

MEMORANDUM

TO: Coppell Building and Standards Commission
FROM: Dezirae Veuleman, Senior Code Compliance Officer
DATE: February 6, 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 repairs to be completed by April 4, 2025, in accordance with the detailed repair plan outlined in the Order (see *Exhibit B*). This show cause hearing is intended to determine whether the owner has complied with the Commission's orders within the specified time frame and in accordance with the standards established in Article 15-14, Chapter 15 of the Coppell Code of Ordinances. The focus of this hearing will be on the progress of the items that were supposed to be completed within the first 30 days following the issuance of the Order.

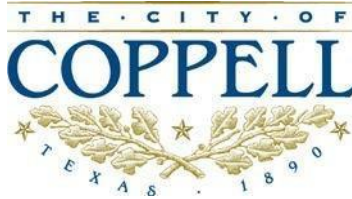
ORDINANCE:

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 market value of the property 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.

On January 20, 2025, the property was treated for ants, roaches and rodents.

On January 21, 2025, an alteration or remodel permit was applied for. As of January 30, 2025, staff is waiting for the general contractor to provide them with the subcontractor's information so the permit can be issued, and repairs can start.

Additionally, staff will conduct a re-inspection of the property on February 3, 2025, to document the progress of the repairs. Any photos taken of the progress during the re-inspection will be presented at the hearing on February 6, 2025.

STAFF RECOMMENDATION:

Due to the owner's good faith effort to complete repairs in a timely manner, staff recommends that Keenan McCarty be allowed to continue working on the repairs. Additionally, staff suggests scheduling a show cause hearing for April 3, 2025, at 6:00 p.m. at Coppell Town Center, to evaluate the progress of the repairs and determine any additional action required to ensure compliance. Staff would like to see the remodeling work in progress and nearing completion by the next hearing date.

ATTACHMENTS:

Exhibit A: Ordinance section

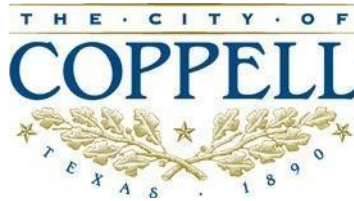


Exhibit B: Signed Order from December 2024
Exhibit C: Permits
Exhibit D: Pest control invoice
Exhibit E: Photos of the progress