

EXHIBIT C, Supplemental Order from February 2025

BUILDING AND STANDARDS COMMISSION CITY OF COPPELL, TEXAS SUPPLEMENTAL ORDER OF ABATEMENT

IN THE MATTER OF:

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

ORDER

WHEREAS, the Building and Standards Commission of the City of Coppel previously issued an Order on December 5, 2024, which was officially filed on January 7, 2025, with the Dallas County Clerk Office, requiring corrective actions on the subject property; and

WHEREAS, further clarification and additional compliance measures are necessary to ensure proper abatement of exterior openings, defects, and safety hazards;

IT IS HEREBY ORDERED that the original Order is supplemented as follows:

1. Sealing of Exterior Openings and Defects

- a. All exterior openings and defects, including but not limited to doors, windows, eaves, soffits, and missing dryer vent guards, must be sealed or repaired to prevent access by pests and unauthorized persons.
- b. Acceptable methods include installing new weather-tight windows and doors, securely boarding up openings with durable, weather-resistant materials, and using expanding foam spray or other appropriate sealants to close open seams, holes, and defects.
- c. Roof vents are excluded from this requirement.

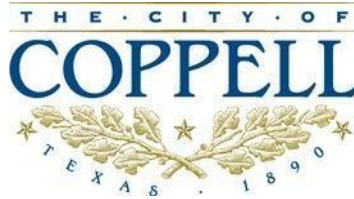
2. Securing of Fence Gate

- a. The fence gate surrounding the swimming pool must be locked and secured in a manner that prevents unauthorized access to the pool area.

3. Revised Compliance Deadline

- a. All supplemental corrective actions outlined above must be completed no later than **February 17, 2025**.

4. Enforcement and Penalties



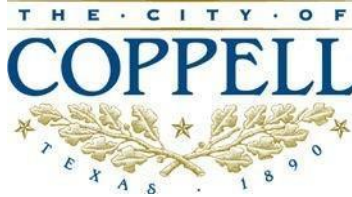
- a. If all exterior openings and defects are not properly sealed, and the fence gate is not secured by the stated deadline, the City of Coppell may impose fines, penalties, or take further enforcement actions as authorized by city ordinances.

ALL OTHER PROVISIONS IN THE ORIGINAL ORDER REMAIN IN EFFECT

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 for **April 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 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 10 day of February, 2025.


Mark C. LeGros Sr.
Building and Standards Commission
Chairperson

Filed the 11th day of February, 2025.

By:  Vandana Sayegh
City of Coppell, Texas