

EXHIBIT D, Supplemental Order from April 2025

BUILDING AND STANDARDS COMMISSION CITY OF COPPELL, TEXAS SUPPLEMENTAL ORDER

IN THE MATTER OF:

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

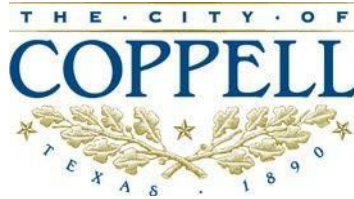
ORDER

WHEREAS, the Building and Standards Commission of the City of Coppell previously issued an Order to Repair on December 5, 2024, and a Supplemental Order on February 6, 2025, which was officially filed with the Dallas County Clerk Office, requiring corrective actions on the subject property; and

WHEREAS, a public hearing was held on this **3rd day of April 2025**, pursuant to Article 15-14 of the Code of Ordinances 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 structure(s) or buildings(s) located at the Property complies with the actions ordered by the Building and Standards Commission, within the allotted time and in accordance with the standards outlined in Article 15-14, Chapter 15 of the Coppell Code of Ordinances

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 conducted a public hearing on **April 3, 2025**, in accordance with the applicable ordinance and state law; City's Code Compliance Officer presented evidence that the structure located on the Property, based on a preponderance of the evidence, had significant improvements and repairs completed;



however, remains in violation of Article 15-14 of the Code of Ordinances of the City of Coppell, Texas as substandard structure(s) as follows:

1. Lack of heating facilities (602).
2. Lack of required electrical system (604).
3. Lack of required plumbing and sanitary drainage system (506).
4. Interior surfaces not in good repair (305.3).
5. Structure is unfit for human occupancy due to lack of repairs (108.3).

WHEREAS, the Building and Standards 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:

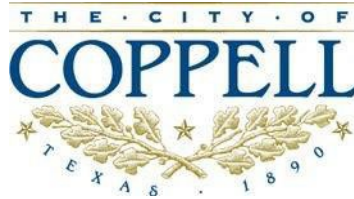
The building located on the Property is in violation of the minimum standards of Article 15-14 of the Code of Ordinances of the City of Coppell, Texas. The structure located on the Property is/are dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare. 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 nuisances or unfit living conditions. 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 City has presented evidence that the repairs are in progress and the owner needs additional time to finish the required repairs and further finds that there is a probability that the building(s) will be repaired within reasonable period of time, and further finds that **July 3, 2025**, compliance due date is reasonable period of time to complete the remaining required repairs taking into account the owner's interests and interests of public safety; and

IT IS THEREFORE ORDERED that the Building and Standards Commission hereby finds and determines that the structure located on the Property remains a substandard structure and is in violation of the minimum standards as provided for in Article 15-14 of the Code of Ordinances of the City of Coppell, Texas, the following order:

Declares the building located on the Property to still be in violation and is a substandard building; and, orders the owner, lienholder, or mortgagee of the building located on the Property to continue repair efforts and to complete required repairs on or before **July 3, 2025**; and orders to obtain a permit, if required, and all necessary to remedy, alleviate, or remove any substandard building found to exist on the Property; 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.

Complete all Ordered repairs on or before July 3, 2025. All structures on the property must be repaired per this Order and the original Order issued on December 5, 2024, and all required repairs must be completed on or before **July 3, 2025**. All repairs outlined in the original



Order issued on December 5, 2024, shall be completed, including but not limited to: repairing the fire-damaged roof and second-story balcony, restoring all heating, electrical, and plumbing/sanitary systems, replacing or repairing windows and doors, addressing the unsanitary swimming pool, securing the structure to prevent unauthorized entry, treating for rodent activity and maintaining sanitary conditions, and completing all interior and structural repairs under proper permits. In addition, all actions ordered in the February 6, 2025, Supplemental Order of Abatement—such as sealing exterior openings and defects, weatherproofing for pest and unauthorized entry prevention, applying sealants, and securing the fence gate—must also be completed. Final city inspections and utility restoration shall occur prior to the deadline to ensure the property meets minimum code requirements and is deemed safe for occupancy.

IT IS FURTHER ORDERED THAT:

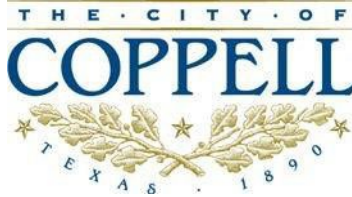
- 1) The City Secretary will within ten (10) days after the execution of this order:
 - (1) File a copy of this order in the City Secretary's Office; and
 - (2) Publish in a newspaper of general circulation in the City a notice containing:
 - a. the street address or legal description of the Property;
 - 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.
- 3) Show Cause hearing is hereby set **on or after July 3, 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.

The owner, lienholder, or mortgagee of the Property is hereby required to abate the violations and substandard structure as provided in this supplemental Order and original 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

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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 may be filed in the Property Records of the City and certified and filed in the Deed records of Dallas County, Texas.

All relief not expressly granted herein is DENIED.

ENTERED this 14 day of April, 2025.

Building and Standards Commission
Chairperson

Filed the 15th day of April, 2025.

By:
City of Coppell, Texas