

## **MEMORANDUM**

**TO:** Building and Standards Commission

**FROM:** Dezirae Veuleman, Senior Code Compliance Officer

**DATE:** April 3, 2025

**REF:** 407 Greenway Court, 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 407 Greenway Court in the City of Coppell, Dallas County, Texas, complies with the ordered action 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:**

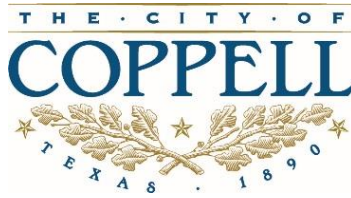
On December 5, 2024, the Building and Standards Commission declared the structure located at 407 Greenway Court to be substandard and ordered that repairs be completed by April 4, 2025, in accordance with the detailed repair plan outlined in the Order (see *Exhibit B*). A supplemental order was subsequently issued on February 6, 2025 (see *Exhibit C*). The purpose of this show-cause hearing is to determine whether the property owner has complied with the Commission's orders within the established timeframe and in accordance with the standards outlined in Article 15-14, Chapter 15 of the Coppell Code of Ordinances. The primary focus of this hearing will be to assess the progress of repairs since the issuance of the Orders.

## **ORDINANCE:**

Ordinance number 2017-1470 implements the 2015 IPMC (International Property Maintenance Code), 2015 edition, adopted by the City of Coppell in Section 15-14-1 (18) of the Coppell Code of Ordinance (See *Exhibit A*).

## **PROPERTY DESCRIPTION:**

The subject property is a two-story, 3,446-square-foot, single-family residence on the west side of Greenway Court. It is the second residence north of Greenway Court and Greenway Drive intersection and is between 403 and 411 Greenway Court. The back of the structure is adjacent to residences located on Westlake Drive



The primary residential structure was constructed in 1993, and the owner purchased the property on or around October 11, 2004.

Legal ID: Waterside Estate 2 Blk A Lot 15

A title search revealed several involuntary liens and mortgage holders. As of 2024, the property's market value is approximately \$344,740.

### **CASE HISTORY:**

Code Case Number: RC24-08-017098

The structure located at 407 Greenway Court was damaged by a fire on May 28, 2022. Following the fire, several building permits were applied for and issued between June 2022 and August 2024 to facilitate repairs; however, the work was never completed. As a result, the property has remained unrepaired for years after the fire.

City staff attempted to notify the property owner, Keenan McCarty, through emails, phone calls, and mailed letters regarding the property's violation and the need for timely repairs. After numerous delays in the repair work, the case was escalated to the Building and Standards Commission.

On December 5, 2024, the Commission deemed the structure substandard and ordered that all repairs be completed by April 4, 2025 (see *Exhibit B*).

On December 12, 2024, a permit for a roof replacement was issued, and the repairs were completed on December 17, 2024 (see *Exhibit D*).

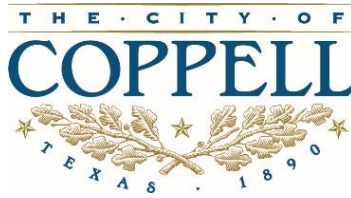
On January 20, 2025, the property was treated for ants, roaches, and rodents (see *Exhibit E*).

On January 21, 2025, an alteration or remodel permit was applied for (see *Exhibit D*).

On February 6, 2025, the Commission conducted a show-cause hearing and issued a supplemental order (see *Exhibit C*). The supplemental order outlined a timeline for sealing all exterior openings and defects to prevent pests and unauthorized persons from entering the structure. Also, the fence gate was to be secured by a lock to prevent unauthorized persons from entering the pool area.

On February 6, 2025, the alteration permit was also issued, according to Building Inspection records, allowing work to commence.

On February 14, 2025, the fence gate was secured (see *Exhibit F*).



On February 17, 2025, the exterior holes in the eaves were repaired. New rear doors were installed. Most of the broken windows were boarded up. However, some areas had gaps around the boards, which could allow pests to enter the structure. Staff requested that these areas be addressed by installing additional plywood. Additionally, windows have been ordered and are awaiting delivery.

On February 20, 2025, all exterior envelope openings were repaired. Broken windows and openings were boarded up to prevent pests and unauthorized individuals from entering the building in preparation for the delivery and installation of new windows. Additionally, a dryer exhaust vent cover was installed to further prevent pests from entering the structure.

On March 10, 2025, new windows were installed in the structure (see *Exhibit F*).

On March 14, 2025, the Building Inspection Division conducted inspections regarding the alteration permit. The framing received a partial pass, the mechanical rough duct failed, and the plumbing rough failed.

Additionally, staff will conduct a re-inspection of the property to document the progress of the repairs. Any photos taken of the progress during the re-inspection will be presented at the hearing on April 3, 2025.

#### **STAFF RECOMMENDATION:**

Due to the owner's effort in obtaining the required alteration permit and actively working toward completing the necessary repairs, staff recommends allowing Keenan McCarty to continue moving forward with the work. Staff also suggests tentatively scheduling a follow-up hearing for June 5, 2025, at 6:00 p.m. at Coppell Town Center, to assess the progress of the repairs and determine if any further action is needed to ensure compliance. This timeline will allow the standard inspection process to proceed as intended through the permit process.

#### **ATTACHMENTS:**

- Exhibit A: Ordinance section
- Exhibit B: Order from December 2024
- Exhibit C: Supplemental Order from February 2025
- Exhibit D: Permits
- Exhibit E: Pest control invoice
- Exhibit F: Photos of the progress