

AGENDA ITEM REPORT

C.1



To: Building Standards Commission

Subject: Hold a public hearing, discuss, consider, and act upon a request from the Town to determine whether the building complies with the standards set out in section 4.15.003 Substandard or Unsafe Buildings, Standards, for a property located at 3839 N. Belt Line Rd, which is zoned Local Retail (LR).

Meeting: Building Standards Commission - August 4, 2025

Department: Development Services

Staff Contact: CJ Jarecki

SUGGESTED ACTION:

Staff recommends the demolition of the substandard structure as it poses a hazard to the public and constitutes a danger even when secured from entry.

BACKGROUND INFORMATION:

The structure located at 3839 N. Beltline Rd., known as the old Catfish Cove restaurant, experienced a catastrophic fire on September 30, 2023. Unfortunately, the business was unable to be rebuilt and the damaged structure has been sitting in its dilapidated state and vacant ever since.

Earlier this year, with regard to this specific property, Town Council gave instruction to staff to explore the condemnation process that is designated within Town Ordinance 4.15 – Substandard or Unsafe Buildings. This ordinance provides the framework for the Town to determine whether a structure is substandard or unsafe and provides the procedural requirements and actionable steps to be taken to remedy such situations.

Following protocol and procedure, an inspection was performed on March 25, 2025 and upon completion of the inspection, it is the opinion of the Chief Building Official and the Fire Marshal, that the property is substandard and unsafe for any form of occupancy in its current state. The inspection report is attached to this memo, along with the photographs that were taken during the inspection.

PUBLIC NOTICE:

A letter of notification of this public hearing was sent via certified mail to the owner of the property as specified on the Dallas County Appraisal District website. The letter was also delivered electronically to other known parties with potential interest in the property, including the owner's real estate broker and a potential buyer for the property.

ATTACHMENTS:

[Map](#)

[Public Notice](#)

[Inspection Report](#)

[Inspection Photographs](#)

[Original Fire Incident Report](#)

[Demolition Quote](#)