

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:

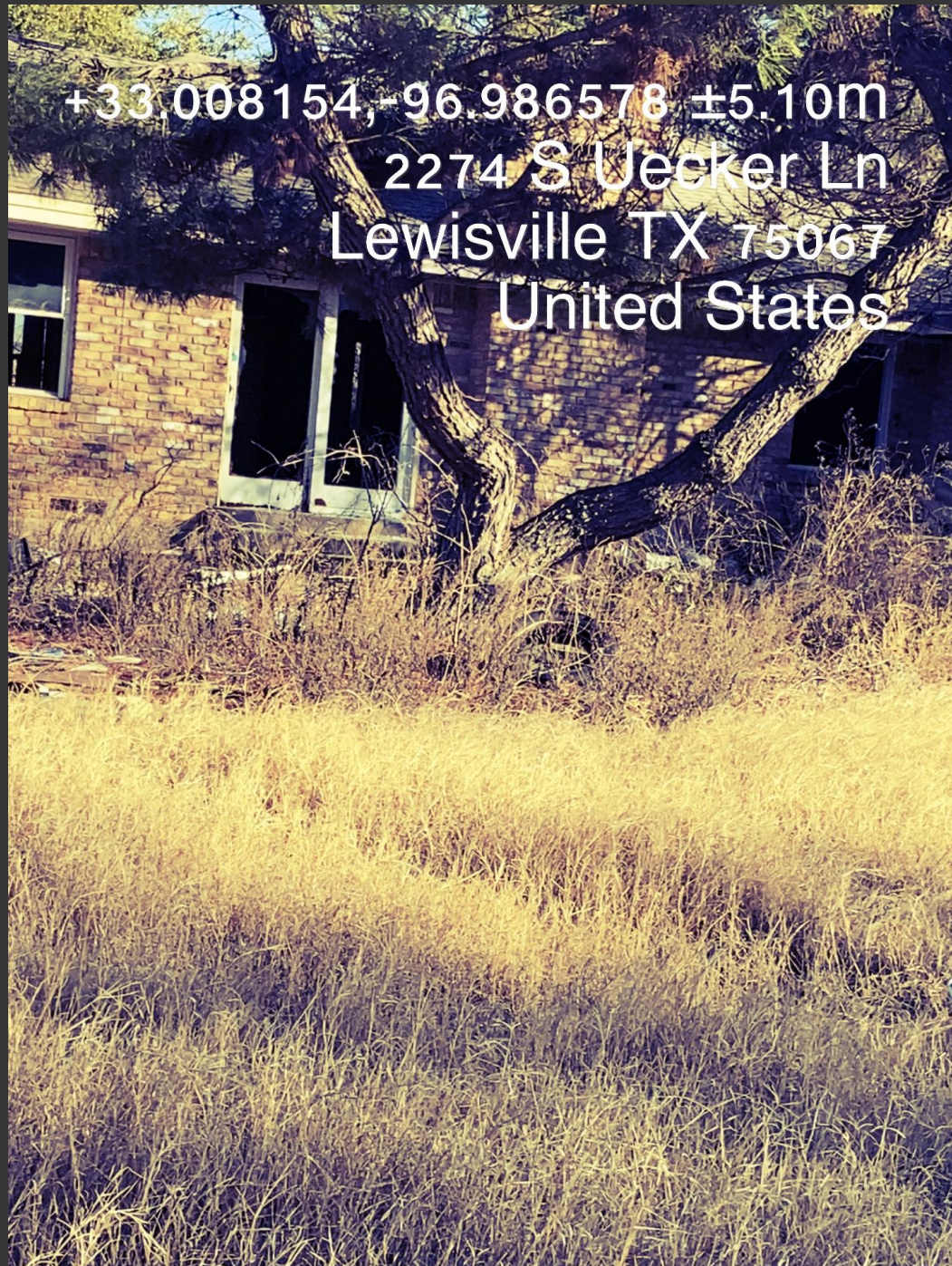
- Based on the Building Official's inspection of the structure and written report, the Building Official scheduled a public hearing.
