

## **MEMORANDUM**

**TO:** Coppell Building and Standards Commission  
**FROM:** Rachel Rosenstern, Code Compliance Officer  
Dezirae Veuleman, Senior Code Compliance Officer  
**DATE:** January 21, 2026  
**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, complies with the ordered actions given by the Commission within the allotted time provided and within the standards outlined in the City of Coppell ordinance Article 15-14, 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, whom is 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 outlining the code violations. An administrative warrant was executed on September 2nd to install a fence around the property, and the case was filed with the Building and Standards Commission.

On October 2, 2025, a public hearing was conducted regarding the property located at 192 S Freeport Parkway, JOHN VEST ABST 1508 PG 655 TR 15 ACS 1.018, Addition to the City of Coppell, Dallas County, Texas (hereinafter referred to as the "Property"). Following the hearing, the Building and Standards Commission determined that the structures located on the Property were infeasible to repair and that there was no reasonable probability that the structures could be brought into compliance within a reasonable period of time.

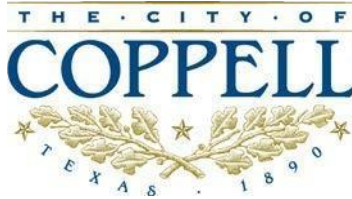
The Commission ordered that the structures on the Property be demolished and removed, with a compliance deadline of November 3, 2025.

A copy of the Order was sent via first-class and certified mail to Joe Charles Hardman, the listed owner of the Property, and to Steven Hardman on behalf of the Estate of Joe Charles Hardman. In addition, copies of the Order were posted on the Property and published in a newspaper of general circulation. Furthermore, the Order was filed with Dallas County Appraisal District.

No response or action has been received in relation to the Orders issued by the 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:

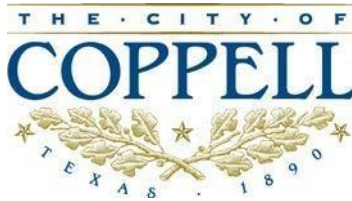
1. On July 11<sup>th</sup>, 2025, staff was notified of a structure fire at the listed address.
2. On August 6<sup>th</sup>, 2025, access was granted by permission of the proposed executor of the estate, Steven Randall Hardman.
3. On August 8<sup>th</sup>, 2025, staff entered the property as permission 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 27<sup>th</sup>, 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 2<sup>nd</sup>, 2025, an abatement warrant was issued to place an 8 foot chain link fence around the property.
6. On September 3<sup>rd</sup>, 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. A lien will be placed on the Property once a bill for the rented fence is received.
7. On January 7, 2026, two junk vehicles were removed from the property. A copy of the warrant was posted on the fence. An Application for Certificate of Authority to Dispose of an Abated Public Nuisance Vehicle form was filed for both vehicles with the State using TxDMV form number VTR-71-4.
8. On January 15, 2026, the abandoned well was plugged. The City initiated the lien process on January 21, 2026, for costs totaling \$4,995.00.
9. On January 20, 2026, the demolition process was started by RNDI Companies, Inc. A copy of the warrant was posted on the fence. Upon completion of the demolition, a lien will be filed against the Property for the associated costs.

**STAFF RECOMMENDATION:**

Due to the demolition process being completed by the City, staff recommends that the Commission order this case to be discharged and closed, as the City has fulfilled the requirements outlined in the prior Order.

**ATTACHMENTS:**

- Exhibit A: Ordinance Section  
Exhibit B: Photos of the Violation(s)  
Exhibit C: Photos of Junk Vehicles  
Exhibit D: Demolition



## EXHIBIT A, CODES

### **2015 International Property Maintenance Code 108.1.3 as well as, adopted by the City of Coppel, ordinance number 2017-1470:**

#### **Section 202 Definitions:**

**CODE OFFICIAL.** The official who is charged with the administration and enforcement of this code, or any duly authorized individual.

**OCCUPANCY.** The purpose for which a building or portion thereof is utilized or occupied.

**NUISANCE.** The following shall be defined as nuisances; whatever is dangerous to human life or is detrimental to health, as determined by the health officer, including but not limited to the following:

- a. Any public nuisance known at common law.
- b. Any attractive nuisance which may prove detrimental to children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes any abandoned wells, shafts, basements, or excavations; abandoned refrigerators and motor vehicles; any structurally unsound fences or structures; un-fenced privately owned playground equipment; or any lumber, trash, fences, brush, debris or vegetation which may be hazardous for children;
- c. Graffiti of any type;
- d. Any tree, shrub, or other plant which creates a hazard or risk of damage or destruction to persons or property;
- e. Any substandard condition under this code.

**STRUCTURE.** That which is built or constructed or a portion thereof.

**VENTILATION.** The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air, from any space.

**Section 108.1.3: Structure unfit for human occupancy:** A structure is unfit for human *occupancy* whenever the *code official* finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks *ventilation*, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the *occupants* of the structure or to the public.

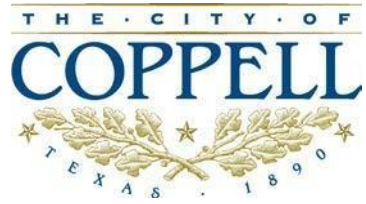
**Section 302.12: Nuisances:** All properties shall be maintained free of any nuisances.



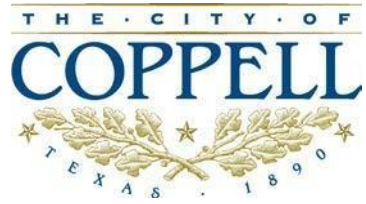
## EXHIBIT B, PHOTOS



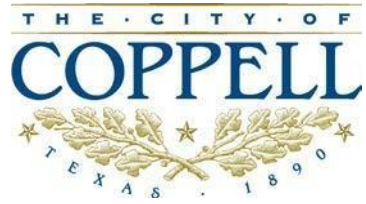














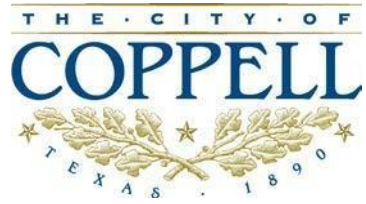
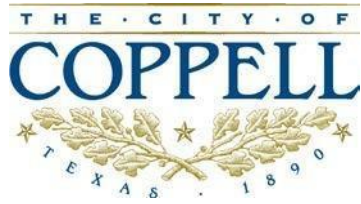






EXHIBIT C, PHOTOS OF JUNK VEHICLES





## EXHIBIT D, PHOTOS OF DEMOLITION

265 E Parkway Blvd. Coppel TX 75019 TEL 972/304 3500 Fax 972/ 462/ 5318



