

**Public Hearing:**  
Substandard Structure

**2274 S Uecker Lane**

Lewisville, Texas 75067

A 1.31-acre tract (Tract\_12) in the L. Burgois Survey  
Abstract 52A

# Background:

- On February 3, 2026, an inspection was performed by Code Enforcement, Fire Marshal's Office, and the Building Official
- Structure has been stripped down to the structural frame.
- Most doors and windows are broken or removed.
- Mechanical, electrical, and plumbing systems have been completely removed.
- The house is uninhabitable and has been vacant for an extended period.

# Public Hearing:

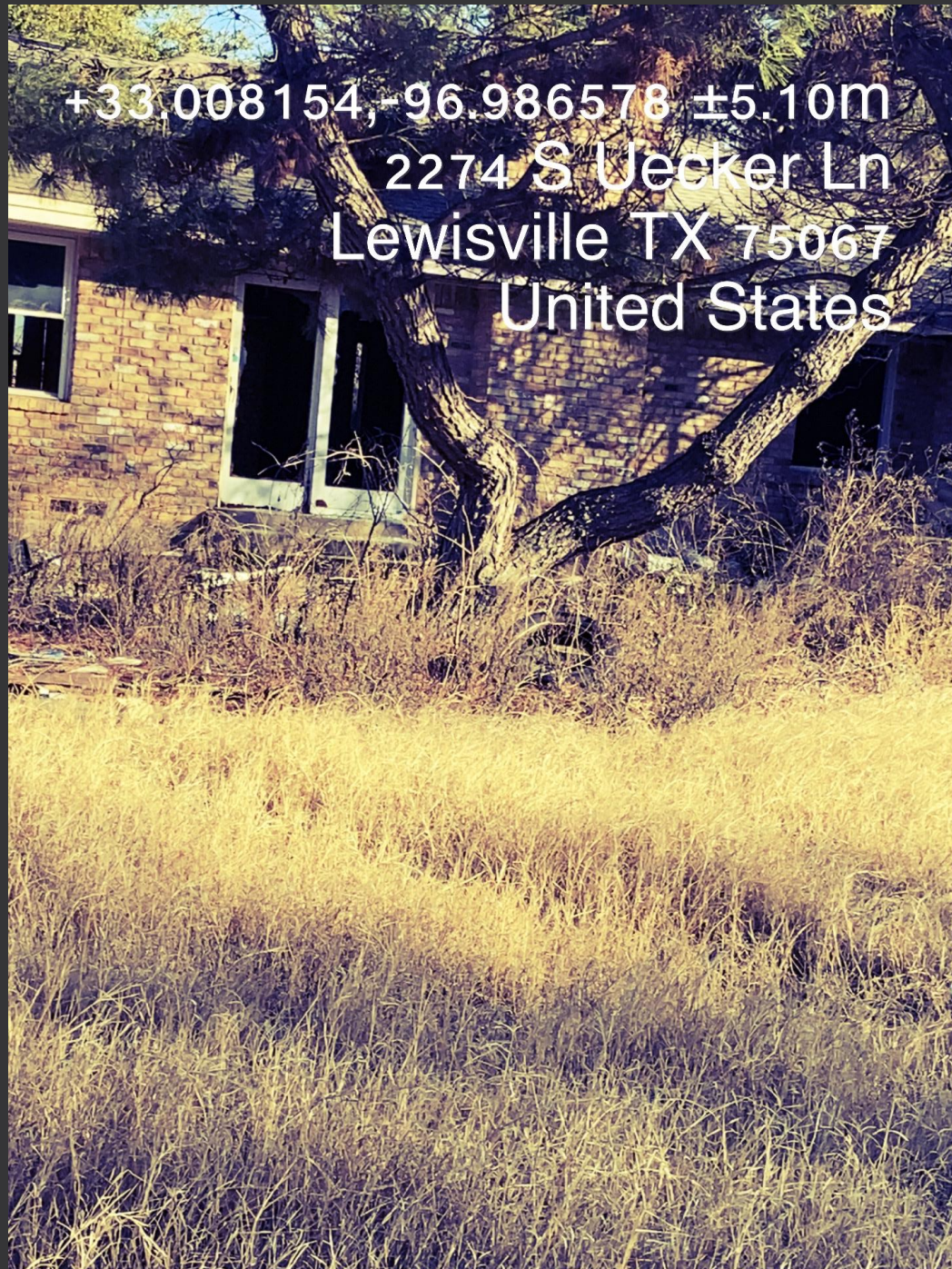
- Based on the Building Official's inspection of the structure and written report, the Building Official scheduled a public hearing.
- Notice of the hearing was provided to all owners, lienholders, and mortgagees as required by law.
- City Council can determine whether the structure should be declared substandard and whether the structure must be vacated, repaired, removed, or demolished.

