

ORDER OF THE CITY OF LEWISVILLE CITY COUNCIL

July 20, 2026

Regarding:

2304 S Uecker Lane, Lewisville, Texas 75067-7821

A 1.5-acre tract (Tract 14) in the L. Burgois Survey Abstract 52A



VIA: CMRRR # _____ and USPS Regular Mail

On July 20, 2026, the City of Lewisville City Council conducted a public hearing regarding the structure located at 2304 S Uecker Lane, Lewisville, Texas (A 1.5-acre tract (Tract 14) in the L. Burgois Survey Abstract 52A).

Based on the evidence presented and the below-listed findings, the City Council declares that the structure located at 2304 S Uecker Lane, Lewisville, Texas is a substandard structure.

After considering the evidence presented, the City Council finds that the following conditions or defects exist to the extent that the structure located at 2304 S Uecker Lane, Lewisville, Texas is dilapidated, substandard, and unfit for human habitation and constitutes a hazard to the public health, safety, and welfare:

- The structure has been damaged by vandalism to such extent that the structural strength or stability thereof is subject to partially or fully collapsing;
- More than 50% of the total area of nonsupporting coverings of walls, ceilings, roofs, and floors are damaged or deteriorated;
- The structure or part thereof has been damaged to such an extent that it has become dangerous to the public health, safety, and welfare;
- Due to its condition, the structure is unsafe, unsanitary, and dangerous to the health, safety or general welfare of the city's citizens including conditions conducive to harboring rodents or other disease-carrying animals, or insects reasonably believed to spread disease;
- The structure has become so dilapidated or deteriorated as 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 or partially damaged or otherwise made inoperable.

Having found the structure to be substandard, the City Council also finds that the structure located at 2304 S Uecker Lane, Lewisville, Texas is in such a condition as to make it immediately dangerous to the public health, safety, and welfare.

The City Council further finds, based on the Building Official's inspection report and testimony, that the repairs necessary to bring the structure into compliance with current codes would significantly exceed ninety (90) days to complete. The City Council also finds that, due to the current condition of the structure, repair is not financially feasible because the cost of repairing the structure to compliance would exceed the market value of the structure after completion of the repairs. Based on these findings, the City Council concludes that demolition is the appropriate remedy and that repair is not a reasonable or feasible alternative.

IT IS THEREFORE ORDERED THAT THE OWNER OF THE STRUCTURE LOCATED AT 2304 S UECKER LANE, LEWISVILLE, TEXAS SHALL:

- **Immediately relocate occupants, if any, at the owner's expense;**
- **Immediately secure the structure from unauthorized entry;**
- **Ensure that the structure remain vacated; and**
- **Demolish the structure within 30 days from the date of the public hearing.**

IT IS FURTHER ORDERED BY THE CITY COUNCIL THAT:

- **In the event the owner fails to comply with the above order within the time provided for action, an additional thirty (30) days shall be provided for the ordered actions to be taken by any mortgagees or lienholders. The City of Lewisville is not required to furnish any notice to a mortgagee or lienholder other than a copy of this order in the event the owner fails to timely take the ordered actions.**

An order may not be reconsidered by the City Council unless a written request for reconsideration is submitted to the City Secretary within ten (10) days of this order. The request for reconsideration will be entertained only if it includes substantial evidence, clearly documented, of changed circumstances sufficient to warrant a change of decision.

In the event that the owner, mortgagee, or lienholder shall fail to timely comply with this order, the City of Lewisville may secure the structure located at 2304 S Uecker Lane, Lewisville, Texas, may cause the structure to be demolished, and may attach a lien to the property for the expense of the same in accordance with City ordinance.

In accordance with Lewisville City Code Sec. 4-252 and Texas Local Government Code § 214.0012, any owner, lienholder, or mortgagee of record of property jointly or severally aggrieved by an order issued under Article VII, Chapter 4, of the Lewisville City Code may file in district court a verified petition setting forth that the decision was illegal, in whole or in part, and specifying the grounds of the illegality. The petition must be filed by an owner, lienholder, or mortgagee within thirty (30) calendar days after the respective dates a copy of this order is personally delivered to them, mailed to them by first class mail with certified return receipt requested, or delivered to them by the United States Postal Service using signature confirmation service, or such decision shall become final as to each of them upon the expiration of such thirty (30) calendar-day period.

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Page **3** of **3**

ORDERED THIS 20TH DAY OF JULY, 2026.

TJ Gilmore, MAYOR

ATTEST:

Jennifer Malone-Ippolito, CITY SECRETARY

APPROVED AS TO FORM:

Lizbeth Plaster, CITY ATTORNEY