

EXHIBIT B, Order from December 2024

BUILDING AND STANDARDS COMMISSION CITY OF COPPELL, TEXAS

IN THE MATTER OF:

407 Greenway Court,
Waterside Estates 2 Blk A Lot 15 Addition,
Addition to the City of Coppell, Dallas County, Texas

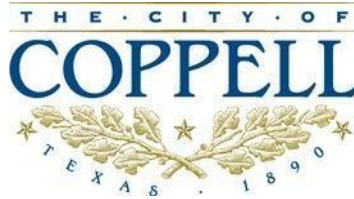
ORDER

WHEREAS, a public hearing was held on this **5th day of December 2024**, pursuant to Article 15-14 of the Code of Ordinances adopted 2015 International Property Maintenance Code (hereinafter referred to as the "IPMC") of the City of Coppell, Texas (hereinafter referred to as "City"), before the Building and Standards Commission of the City regarding building(s) or structure(s) on the property located at **407 Greenway Court, Lot 15 Block A of the Waterside Estates 2 Addition**, Addition to the City of Coppell, Dallas County, Texas (hereinafter referred to as the "Property") to determine whether or not the primary and/or accessory structure(s) located on said Property is/are substandard and does not comply with the local residential building code and permit requirements; and

WHEREAS, the records of the office of the county clerk indicate that **Keenan McCarty** is the record owner of the property; and

WHEREAS, notice of public hearing was mailed to the property owner, to mortgagees, and to lien holders of record, if any, at least ten (10) days prior to the date of the hearing. Moreover, the City having posted a copy of the notice of said public hearing on the building structures situated on the Property or as close to the front door as practicable, in accordance with Article 15-14 of the Code of Ordinances of the City; and, the City has published notice of said public hearing at least ten (10) days prior to the date of the public hearing, in accordance with Article 15-14 of the Code of Ordinances of the City. Additionally, the City filed a notice of this public hearing in the Dallas County Official Public Records of Real Property consistent with Article 15-14 of the Code of Ordinance; the Building and Standards Commission of the City (hereinafter, the "Commission") conducted a public hearing on **December 5, 2024**, in accordance with the applicable ordinance and state law; City's Code Compliance Officer presented evidence and found by the Commission that the structure located on the property, based on a preponderance of the evidence, is in violation of Article 15-14 of the Code of Ordinances adopted IPMC of the City of Coppell, Texas as substandard structure(s) as follows:

1. Unsanitary swimming pool (IPMC 303.1).
2. Damaged second-story balcony (IPMC 305.4).
3. Lack of heating facilities (IPMC 602.1).
4. Lack of required electrical system (IPMC 604.1).



5. Lack of required plumbing and sanitary drainage system (IPMC 506.1).
6. Interior surfaces not in good repair (IPMC 305.3).
7. Windows and doors not in good repair (IPMC 304.13).
8. Roof has defects from the fire (IPMC 304.7).
9. Vacant, abandoned structure causing blight problem for neighborhood (IPMC 108.1.5(7); 301.3).
10. Structure is unfit for human occupancy due to lack of repairs and has not been in compliance since May 2022 (IPMC 108.1.3).

WHEREAS, the Commission hereby finds and determines that the primary and/or accessory structure(s) located on the Property is/are substandard structure(s), and is/are in violation of the minimum standards as provided for in Article 15-14 of the Code of Ordinances of the City of Coppell based on the following findings:

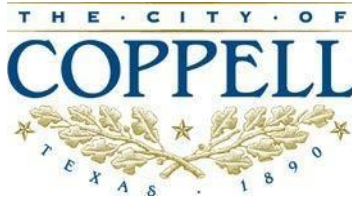
The building located on the Property is in violation of the minimum standards of Article 15-14 of the Code of Ordinances of the City of Coppell, Texas. The structure located on the Property is/are dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare. The structure located on the Property or use thereof is in violation of Article 15-14 of the Code of Ordinances of the City of Coppell, Texas, herein that there exist conditions caused defects in the structure that creates breeding and living places for insects and rodents. The conditions, use, or appearance of the property is in violation of Articles 15-14 of the Code of Ordinances of the City of Coppell, Texas; and

WHEREAS, the Commission further finds that the building(s) is/are feasible of repair, that the Board and City have presented a plan of repair and schedule of work to be completed attached hereto as **Exhibit "A"** and incorporated herein for all purposes; and further finds that there is a probability that the building(s) will be repaired within reasonable period of time, and further finds that **120 days** is reasonable period of time to complete all of the needed repairs taking into account the owner's interests and interests of public safety; and

WHEREAS, the Commission further finds that if the building is not repaired within said time period, there is no reasonable probability that the building will be repaired within a reasonable period of time if additional time is given.

IT IS THEREFORE ORDERED that the Commission hereby finds and determines that the primary and accessory structures located on the Property are substandard primary and accessory structures and are in violation of the minimum standards as provided for in Article 15-14 and other applicable sections of the Code of Ordinances of the City of Coppell, Texas, order the following:

Declares the primary building located on the Property to be a substandard building; and, orders the owner, lienholder, or mortgagee (hereinafter collectively "Owner") of the building located on the Property to repair or demolish the building on or before **April 4, 2025**; and orders owner to obtain a permit, if required, and make all necessary repairs to remedy, alleviate, or remove any substandard building found to exist on the Property as set forth herein; and orders and authorizes any peace officer of the State of Texas, including the police chief, sheriff, or



constable, to enforce and carry out the lawful order or directives of the Building and Standards Commission, if necessary.