# Substandard Structure Declaration:

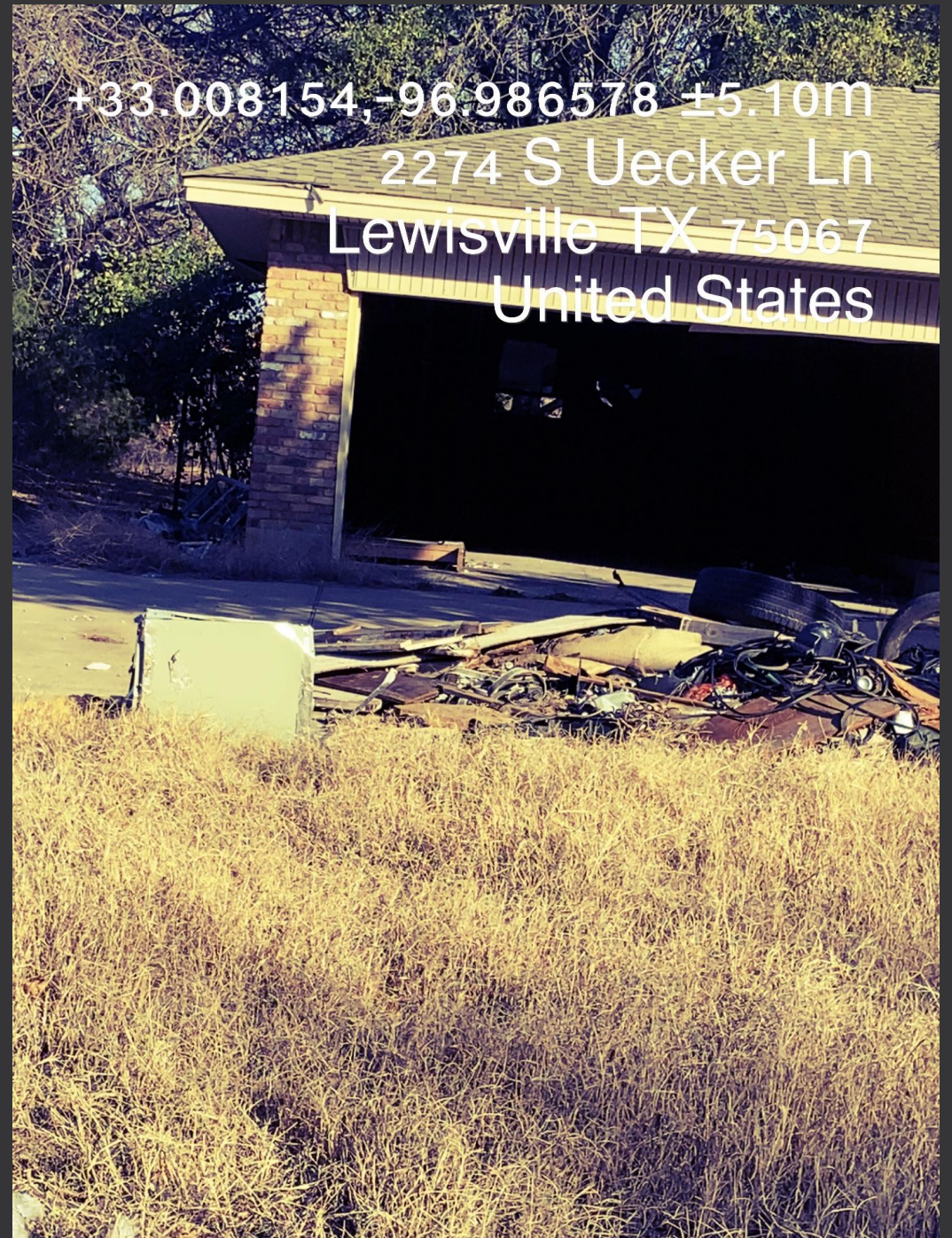
- City Council is authorized to find a structure is substandard if any one of 17 conditions or defects exist. (Secs. 4-246)
- If the City Council declares that a structure is substandard, such structure shall automatically be deemed to be a danger to the public health and welfare and considered a public nuisance.
- Code Enforcement has determined that 8 conditions or defects are present based on findings.

