



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Board of Adjustment

Thursday, October 2, 2025

6:00 PM

255 Parkway Blvd.

Building and Standards Commission

Mark LeGros
Chair

Michelle Anderson
Vice Chair

Kyle Rogers

Casey Smith

Greg Vlahos

Shawn Hester
Alternate

Timothy Thompson
Alternate

PRESENT: Chair, Mark LeGros; Vice Chair, Michelle Anderson; Kyle Rogers, and Greg Vlahos,

ABSENT: Casey Smith, Shawn Hester and Timothy Thompson.

Also present were Luay Rahil, Assistant Director of Community Development; Dezirae Veuleman, Senior Code Compliance Officer; Rachel Rosenstern, Code Compliance Officer; Cory Powell, Code Compliance Officer; Bruce Lowe, Code Compliance Officer; Stephen Schubert, Chief Building Official; Robert Hager, City Attorney; Kami McGee, Administrative Services Manager; Vandana Sayegh, Senior Administrative Assistant, and Jacquie Nivens, Board Secretary.

Notice was given that the Building and Standards Commission of the City of Coppell, Texas, met on Thursday, October 2, 2025, in Regular Called Session at 6 p.m. for Work Session, Regular Session will follow immediately thereafter, to be held at 255 E. Parkway Boulevard, Coppell Texas.

As authorized by Section 551.127, of the Texas Government Code, one or more appointed board members or employees may attend this meeting remotely using videoconferencing technology.

The City of Coppell reserves the right to reconvene, recess or realign the Work Session, or called Executive Session, or order of business, at any time prior to adjournment.

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

The purpose of this meeting was to consider the following items:

1. Call To Order

Chairman LaGros called the meeting to order at 6:00pm.

2. Work Session (Open to the Public)

The Building and Standards Commission was briefed on each posted agenda item and no vote was taken on any item discussed.

Chairman LeGros adjourned Work Session at 6:28 p.m.

3. Regular Session (Open to the Public)

Chairman LeGros convened into Regular Session at 6:37 p.m.

4. Citizens' Appearance

Chairman LeGros advised that no one signed up to speak at Citizens Appearance.

5. Consider the approval of the April 3, 2025, Building and Standards Commission meeting minutes.

Attachments: [April 3, 2025, BSC Meeting Minutes.pdf](#)

A motion was made by Vice Chair Anderson, seconded by Commissioner Rogers, to approve the minutes of the April 3, 2025, Building and Standards Commission meeting. The motion was approved unanimously, 4-0.

6. PUBLIC HEARING:

A public hearing to determine if the structure located on the property addressed as 192 S Freeport Parkway, (JOHN VEST ABST 1508 PG

655 TR 15 ACS 1.018) 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.

Attachments: [Memo - 192 S Freeport.pdf](#)
 [Exhibit A - 192 S Freeport.pdf](#)
 [Exhibit B - 192 S Freeport.pdf](#)

Senior Code Compliance Officer, Dezirae Veuleman, presented testimony and evidence with exhibits.

All exhibits were marked and admitted into the record.

All participants wishing to speak were sworn-in to present testimony by Chairman LeGros.

Representatives of 192 Freeport Parkway did not appear to present testimony.

Chairman LeGros opened the Public Hearing and asked for those who signed up to speak.

As there were no one signed up to present further testimony, Chairman LeGros closed the Public Hearing.

A motion was made by Vice Chair Anderson, seconded by Commissioner Vlahos, to issue an order of demolition. The motion passed unanimously, 4-0.

7.

PUBLIC HEARING:

Show Cause Hearing to determine if the structure located on the property addressed as 407 Greenway Court (WATERSLIDE ESTATES 2 BLK A LOT 15) in the city of Coppell, Dallas County, Texas, complies with the ordered action given by the Building and Standards 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.

Attachments: [Memo - 407 Greenway.pdf](#)
 [Exhibit A - 407 Greenway.pdf](#)
 [Exhibit B - 407 Greenway.pdf](#)
 [Exhibit C - 407 Greenway.pdf](#)
 [Exhibit D - 407 Greenway.pdf](#)
 [Exhibit E - 407 Greenway.pdf](#)

Senior Code Compliance Officer, Dezirae Veuleman, presented testimony and evidence with exhibits.

All exhibits were marked and admitted into the record.

All participants wishing to speak were sworn-in to present testimony by

Chairman LeGros.

Applicant and homeowner, Keenan McCarty, 407 Greenway Court, did not appear to present testimony.

Chairman LeGros opened the Public Hearing and asked for those who signed up to speak.

Patrick Bolton, 403 Greenway Court, provided testimony regarding the case.

Chairman LeGros closed the Public Hearing.

A motion was made by Commissioner Vlahos, seconded by Vice Chair Anderson, to dismiss the case as ordered repairs were completed. The motion passed unanimously, 4-0.

8.

PUBLIC HEARING:

A public hearing to be held to determine if the structure located on the property addressed as 631 Stratford Lane, (STRATFORD MANOR BLK A LOT 8) 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.

Attachments: [Memo - 631 Stratford.pdf](#)
 [Exhibit A - 631 Stratford.pdf](#)
 [Exhibit B - 631 Stratford.pdf](#)

Senior Code Compliance Officer, Dezirae Veuleman, presented testimony and evidence with exhibits.

All exhibits were marked and admitted into the record.

All participants wishing to speak were sworn-in to present testimony by Chairman LeGros.

Representatives of 192 Freeport Parkway did not appear to present testimony.

Chairman LeGros opened the Public Hearing and asked for those who signed up to speak.

Jason Raine, 630 Stratford Lane, provided testimony regarding the case.

George Cooper, 706 Stratford Lane, provided testimony regarding the case.

Jeff Cooper, 713 Stratford Lane, provided testimony regarding the case.

Mary Ann Tyler, 619 Stratford Lane, provided testimony regarding the case.

Chairman LeGros closed the Public Hearing.

A motion was made by Vice Chair Anderson, seconded by Commissioner Vlahos, to order an engineering report be submitted to the City within thirty days and that all repairs must be completed within sixty days from issuance of

the order. The motion passed unanimously, 4-0.

9. Adjournment

There being no further business before the Building and Standards Commission, Chairman LeGros, adjourned the meeting at 7:33 p.m

Mark LeGros, Chair

Jacquie Nivens, Board Secretary