- Notice of the hearing was provided to all owners, lienholders, and mortgagees as required by law.
- City Council can determine whether the structure should be declared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

Substandard Structure Declaration:

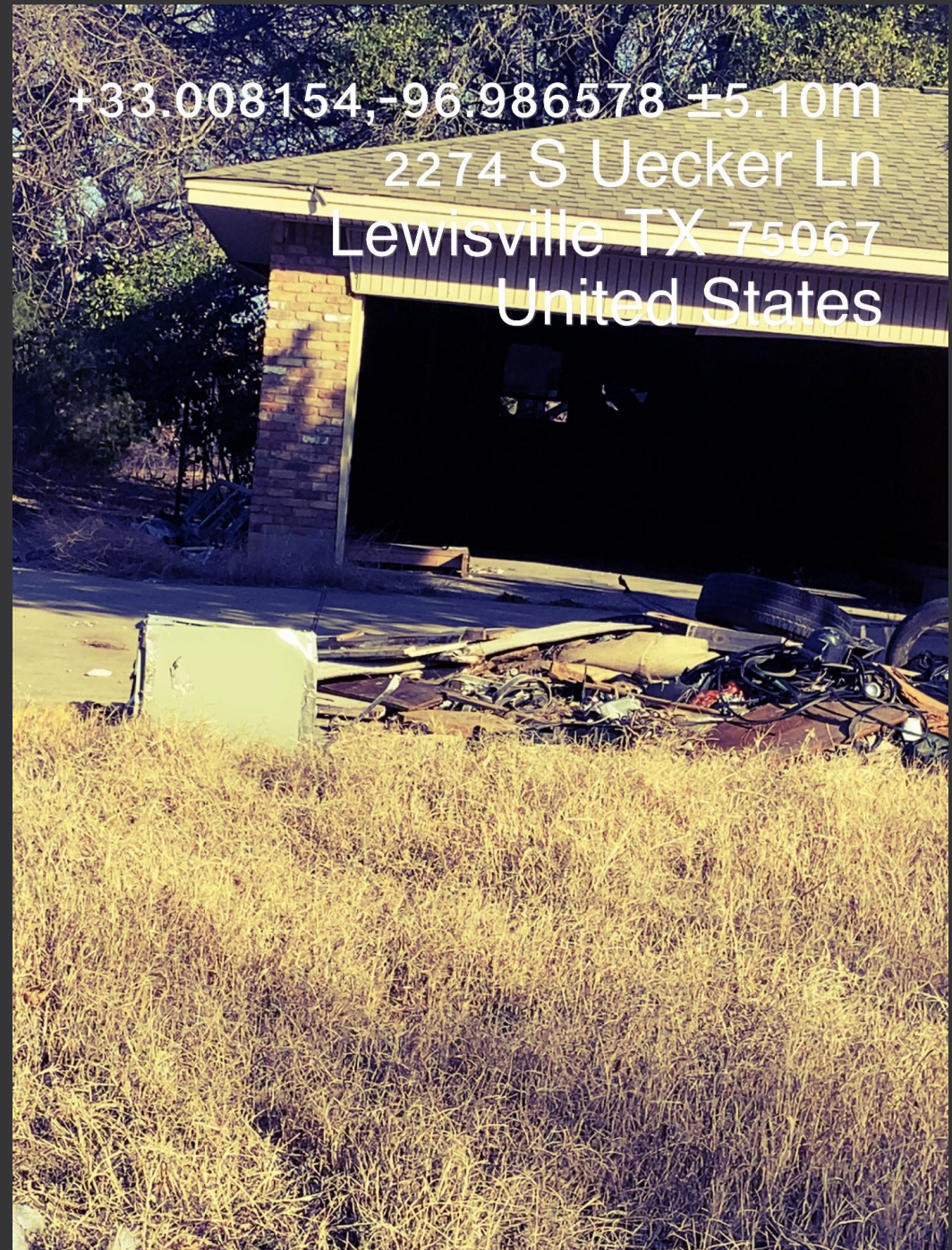
- City Council is authorized to find a structure is substandard if any one of 17 conditions or defects exist. (Secs. 4-246)
- If the City Council declares that a structure is substandard, such structure shall