# Findings:

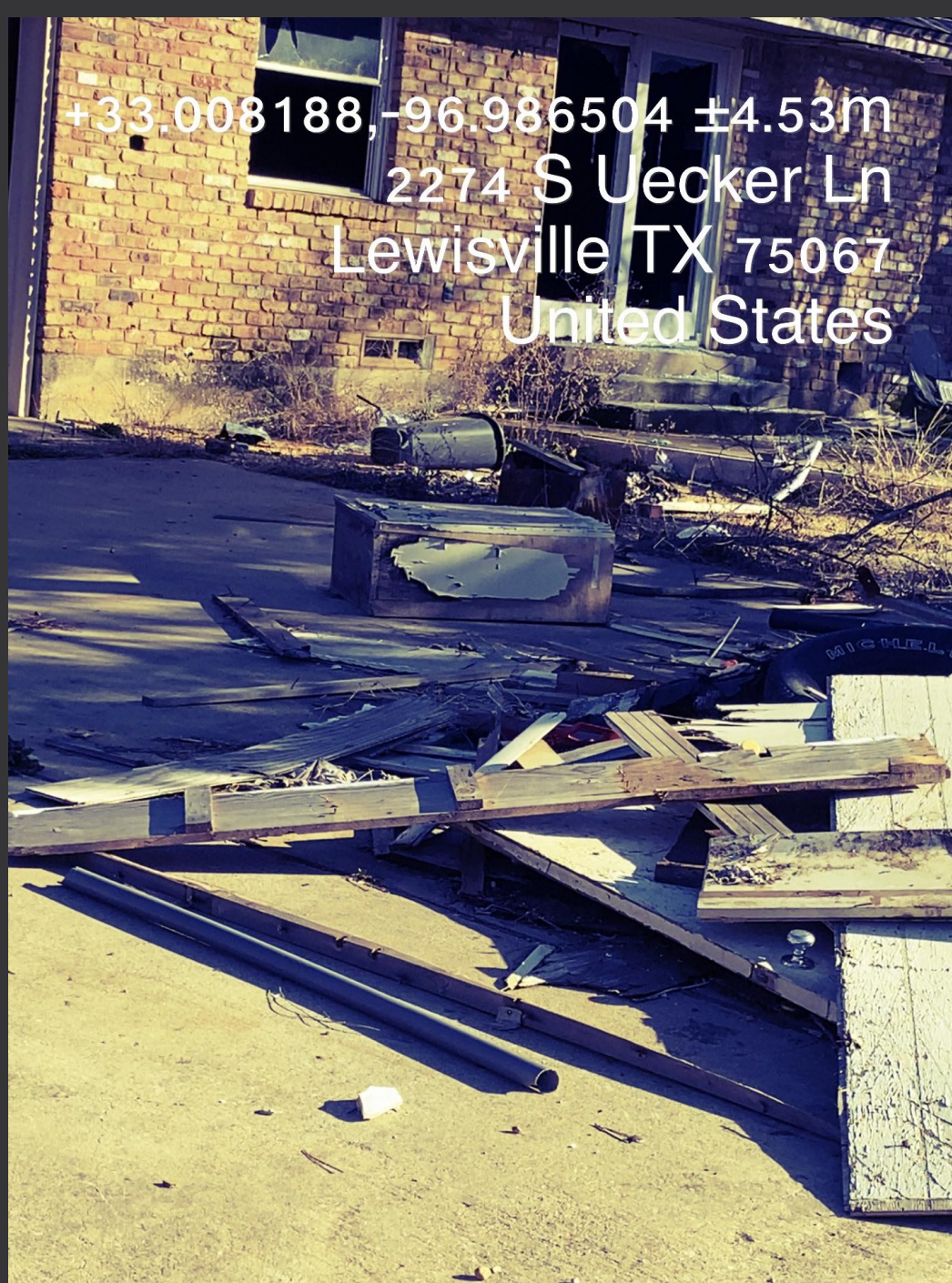
- Damage by vandalism to an extent that the structure is subject to partial or full collapse;
- More than 50% of the coverings of walls, ceilings, roofs, and floors are damaged;
- The structure has been damaged to such an extent that it is dangerous to the public health, safety, and welfare;
- The structure is unsafe, unsanitary, and dangerous to the health, safety, and general welfare of the City's citizens including conditions conducive to harboring rodents and other disease-carrying animals;
- The structure has become so dilapidated or deteriorated to become an attractive nuisance to children; a harbor for vagrants, criminals, or trespassers; and enables use for unlawful acts; and
- The electrical, plumbing, and mechanical systems are totally damaged and inoperable.