Repair, Remove or Demolish the Structure within 120 Days. All structures located on the property must be repaired or demolished from the Property by the Owner consistent with this Order; and shall be completed on or before **April 4, 2025**, as set forth in "Detailed Plan of Work", which is attached hereto and incorporated as if set forth in full as Exhibit A.

IT IS FURTHER ORDERED that the Owner appear at a Show Cause hearing is hereby set for **February 6, 2025** at 6:00 p.m. at 255 Parkway Blvd, Coppell, Texas, to determine if the recorded Owner complied with this Ordered action within the allotted time as provided herein, after a diligent effort to discover each mortgagee and lienholder having an interest in the building or in the Property on which the building is located, the City shall personally deliver or send by certified mail, return receipt requested, or deliver by United States Postal Service using signature confirmation service, to each identified mortgagee and lienholder a notice containing the following:

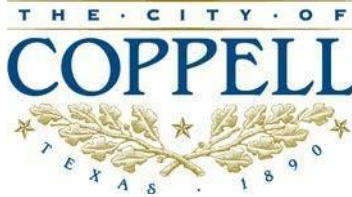
- (1) An identification of the building and the Property on which it is located (does not have to be a legal description);
- (2) A description of the violation that is present at the building located on the Property; and
- (3) A statement that the city will vacate, secure, remove, or demolish the building or relocate any occupants of the building if the ordered action is not taken within reasonable time.

A copy of this Order shall be sent to each Owner, Lienholder, or Mortgagee of the property.

IT IS FURTHER ORDERED THAT:

- 1) The City Secretary will within ten (10) days after the execution of this order:
 - (1) File a copy of this order in the City Secretary's Office; and
 - (2) Publish in a newspaper of general circulation in the City a notice containing:
 - a. the street address or legal description of the Property;
 - b. the date of this public hearing;
 - c. a brief statement indicating the results of this order; and
 - d. instructions stating where a complete copy of this order may be obtained.
- 2) The City Secretary to promptly mail by certified mail, return receipt requested, or personally deliver a copy of this order to the owner of the building and to any lienholder or mortgagee of the building. The City shall use its best efforts to determine the identity and address of any owner, lienholder, or mortgagee of the building.

The owner, lienholder, or mortgagee of the Property is hereby required to abate the substandard structures as provided in this Order. If the owner, lienholder, or mortgagee fails to abate the substandard structure within the time specified, the City is authorized to enter the Property and abate by demolishing and removing the structure and abate such nuisances, and the



city may assess the reasonable cost and file a lien against the assess liens against the Property to recover such cost in accordance with state law.

IT IS FURTHER ORDERED that a copy of this Order, shall be filed in the Office of the records of the Building Standard and Property Records maintained and administered by the City Secretary of the City of Coppell, Texas, and a certified copy may be filed in the Property Records of the City and certified and filed in the Deed records of Dallas County, Texas.

IT IS FURTHER ORDERED, a show cause hearing will be scheduled for **February 6, 2025**, at 6:00 p.m. at Coppell Town Center, to evaluate progress and determine any further actions required to ensure compliance. All items listed under the 30-day timeline **MUST** be completed by the hearing date.

All relief not expressly granted herein is DENIED.

ENTERED this 11th day of December, 2024.

Michelle Anderson, Board of Adjustment / Building and Standards Commission
Vice Chairperson

Filed the 11th day of December, 2024.

By: Vandana Sayegh
City of Coppell, Texas

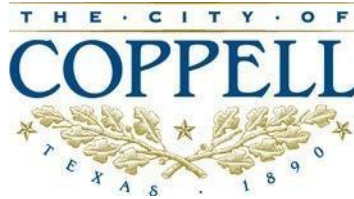


EXHIBIT "A"
DETAILED PLAN OF WORK

Failure to meet any of the dates listed below can result in the structure being demolished at the owners' expense. This includes any new materials added to the building during the repair process.

The owner of the Property must apply and file all applications in compliance with the local Residential Building Codes and Ordinances and receive the appropriate permits to reconstruct and bring the structure into compliance based on the timeline and benchmarks provided by Exhibit "A." Failure to meet required benchmarks and other requirements can result in the City revocation of applicable permits and commence demolition of the primary and accessory structures at the above-stated address.

1) Within 30 Days:

- a. Obtain the required roof repair and alteration permits.
- b. Complete the roof repair to restore structural integrity.
- c. Bring the premises and exterior of the primary structure into compliance and maintain them, including but not limited to:
 - i. Sealing all exterior openings, including windows and doors, to prevent unwanted persons and pests from entering the primary structure(s).
 - ii. Provide proof that rodent control has occurred on the premises since December 5, 2024. Provide an invoice from a pest control company showing that the Property was treated for rodents and exposed elements have been sealed from rodent intrusion. Email the invoice to codecompliance@coppelltx.gov.
 - iii. Drain and clean the accessory swimming pool.
 - iv. Secure the fence gate with a lock to prevent unwanted access to the swimming pool and provide code compliance staff with a copy of the lock key or entry code.

2) Within 60 Days:

- a. Apply and receive electric, plumbing, and related permits to complete and receive green tag approval from the Building and Standards Commission to complete or substantively complete the interior remodeling work.
- b. Restore utilities at the Property.

3) Within 120 Days:

- a. Complete all repairs, including roofing and interior work, under proper permits.
- b. Ensure inspections are completed and approved by the City.