automatically be deemed to be a danger to the public health and welfare and considered a public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

Findings:

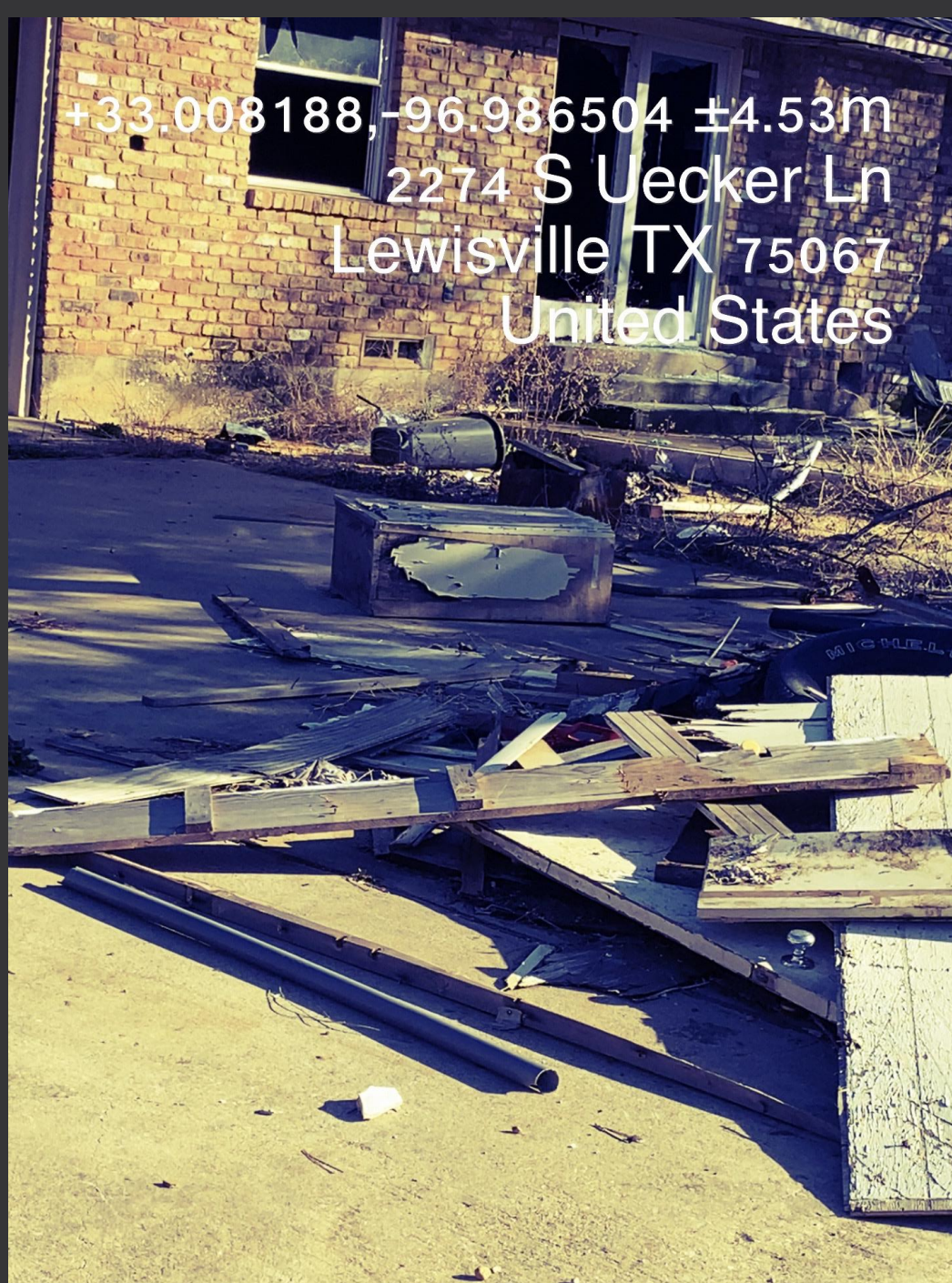
- Damage by vandalism to an extent that the structure