;
- Required demolition to be completed on or before April 7, 2026;
- Required all necessary permits and corrective actions to be obtained; and
- Imposed civil penalties of \$100 per day beginning after the compliance deadline and continuing until compliance is achieved.

The Order further required removal of all structures located on the property.

Conditions Contributing to the Substandard Determination

As documented in inspection reports and evidence presented to the Commission, the property contains the following conditions, among others:

- Extensive interior demolition performed without required permits;
- Unsafe electrical and plumbing systems;
- Structural deterioration and foundation concerns;
- Rodent infestation and unsanitary conditions; and
- Overall deterioration creating a threat to public health, safety, and welfare.

Current Status

April 7, 2026, the compliance deadline established by the Building and Standards Commission, has passed with no measurable action taken by the property owners

On April 9, 2026, staff confirmed:

- No permits had been obtained;
- No contractors had been retained; and
- No repair or demolition activity had commenced.

Staff subsequently issued a Notice of Intent to Abate (Demolition) in accordance with the BSC Order.

Additionally, a Municipal Court hearing was held on April 8, 2026, regarding outstanding violations associated with the property. The owner's attorney appeared in court but indicated intent to withdraw

from representation. The case continued until May 2026, at which time the owner paid the outstanding court-window fine.

Given the owners’ continued failure to comply with the BSC Order and the ongoing deterioration of the structure, staff believes demolition is necessary to protect public health, safety, and neighborhood welfare.

Demolition Quotes

In accordance with City procedures, staff solicited demolition quotes from qualified contractors. Two companies submitted proposals:

Item	Garrett Demolition	RNDI Companies, Inc.
Base Bid	\$50,278	\$57,930
Alternate Add (Foundation Removal)	\$7,850	\$5,830
Total Possible Cost	\$58,128	\$63,760
Scope	Full structure removal, debris disposal, grading, and site cleanup	Consistent with City-defined scope

Based on cost, completeness, and contractor capacity, Garrett Demolition is the lowest responsible bidder and is recommended for selection.

Benefit to the Community:

Demolition of the structure will:

- Eliminate an ongoing threat to public health and safety;
- Reduce the likelihood of unlawful entry, nuisance activity, and liability exposure;
- Improve neighborhood appearance and surrounding property conditions; and
- Restore the property to a safe and maintainable condition for future redevelopment or reuse.

Legal Review:

The City Attorney has reviewed this matter and determined that the City has clear legal authority to proceed under Article 15-14 of the Coppel Code of Ordinances, Sections 108 and 110 of the International Property Maintenance Code, and applicable provisions of the Texas Local Government Code.

The Building and Standards Commission Orders issued on October 2, 2025, and February 5, 2026, expressly authorize City-initiated demolition.

Fiscal Impact:

Demolition costs will be assessed as a lien against the property in accordance with state law and the Building and Standards Commission Order.

The Dallas Central Appraisal District property records show the land value is sufficient to recover the anticipated lien amount upon future sale or transfer of the property.

Recommendation:

Staff recommends that the City Council approve this item.