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United States



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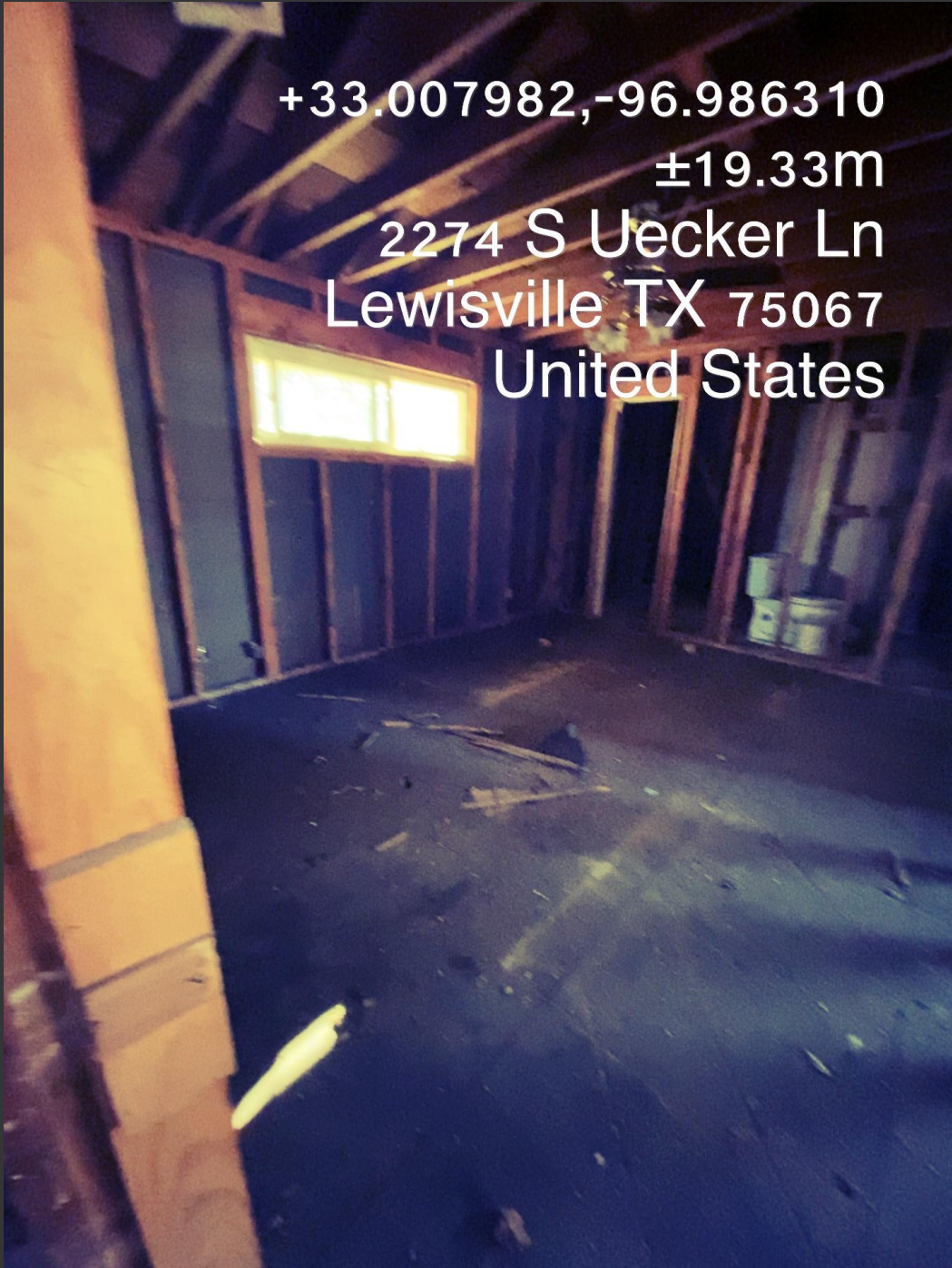