is subject to partial or full collapse;
- More than 50% of the coverings of walls, ceilings, roofs, and floors are damaged;
- The structure has been damaged to such an extent that it is dangerous to the public health, safety, and welfare;
- The structure 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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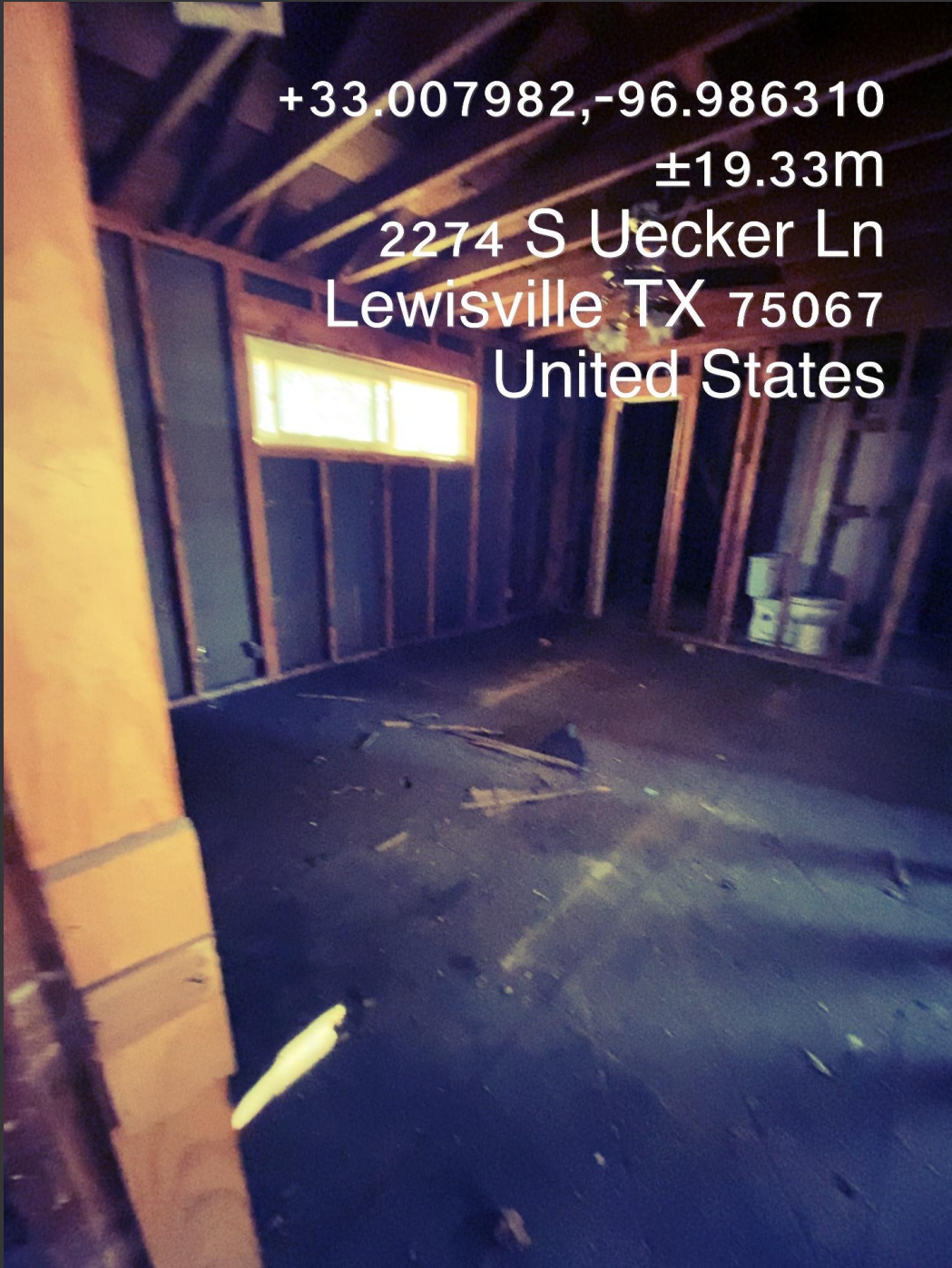




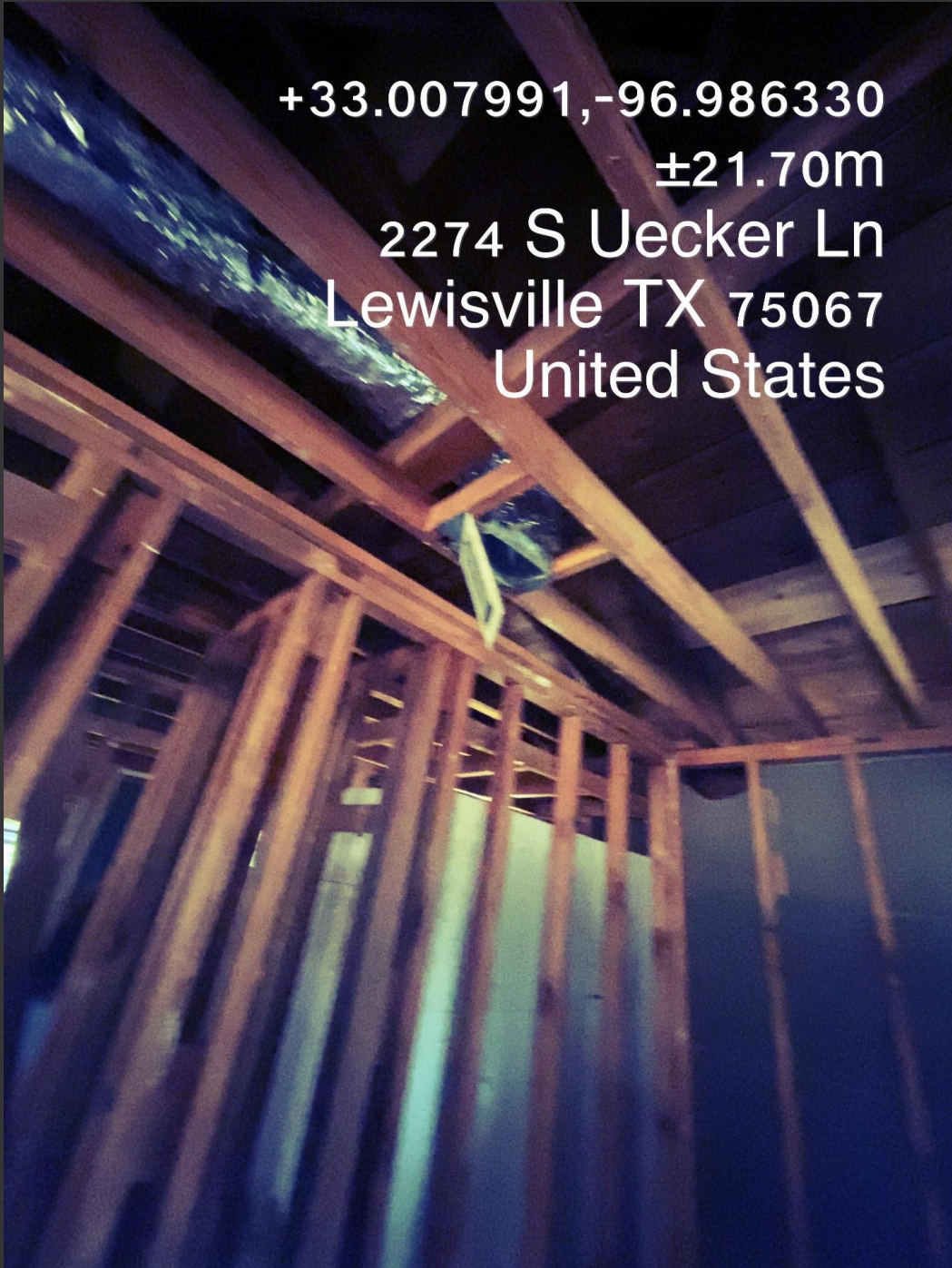
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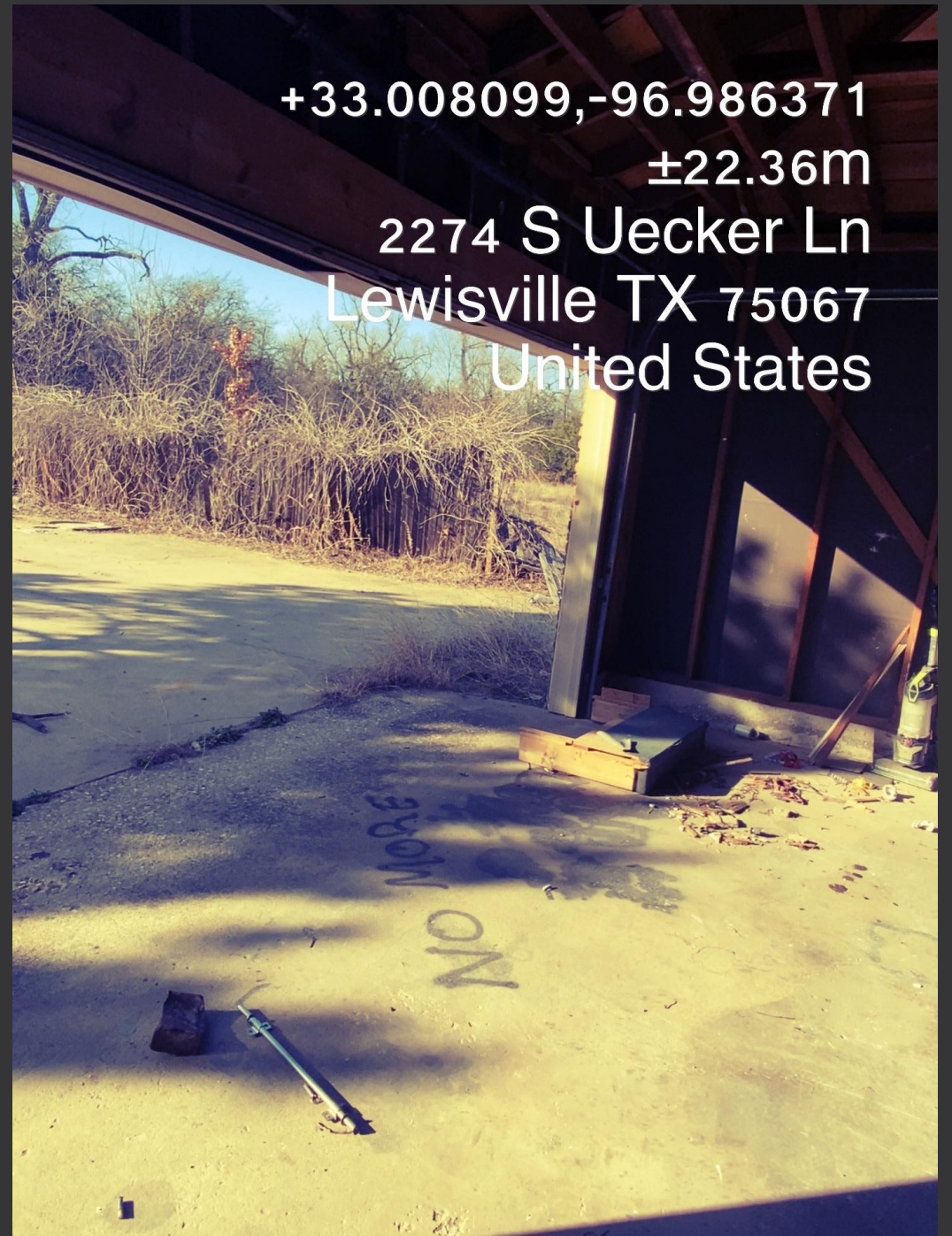
