

MEMORANDUM

TO: Building and Standards Commission
FROM: Dezirae Veuleman, Senior Code Compliance Officer
DATE: April 3, 2025
REF: 433 Willow Springs Drive, Coppell, Texas

PUBLIC HEARING:

A public hearing before the Building and Standards Commission is being held to determine if the fence located on the property addressed as 433 Willow Springs Drive 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 February 6, 2025, the Building and Standards Commission declared the fence located at 433 Willow Springs Drive to be substandard and ordered its demolition and removal by March 14, 2025, in accordance with the issued Order (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.

ORDINANCE:

Ordinance number 2017-1470 adopting the 2015 IPMC (International Property Maintenance Code). The property violates Section 302.7.2 of the International Property Maintenance Code, 2015 edition, as adopted by the City of Coppell in Section 15141 (18) of the Coppell Code of Ordinance (See *Exhibit A*).

PROPERTY DESCRIPTION:

The subject property is a one-story, 1,642-square-foot, single-family residence on Willow Springs Drive, between 437 and 429 Willow Spring Drive. The back of the structure is adjacent to residences on Cambria Drive.

The primary residential structure was constructed in 1979, and the owner purchased the property on or around June 12, 2012.



Legal ID: Willowood 2 Blk G LT 67

A title search revealed zero involuntary liens and one open mortgage. The market value of the property is approximately \$337,000.

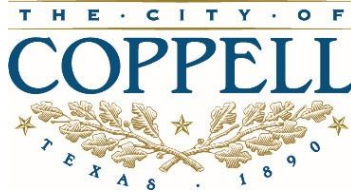
CASE HISTORY:

Since June 29, 2023, the fence located at 433 Willow Springs Drive has been in disrepair, with loose, broken, damaged, and missing parts (see *Exhibit B*). Staff issued several notices of this violation to the property owner, Joann Allison, and the long-time resident, Adrienne Hester. The notices were posted, mailed, emailed, and hand-delivered numerous times. Due to inaction on repairs from Mrs. Allison and Mrs. Hester, the case was filed with the Municipal Court. Neither Mrs. Allison nor Mrs. Hester appeared for their pre-trial hearings. Hence, the case was filed with the Building and Standards Commission.

Code Case Number: RC23-06-008787

Case Summary Highlights:

1. **On June 29, 2023**, Code Compliance staff observed a neglected and substandard fence at the property. A courtesy door notice was posted on the property to inform the resident of the violation.
2. **On September 18, 2023**, the fence remained in violation. A Notice of Violation was mailed via first-class mail to the property owner, Joann Allison, as listed in the Dallas County Appraisal District records.
3. **On May 24, 2024**, with no resolution, a second courtesy door notice was posted at property in an effort to contact the owner. A Notice of Violation letter was also sent to Mrs. Allison by both first-class and certified mail.
4. **On June 26, 2024**, staff attempted to contact Mrs. Allison using her last known phone numbers but without success. A copy of the Notice of Violation letter was emailed to the last known email address on file. Additionally, staff hand-delivered a copy of the notice to the property, where it was received by Mrs. Adrienne Hester, the alleged granddaughter of Mrs. Allison.
5. **On July 12, 2024**, a complaint was filed with the Coppell Municipal Court against Mrs. Allison for failure to correct the fence violation.
6. **On August 8, 2024**, Mrs. Allison failed to appear for the scheduled pre-trial hearing.
7. **On August 18, 2024**, Code Compliance staff stopped by the property and spoke with Mrs. Hester in person regarding the violation. Mrs. Hester stated that she had lived at the property for 14 years, a fact confirmed by water billing records that listed her as the utility account holder. She indicated that a contractor was scheduled to perform repairs in September and was asked to provide documentation confirming this.
8. **On August 20, 2024**, as no documentation had been received, a Notice of Violation letter addressed to Mrs. Hester was posted on the property and sent via first-class and certified mail.
9. **On September 5, 2024**, the fence remained in violation. A complaint was filed with the Coppell Municipal Court against Mrs. Hester for failure to make the required repairs.



10. **On October 10, 2024**, Mrs. Hester failed to appear for her scheduled pre-trial hearing.
11. **On October 29, 2024**, Staff attempted to speak with Mrs. Hester in person by knocking on the front door of the property. Staff wished to discuss the possibility of obtaining consent for city staff to remove the substandard fence. No contact was made, and a business card was left at the front door.
12. **As of January 23, 2025**, no further contact has been received from either Mrs. Hester or Mrs. Allison.
13. **On February 6, 2025**, the Building and Standards Commission ordered the fence to be demolished or removed from the property by March 14, 2025.
14. **As of March 24, 2025**, the deteriorated fence remains on the property. In fact, the condition of the fence has worsened, with additional slats now missing (see *Exhibit B*).

STAFF RECOMMENDATION:

Due to ongoing non-compliance with the Building and Standards Commission's order dated February 6, 2025, and the failure to remove or demolish the substandard fence by the March 14, 2025, deadline, staff is seeking an abatement warrant from the Coppell Municipal Court to authorize the city to remove the deteriorated fence. The costs associated with the abatement will be charged to the property owner. If the invoice for the work is not paid in full, the city will initiate the process of filing a lien against the property in accordance with applicable laws and ordinances.

ATTACHMENTS:

- Exhibit A: Ordinance section
- Exhibit B: Photos of the violation
- Exhibit C: Order from February 2025