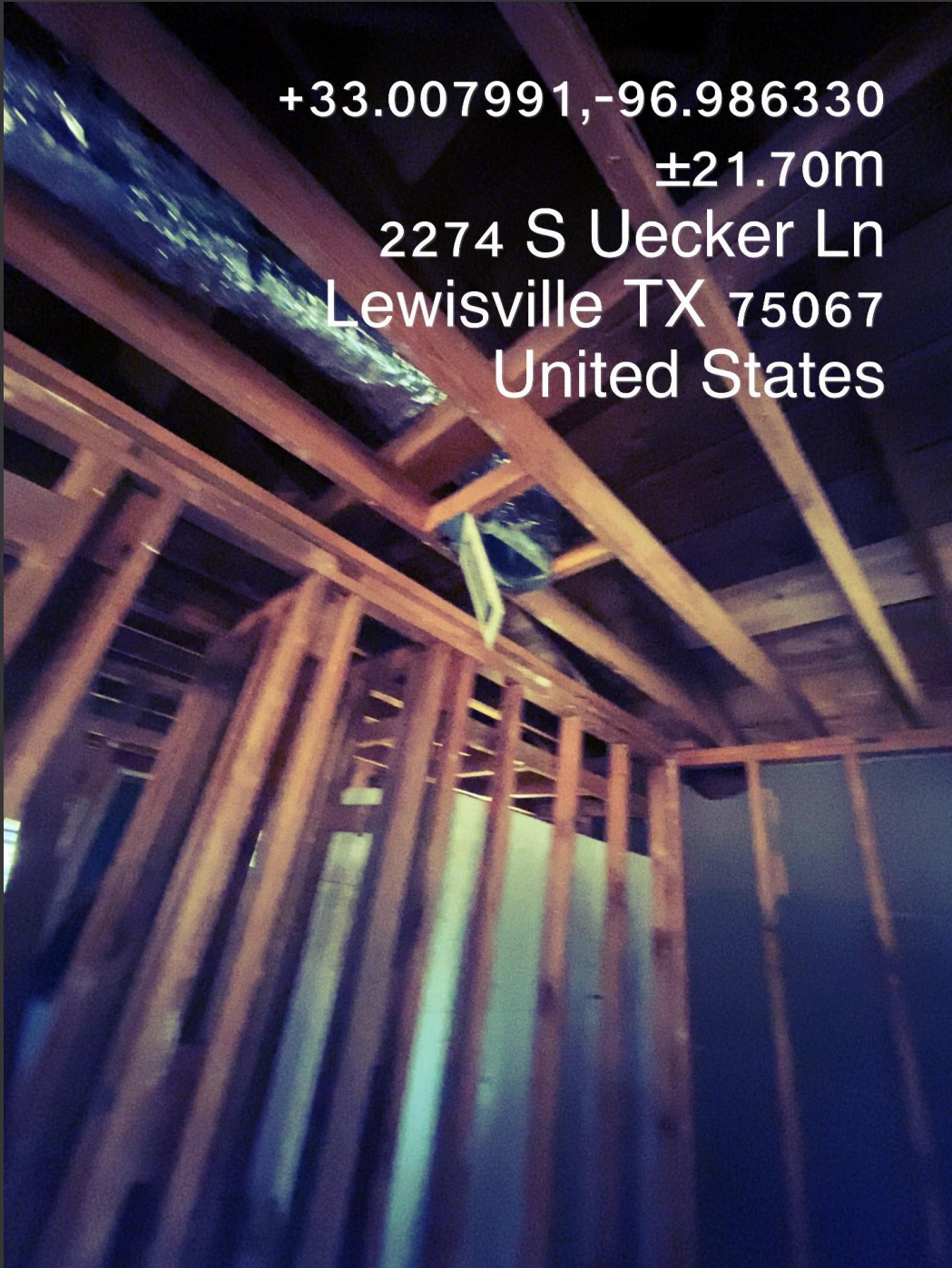
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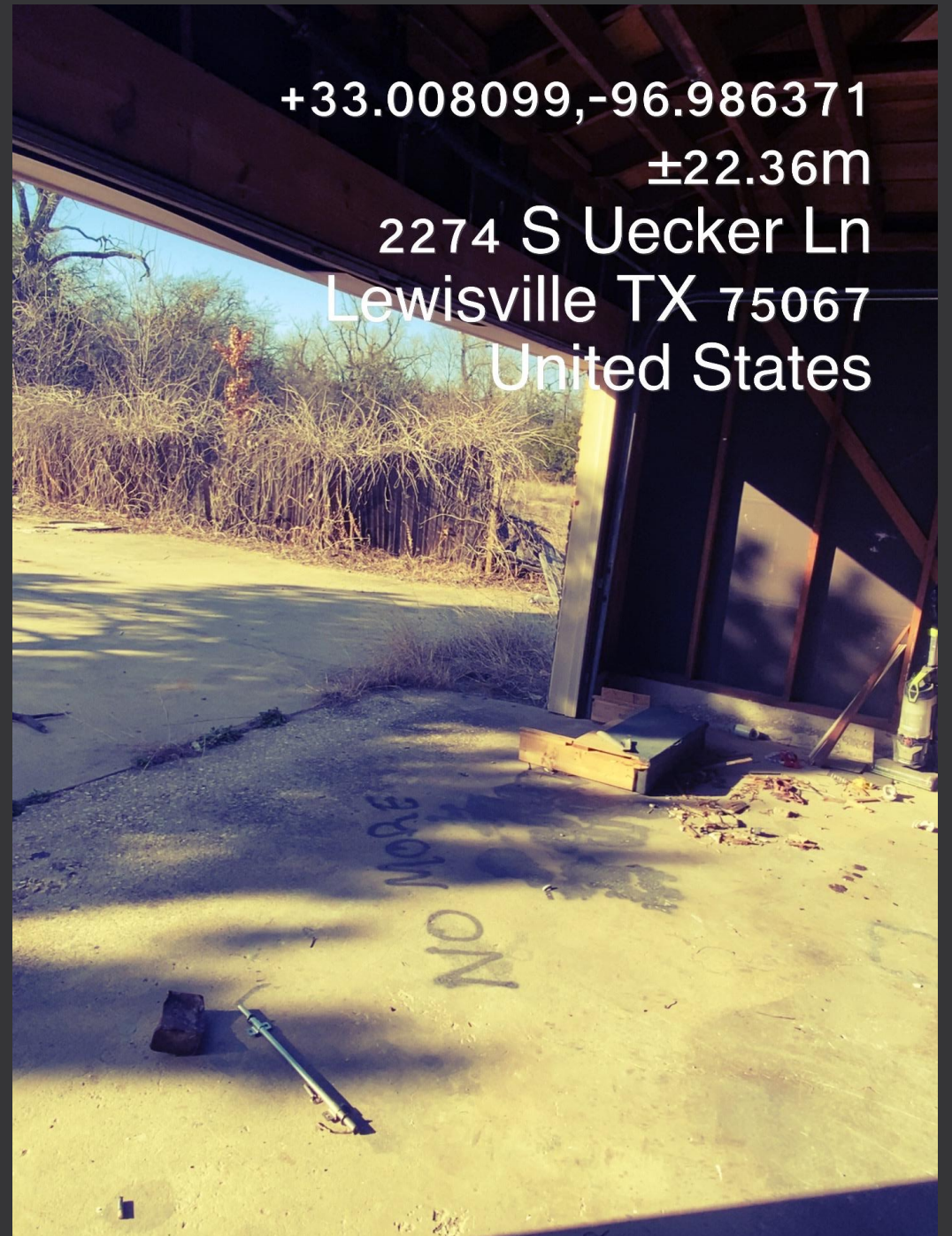