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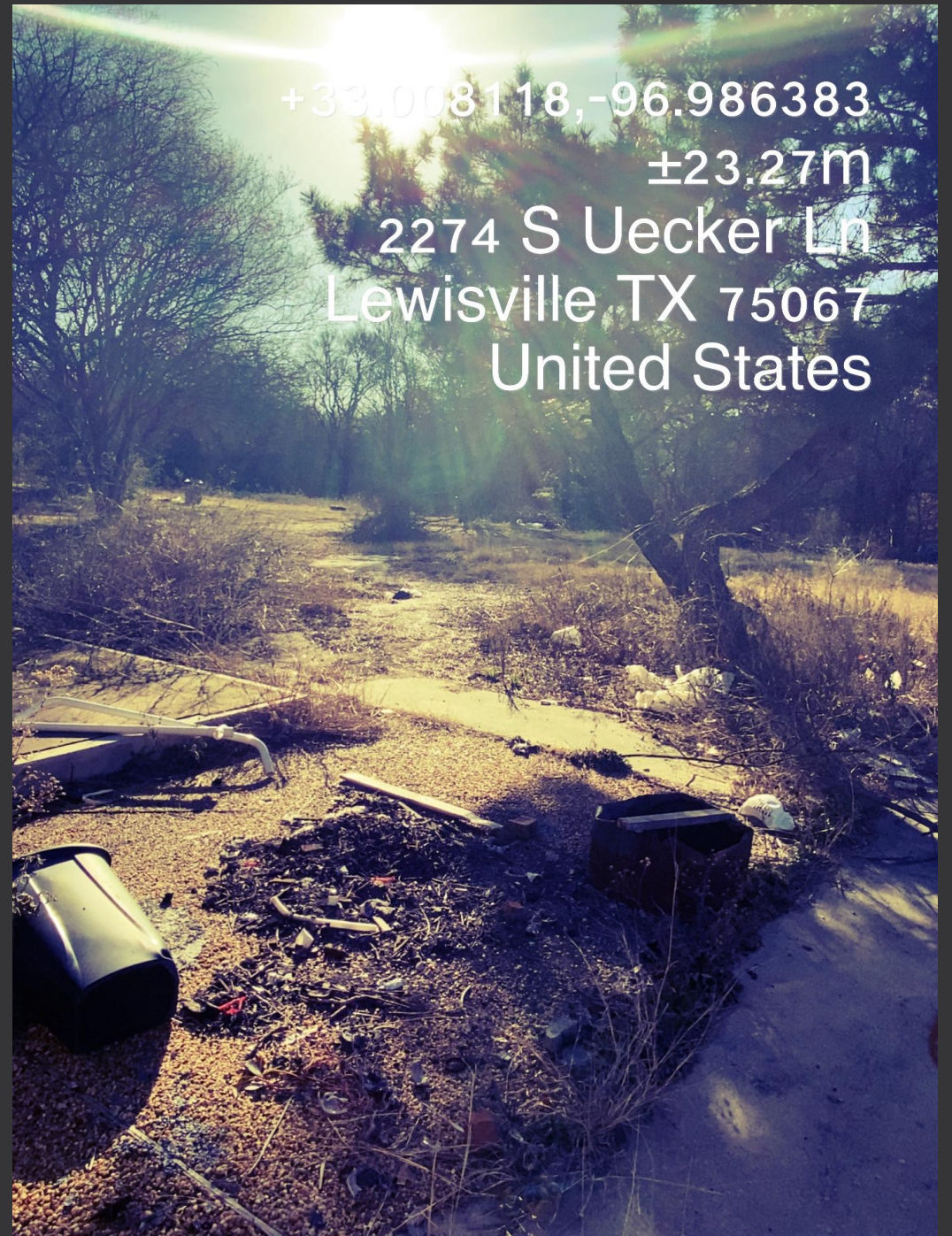
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City Council's Options:

- 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