



Building and Standards Agenda

City Hall Council Chambers
211 E. Pleasant Run Road
DeSoto, Texas 75115

Chairperson Deborah North
Vice Chairperson Hope Stevens
Board Member Lashonda Burnett
Board Member Brandon Paul Lewis
Board Member Brandee Jones
Board Member Issac Rubio
Board Member Tanikqua Darden
Board Member Ivan Jacobs
Board Member Alvin Culberson Jr.
Board Member Tracy Nelson
Board Member Dianne Hawkins

DATE: Thursday, November 14, 2024

REGULAR SESSION: 6:00pm Council Chambers

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

A. REGULAR SESSION - CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF MINUTES

Meeting Minutes 08.29.2024

D. PUBLIC HEARING

1. Conduct a Public Hearing and consider the applicant's request to modify the demolition order initiated by the Building and Standards Commission effective September 29, 2024, for the properties located at 600 and 604 Peggs St., DeSoto, Texas, to allow for an additional 90 days to bring the properties into compliance with the City of DeSoto's minimum building standards

E. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice was posted online on the City's website at www.desototexas.gov and on the bulletin boards located at City Hall located at 211 E. Pleasant Run Road, DeSoto, Texas 75115. This said Notice was posted on the following date and time: 11/08/2024, 5PM, and remained so posted at least two (2) hours after said meeting was convened.

Charissa Pulgarin
Permit Technician

Building and Standards Commission

D. 1.

Meeting Date: 11/14/2024

Submitted For: Douglas Key, Building Official

AGENDA ITEM:

Conduct a Public Hearing and consider the applicant's request to modify the demolition order initiated by the Building and Standards Commission effective September 29, 2024, for the properties located at 600 and 604 Peggs St., DeSoto, Texas, to allow for an additional 90 days to bring the properties into compliance with the City of DeSoto's minimum building standards

SUMMARY

On August 29, 2024, the Building and Standards Commission determined that the structures located at 600 and 604 Peggs St., DeSoto, Texas are not in compliance with the City of DeSoto's minimum building standards pursuant to Art. 3.700 of the City of DeSoto Code of Ordinances. The order for demolition was approved and initiated by the Commission effective September 29, 2024.

City staff sent notice of the order to the real property owner via certified mail and through email correspondence. Upon receipt of the order, staff was contacted by a representative from Lone Ranger Capital, Paul Carpio, requesting the Commission defer or modify the order for a period of 90 days, to allow the property owner to complete the construction of both properties.

The partially constructed structures located on the properties are currently incomplete and pose a nuisance and safety hazard to the community. Completion of the properties in accordance with City Code would provide a safe environment.

PUBLIC REQUIREMENT

Staff mailed a Notice of Public Hearing (certified) and emailed a Notice of Public Hearing to the real property owners of record provided by the City Attorney. Notices of Public Hearing were also affixed to each property. The Public Notice was published in the Daily Focus Newspaper on Sunday, November 10, 2024.

RECOMMENDATION

Staff recommends that the Building and Standards Commission approve the applicant's request to modify the demolition order initiated by the Building and Standards Commission effective September 29, 2024, for the properties located at 600 and 604 Peggs St., DeSoto, Texas, to allow for an additional 90 days to bring the properties into compliance with the City of DeSoto's minimum building standards.

Attachments

Exhibit 1

Exhibit 2

Exhibit 3

BUILDING & STANDARDS COMMISSION
OF THE
CITY OF DESOTO

600 Peggs St.,
DeSoto Texas
(the "Property")

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§

ORDER

Before the Building & Standards Commission of the City of DeSoto (the "Commission"), the above-styled Complaint was called for hearing on the 29th day of August 2024. The Chairperson of the Commission having determined that there was a quorum of the Commission present at the time of the hearing, the Commission having considered all evidence submitted to it in accordance with the law and the commission having made such inquiry as deemed desirable and necessary to it and after the case having been publicly deliberated as required by law, the following order was unanimously made and entered:

I.
FINDINGS OF FACTS

The Commission finds that:

1. Notice of the proceedings in this matter has been given, mailed, published and posted in accordance with law;
2. Owner of the property located at 600 Peggs St, DeSoto, Texas (hereinafter the "Property") is Lux Custom Homes, with an address of 3502 Edgewood St., Dallas, Texas 75001; PO Box 1502, Addison Texas 75001
3. The Property is a nuisance;
4. The Property has significant deterioration, is beyond repair, and demolition is required;
5. The Property hazard to community and is a harbor for vermin;
6. The Property is an attractive nuisance for criminal activity and children; and

7. The Property is in violation, substandard, and does not meet the minimum Building code standards set by the City's Code of Ordinances.