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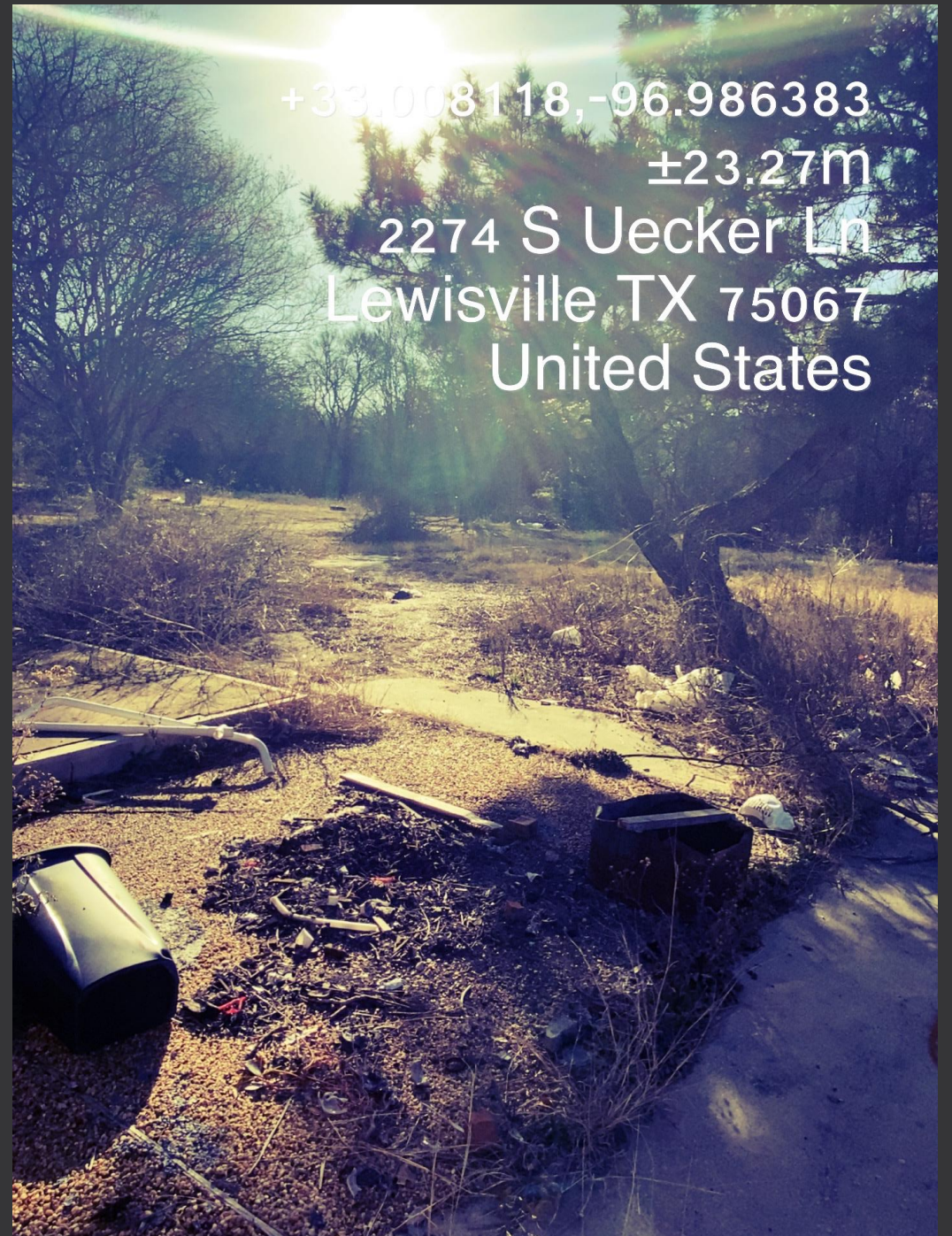
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# City Council's Options:

