

## **MEMORANDUM**

**TO:** Coppell Building and Standards Commission  
**FROM:** Dezirae Veuleman, Code Compliance Officer  
**DATE:** September 10, 2025  
**REF:** 631 Stratford Lane, 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 631 Stratford Lane, 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:**

In February 2021, pipes burst at 631 Stratford Lane during the winter storm. The owners, Salman Ahmad and Roohi Malik, then gutted the majority of the first floor without the required permit, and the structure has remained vacant and unrepaired since 2021. Beginning in February 2024, City staff notified the owners of the violations and substandard conditions through mailed notices, emails, and verbal communications. As the property remains unrepaired and substandard, the matter has been filed with the Building and Standards Commission (BSC) for action.

### **ORDINANCE:**

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

### **PROPERTY DESCRIPTION:**

The subject property is a two-story, 5,892 sq. foot, single-family residence on Stratford Lane.

The primary residential structure was constructed in 2001, and the owner purchased the property on or around January 13, 2003.

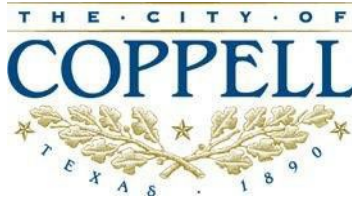
Legal ID: STRATFORD MANOR BLK A LT 8

A title search revealed zero mortgage holders and one involuntary lien (\$98,656.00).  
The market value of the property is approximately \$1,062,740.

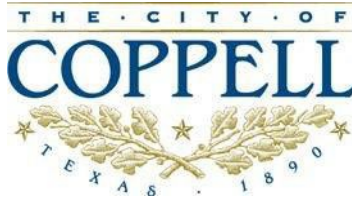
### **CASE HISTORY:**

Code Case Number RC24-02-013534

The following are the highlights from the case history:



- Pre-case: Before opening a code case, staff discussed property conditions with the owners during a high-grass court hearing.
- 02/22/2024: Courtesy notice mailed.
- 12/20/2024: The Notice of Violation was mailed first-class, certified, and posted on the property; compliance is due 02/07/2025.
- 12/26/2024: A copy of the Notice of Violation was emailed to the owner; staff requested interior inspection consent for 02/10/2025 at 10:00 a.m.
- 01/29/2025: Owner requested a meeting; staff met with owners. Owners reported: 2021 freeze damage; first floor gutted within six months; delays attributed to COVID, contractor availability, and insurance; contractors sought \$50,000 up-front; owners report \$125,000 insurance payout, but contractor bids exceed payout; attorney now involved. Staff requested interior/exterior inspection by the compliance date in the Notice of Violation and a written repair timeline; the owners asked for flexibility.
- 02/03/2025: Staff emailed the owner(s) seeking inspection consent and a set inspection date.
- 02/10/2025 (AM): The owner emailed requesting time until the end of February to book the inspection; the same day, staff replied, keeping the inspection at 10:00 a.m. and requesting a firm alternate date by 5:00 p.m. with written consent.
- 02/10/2025 (10:00 a.m.): Staff on-site for scheduled interior/exterior inspection; no access—note posted documenting attempted inspection.
- 03/11/2025: An administrative search warrant was issued, which was executed the same day by staff and a locksmith. The front door lock was removed and replaced, and the warrant was posted on-site.
  - Findings (abbrev.): The majority of the first floor essentially gutted to studs; exposed wiring and open sewer lines in kitchen; energized structure, unoccupied; possible outlet damage risk from prior flooding; rodent droppings throughout (live rat observed upstairs); first-floor carpet removed/ slab cracked with signs of shifting; large vertical crack on front exterior wall to second story; broken/cracked front window; foundation soil erosion; rear fence damaged/collapsed; large fallen limbs in rear yard.
- 04/22/2025: No response from owners; warrant paperwork still posted on-site. Structure



deemed unfit for human occupancy and unsafe due to sanitary/rodent conditions and missing plumbing. The case was filed with the Municipal Court. A notice was emailed and mailed to the owner informing them that a search warrant was executed, and the case is being filed with the municipal court. Additionally, the owners were notified that the property has high grass, dead/hazardous trees, and a fence in disrepair

- 07/11/2025: City performed abatement under a warrant to remove dead/hazardous trees, fallen rear fence, and high grass at the property.
- 08/07/2025: Owners paid citations; no court hearing held.
- 08/27/2025: Building and Standards Commission public hearing notices mailed and posted on-site in preparation for the hearing.

### **STAFF RECOMMENDATION:**

Since 2021, the structure at 631 Stratford Lane has remained vacant and unrepaired; thus, the City lacks confidence that it will be repaired in a timely manner. The City seeks an order from the Commission to issue to the owners of said property, Salman Ahmad and Roohi Malik, to repair the substandard structure at 631 Stratford Lane. Staff proposes that all required repairs be completed and the property brought into full compliance no later than thirty (30) days after the date the Order is signed. If compliance is not achieved within that deadline, staff will place the matter on the next Commission agenda for a show-cause hearing to consider civil penalties and additional remedies as authorized by law.

### **ATTACHMENTS:**

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