II.

CONCLUSIONS OF LAW

The Commission concludes that:

- (1) Notice was duly and properly given in accordance with law, thereby Conferring Commission jurisdiction over these proceedings;
- (2) The Property is substandard and does not meet the minimum Standards pursuant to DeSoto Code of Ordinances of the City of DeSoto, Texas, due to the conditions identified;
- (3) The Property also constitutes an urban nuisance;
- (4) Pursuant to Chapter 54 of the Texas Local Govt. Code, the Commission has the authority to order the repairs to the Property;
- (5) Pursuant to Chapter 54 of the Texas Local Govt. Code, the Commission has the authority to order demolition of the property;
- (6) Pursuant to Chapter 54 of the Texas Local Govt. Code, the Commission has the authority to order immediate removal of persons And certain property found on property;
- (7) The Commission further finds that pursuant to Chapter 54 of the Texas Local Government Code, the City of DeSoto Code of Ordinances, it has the authority to impose civil penalties for noncompliance with health and safety ordinances;
- (8) The Commission further finds that pursuant to Chapter 54 of the Texas Local Government Code, the Commission has the authority to order or direct the Chief of Police of DeSoto to enforce and carry out the lawful orders of the Commission.

- (9) The Commission finds that the Property contains dangerously damaged, dilapidated, substandard, and deteriorated buildings that constitute a hazard to the public health, safety, and welfare;
- (10) The Commission finds that the Property and structures on the Property in question are in violation of and do not meet the minimum building standards set by the City's Ordinances for the continued use and/or occupancy of the building in the ways as described by the City's Building Official;
- (11) The Commission finds that the building in question is not economically feasible of repair given the extent of the structure's dilapidation and substandard condition; and
- (12) The decision of the commission is final as to the administrative remedies.

III.

ORDER OF BUILDING STANDARDS COMMISSION

IT IS THEREFORE ORDERED that the Complaint filed by the Building Official or designee for the City of DeSoto be in all things sustained;

The Commission hereby ORDERS that the owner of the building demolish or remove the building and any structures, including the removal of all trash and debris, within thirty (30) days;

The Commission further ORDERS that all utilities be cut off immediately, if necessary as determined by the City's Building Official, and that the Property be secured in a manner that prevents unauthorized entry until the building is demolished or removed;

The Commission further ORDERS that due to the dangerous conditions listed and described by the City's Building Official that persons/tenants and personal property be removed immediately from the Property and that the Property be secured;

The Commission hereby ORDERS that any mortgagee or lien holder having an interest in the Property shall demolish or remove the building within thirty (30) days if the owner of the Property fails to do so in the time fixed above;

The Commission here ORDERS that if the owner, mortgagee, or lien holder of the Property

fail to demolish the building by the times set out hereinabove, then the City of DeSoto shall be empowered to demolish or remove the building at any time thereafter without further notice, and the cost thereof is to be charged against the owner and a lien for such cost shall be placed against the Property as provided by law; and

The Commission hereby **ORDERS** that if the owner of the Property fails to demolish or remove the building within the time ordered hereinabove, then the Commission may give a minimum of thirty (30) days' notice to the owner to appear before the Commission to hear evidence whether civil penalties should be assessed against the owner in amounts and under circumstances authorized by law.

SO, ORDERED on this the 21st day of ~~August~~, 2024
September

A handwritten signature in black ink, appearing to read "Debrah North", written over a horizontal line.

CHAIRPERSON, DEBRAH NORTH

BUILDING & STANDARDS COMMISSION
OF THE
CITY OF DESOTO

604 Peggs St.,
DeSoto Texas
(the "Property")

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SO, ORDERED on this the 29th day of ~~August~~, 2024
September

A handwritten signature in black ink, appearing to read "Debrah North", written over a horizontal line.

CHAIRPERSON, DEBRAH NORTH

From: [Paul Carpio](#)
To: [Key, Douglas](#); [Washington, Tammy](#)
Cc: [Assets](#); [LUX Homes](#); [Angel Rascon](#)
Subject: Re: BUILDING AND STANDARDS ORDER AS OF AUGUST 29, 2024 - 600 AND 604 PEGGS
Date: Wednesday, October 9, 2024 6:08:12 PM
Attachments: [image010.png](#)
[image011.png](#)
[image012.png](#)
[image001.png](#)
[image003.png](#)
[Outlook-twmoatoo.png](#)
[Outlook-12g2dmar.png](#)
[604 Peggs Street - Engineer Letter.pdf](#)
[600 Peggs Street - Engineer Letter.pdf](#)

Mr. Key,

We have everything ready on our side to present to the committee. Attached you will find the engineer letters for both homes and below is the information of our General Contractor and subs.