- Within 30 days, order the owner to:
  - Secure the structure from unauthorized entry; or
  - Repair, remove, or demolish the structure.
- If work cannot be reasonably completed in 30 days, City Council may allow more than 30 days but not more than 90 days for the owner to complete the required work.
- Any mortgagee or lienholder shall be allowed no less than 30 additional days to comply within the time provided by the order should the property owner not comply.

# Findings, Declarations, and Order by City Council:

Staff is requesting the following finding, declaration and orders be issued by City Council:

- The structure is **declared to be a substandard structure** that is in such a condition as to make it immediately dangerous to the health, safety, and welfare of the occupants;
- The structure **shall be demolished** by the property owner **within 30 days** of the date of this hearing;
- Should the owner fail to demolish the structure, the mortgage company or lienholder shall be given no more than **30 additional days** to comply with the order.

# Staff Actions:

Within 10 days from the order given by City Council, staff shall:

- File a copy of the order with the City Secretary;
- Mail a copy of the order to the owner, lienholder, and mortgagee; and
- Publish a copy of the order in the City's newspaper of record.

# Demolition by the City:

- Should the owner, lienholder, or mortgagee fail to comply with the order within the allotted time, Staff will contract to have the structure demolished.
- If the owner fails or refuses to reimburse the City, a lien may be placed on the property.
- Estimated cost of demolition is approximately \$30,000 - \$50,000.

Available for  
Questions:

Jeremy Booker, Building  
Official

Chris McGinn, Director of  
Neighborhood and Inspection  
Services

Andy Barbara, Chief Code  
Enforcement Officer

Beth Adams, Senior Code  
Enforcement Officer