

MEMORANDUM

TO: Coppell Building and Standards Commission
FROM: Dezirae Veuleman, Senior Code Compliance Officer
DATE: February 6, 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, is substandard and violates the City of Coppell ordinance Article 15-14 adopting the 2015 International Property Maintenance Code and amending portions therein.

EXPLANATION:

Since June 29, 2023, the fence located at 433 Willow Springs Drive has been in disrepair with loose, broken, damaged, and missing parts. 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.

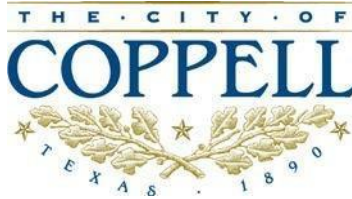
ORDINANCE:

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

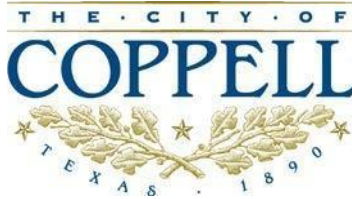
A title search revealed zero involuntary liens and one open mortgage. The market value of the property is approximately \$337,000.

CASE HISTORY:

Code Case Number RC23-06-008787

The following are the highlights from the case history:

1. On June 29, 2023, staff witnessed a neglected and substandard fence. A door notice informing the resident of the violation was posted on the property.
2. On September 18, 2023, the fence was still in violation. A notice of violation was sent by first-class mail to the property owner, Joann Allison, who is on file with the Dallas County Appraisal District records as the owner.
3. On May 24, 2024, the violation remained, and a second door notice was posted on the property in an attempt to make contact with the owner. Additionally, a notice of violation letter was sent by first-class and certified mail to Mrs. Allison.
4. On June 26, 2024, staff attempted to contact Mrs. Allison by the last known phone numbers but were unavailable to make contact. Also, code compliance staff emailed a copy of the notice of violation letter to the last known email address on file for Mrs. Allison. Moreover, staff hand-delivered a copy of the notice to the property, where it was given to Mrs. Adrienne Hester, Mrs. Allison's grand daughter.
5. On July 12, 2024, a complaint was filed with the Coppel Municipal Court against Mrs. Allison for failing to make the necessary repairs to the fence.
6. On August 8, 2024, Mrs. Allison did not appear for the pre-trial hearing with the court.
7. On August 18, 2024, code compliance staff was able to speak with Mrs. Hester, Mrs. Allison's grand-daughter, about the situation. During the discussion, the code compliance staff was informed that Mrs. Hester has lived at the property for 14 years. This information was confirmed, as she is listed with the water billing department as the party responsible for paying the utility bill. Mrs. Hester stated she had a contractor to perform the work in September. Staff requested documents showing proof that a contractor was hired to replace or repair the fence.
8. On August 20, 2024, staff had not received any documentation showing that repairs were moving forward. A notice of violation letter addressed to Mrs. Hester was posted on the property and sent by first-class and certified mail.
9. On September 5, 2024, the fence was still in violation. A complaint was filed with the Coppel Municipal Court against Mrs. Hester for failing to make the necessary repairs to the fence.
10. On October 10, 2024, Mrs. Hester failed to appear for the pre-trial hearing with the court.
11. On October 29, 2024, code compliance staff attempted to contact Mrs. Hester by knocking on the front door to discuss the possibility of allowing city staff to remove the substandard fence with her consent. They could not make contact and left a business card on the door. As of January 23, 2025, the staff has not had contact from Mrs. Hester or Mrs. Allison.



STAFF RECOMMENDATION:

Since June 2023, the fence has gone unrepaired; thus, the City lacks confidence that it will be repaired, replaced, or removed in a timely manner. The City seeks an order from the Commission to issue to the owner of said property, Joann H Allison (as shown in title records), to remove the substandard fence at 433 Willow Springs Drive. Staff proposes that the removal of the fence be completed no later than thirty (30) days after the date the Order is signed.

ATTACHMENTS:

- Exhibit A: Ordinance section
- Exhibit B: Photos of the violation