We have an estimated timeline of 90 Days to complete the property once the permits are re-activated.

We plan on listing the properties for sale and we are down to the final interviews on selecting who the listing agent would be.

Let me know what else we need to provide and how to get on the docket, thank you.

General Contractor: Angel Rascon - Home Builders Inc

Mechanical: All Season Services, Inc

Plumbing:

Electrical: Pinzon Electric

--



Paul Alexander Carpio

CRO

512-220-9916

Paul@loanrangercapital.com

From: Paul Carpio <paul@loanrangercapital.com>

Sent: Wednesday, September 18, 2024 6:53 PM

To: Key, Douglas <DKey@desototexas.gov>; LUX Homes <luxhomestx@gmail.com>

Cc: Washington, Tammy <TWashington@desototexas.gov>; Assets <assets@loanrangercapital.com>
Subject: Re: BUILDING AND STANDARDS ORDER AS OF AUGUST 29, 2024 - 600 AND 604 PEGGS

I apologize for the delayed email, attached are the pictures of completed work.

We are meeting the structural engineer on site tomorrow for the inspection.

--



Paul Alexander Carpio

CRO

512-220-9916

Paul@loanrangercapital.com

From: Key, Douglas <DKey@desototexas.gov>

Sent: Wednesday, September 18, 2024 10:12 AM

To: Paul Carpio <paul@loanrangercapital.com>; LUX Homes <luxhomestx@gmail.com>

Cc: Washington, Tammy <TWashington@desototexas.gov>; Assets <assets@loanrangercapital.com>

Subject: RE: BUILDING AND STANDARDS ORDER AS OF AUGUST 29, 2024 - 600 AND 604 PEGGS

Paul:

Thank you for your due diligence. I will look forward to your response email later depicting the clean-up.

Concerning the hearing, I will need to partner with my board to verify availability. Once I have received your Action plan, staff will review and prepare for the hearing.

Typically, we schedule the meetings on Thursday evenings. I will keep you posted on the schedule.

Thanks



Douglas P Key, BBS
Building Official
TSBPE I - 2969

P 972-230-9621

desototexas.gov
#somuchtolove

From: Paul Carpio <paul@loanrangercapital.com>
Sent: Wednesday, September 18, 2024 10:03 AM
To: Key, Douglas <DKey@desototexas.gov>; LUX Homes <luxhomestx@gmail.com>
Cc: Washington, Tammy <TWashington@desototexas.gov>; Assets <assets@loanrangercapital.com>
Subject: Re: BUILDING AND STANDARDS ORDER AS OF AUGUST 29, 2024 - 600 AND 604 PEGGS

Mr. Douglas,

We are completing the clean up and and cut grass this morning and will send you pictures by EOD.

we are also finalizing the additional requested items as previously discussed.

We did have a question in regards to hearing and how to go about scheduling to be on docket and what date would that hearing be to present our case?

--



Paul Alexander Carpio

CRO

512-220-9916

Paul@loanrangercapital.com

From: Key, Douglas <DKey@desototexas.gov>
Sent: Friday, September 13, 2024 3:48 PM

To: Paul Carpio <paul@loanrangercapital.com>; LUX Homes <luxhomestx@gmail.com>
Cc: Washington, Tammy <TWashington@desototexas.gov>; Assets <assets@loanrangercapital.com>
Subject: RE: BUILDING AND STANDARDS ORDER AS OF AUGUST 29, 2024 - 600 AND 604 PEGGS

Thank you



Douglas P Key, BBS
Building Official
TSBPE I - 2969

P 972-230-9621

desototexas.gov
#somuchtolove

From: Paul Carpio <paul@loanrangercapital.com>
Sent: Friday, September 13, 2024 3:46 PM
To: Key, Douglas <DKey@desototexas.gov>; LUX Homes <luxhomestx@gmail.com>
Cc: Washington, Tammy <TWashington@desototexas.gov>; Assets <assets@loanrangercapital.com>
Subject: Re: BUILDING AND STANDARDS ORDER AS OF AUGUST 29, 2024 - 600 AND 604 PEGGS

We will have this done as soon as possible; we should have finished by Tuesday.

--



Paul Alexander Carpio
CRO
512-220-9916
Paul@loanrangercapital.com

From: Key, Douglas <DKey@desototexas.gov>
Sent: Friday, September 13, 2024 3:38 PM

To: LUX Homes <luxhomestx@gmail.com>; Paul Carpio <paul@loanrangercapital.com>
Cc: Washington, Tammy <TWashington@desototexas.gov>
Subject: FW: BUILDING AND STANDARDS ORDER AS OF AUGUST 29, 2024 - 600 AND 604 PEGGS

To whom it may concern:

We understand that you are working through a process to provide a plan of action to complete the homes at 600 and 604 Peggs.

In the interim, we need someone to ensure that the property is maintained and cleaned up. Please see the attached pictures of the trash and debris.

Please have this removed **as soon as possible**, as we are continually receiving complaints concerning the properties.
This will alleviate the city from having to move forward with abatement of property.

We would appreciate our due diligence with this matter



Douglas P Key, BBS
Building Official
TSBPE I - 2969

P 972-230-9621

desototexas.gov

#somuchtolove

From: Cameron, Isom <ICameron@desototexas.gov>
Sent: Friday, September 13, 2024 3:26 PM
To: Key, Douglas <DKey@desototexas.gov>
Subject: Re: BUILDING AND STANDARDS ORDER AS OF AUGUST 29, 2024 - 600 AND 604 PEGGS

Dough,

The debris still sits in front of the two unfinished properties on Peggs Street.



Sent from my iPhone

On Sep 3, 2024, at 10:39 AM, Key, Douglas <DKey@desototexas.gov> wrote:

Joe:

I received the email below concerning the properties 600 and 604 Peggs that were presented to the Building and Standards Board on Thursday August 29th

According to the real property owner, Lone Ranger Capital has the loan on these projects.

We were not aware of this lender. The real property search provided by your office did not depict any lenders attached.

The order will be effective as of Sept. 29, 2024. Could you please provide insight as to how we need to approach this situation?

Thanks

<image004.png>

Development – Building Inspections

Douglas P Key, BBS
Building Official
TSBPE I - 2969

P 972-230-9621

desototexas.gov

#somuchtolove

From: Paul Carpio <paul@loanrangercapital.com>

Sent: Tuesday, September 3, 2024 9:24 AM

To: Key, Douglas <DKey@desototexas.gov>; Building Inspections
<BuildingInspections@desototexas.gov>

Cc: LUX Homes <luxhomestx@gmail.com>; Assets <assets@loanrangercapital.com>;
Marcelo Carpio <marcelo@loanrangercapital.com>; Robert Aguilar
<robert@loanrangercapital.com>

Subject: Re: BUILDING AND STANDARDS ORDER AS OF AUGUST 29, 2024 - 600 AND
604 PEGGS

Mr. Douglas,

We are the lenders for the above-mentioned property , what is a good time for you to
chat in regard to solutions on this matter.

Mr. Deloatch recently refinanced these properties, and we have the construction escrow
in place to complete the project along with a licensed contractor in place for the project.

My direct line is 512-898-9592, looking forward to speaking with you.

--

<image005.png>

From: LUX Homes <luxhomestx@gmail.com>

Sent: Monday, September 2, 2024 5:16 AM

To: Key, Douglas <DKey@desototexas.gov>; Paul Carpio
<paul@loanrangercapital.com>

Cc: Building Inspections <BuildingInspections@desototexas.gov>

Subject: Re: BUILDING AND STANDARDS ORDER AS OF AUGUST 29, 2024 - 600 AND 604 PEGGS

These properties belong to the lender Loan Ranger Capital.

Paul,

Please see the email below.

On Fri, Aug 30, 2024 at 2:23 PM Key, Douglas <DKey@desototexas.gov> wrote:

Reginald:

This email is being sent on behalf of the Building and Standards Board along with Certified mail to the addresses of record.

As of August 29, 2024, the Building Standards Board issued an order for demolition at the properties of 600 and 604 Peggs effective September 29, 2024.

This means, you will have 30 days from the effective date of the order to demolish said properties. Upon October 29, 2024, if said properties are not demolished, as the authority having jurisdiction and by order of the Building and Standards Board, we will obtain the services of a demolition company, along with an administrative warrant and demolish said properties. Once complete, we will send the owner of record an invoice for services. If payment is not rendered within 30 days of invoice, the City will apply and submit paperwork for lien purposes.

Please see attached letter and orders.

Thank you

<image002.png>

Development – Building Inspections

Douglas P Key, BBS
Building Official
TSBPE I - 2969

P 972-230-9621

desototexas.gov

#somuchtolove