



**CITY OF FARMERSVILLE  
BUILDING & PROPERTY STANDARDS COMMISSION**

**MINUTES for  
April 27, 2017, 6:00 P.M.**

**I. PRELIMINARY MATTERS**

- Anne Hall called the meeting to order at 6:10 p.m. Commissioners Diane Jackson, Tiffany Hesse, and Chris Calverley were present. City Staff in attendance were Karen Dixon, Paula Jackson, and City Attorney, Alan Lathrom. Also in attendance was City Council liaison, Donny Mason and Mayor Diane Piwko.
- Chris Calverley led the prayer and Tiffany Hesse led the pledges to the United States and Texas flags.

**II. CONSENT AGENDA**

- A. Minutes from the Building & Property Standards Commission Meeting on March 23, 2017.
- Motion to approve the minutes was made by Tiffany Hesse
  - 2<sup>nd</sup> to approve was made by Chris Calverley
  - All commissioners were in favor

**III. PUBLIC HEARING**

- A. Public hearing to consider, discuss and act upon code violation regarding vehicles located at 213 Hill, Block 2, Lot 4 in the Rike Addition.
- Karen Dixon addressed the Commission and stated that Mr. Hopkins, owner of the property, had to leave because he became ill. She indicated the case would be rescheduled.
- B. Public hearing to consider, discuss and act upon code violation located at 214 Woodard, Block 5, Lot 2B, 2A, 1D in the Woodard Addition.
- Karen Dixon stated the property was sold to Mr. Carlos Duran.

- Carlos Duran addressed the Commission and stated he realized the house had been condemned. He wanted to know what his options were concerning the house.
- Karen Dixon explained the house is in horrible condition and that it may suit him better to tear it down.
- Carlos Duran indicated he wanted to try and rebuild on the lot, but asked if he needed to tear the current house down first.
- Alan Lathrom indicated that grandfathering does not exist because the house was condemned. He explained the house would have to be brought up to code.
- Carlos Duran wanted to make sure he would be able to build a house back in the same location with those setbacks.
- Alan Lathrom stated Mr. Duran would have to discuss with staff the setbacks for that specific property to see where the house could be built. If the house is tore down then you would have to go by the current zoning setbacks.
- Karen Dixon stated the property is zoned SF-2.
- Carlos Duran asked what the time frame would be if he wanted to tear it down.
- Chris Calverley explained that once he received the permit it would be six months.
- Paula Jackson indicated that was correct.
- Carlos Duran asked about permitting a new house when he gets ready to build and whether the contractors had to be registered with the City.
- Paula Jackson told him they had to be registered with the City to work on the house.
- Carlos Duran asked if the existing utility pole could serve as a temporary pole.
- Both Karen Dixon and Paula Jackson stated he would have to have a temporary pole set up and he couldn't use the existing. Paula Jackson also stated there is currently a meter out on the property.
- Alan Lathrom and Paul Jackson explained addressing the property if he faces the new house off of Prospect Street and how to obtain permits.
  - Motion to allow 30 days to pull demo permit and 90 days to demo the primary structure (house) and lot cleared made by Tiffany Hesse.
  - 2<sup>nd</sup> to approve motion was made by Diane Jackson
  - All Commissioners were in favor

#### **IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

##### **A. Consider, discuss, and act upon violations at 508 Neathery.**

- Karen Dixon addressed the Commission and stated the contractor called for an inspection on the house. The inspector showed up on 4-20-17 and failed the inspection because the contractor was not there. The contractor explained to Karen Dixon that it was never confirmed that he was supposed to meet the inspector.

- The contractor explained that when he called in for the inspection he never received a call back stating when they were coming to complete the inspection. He indicated they have made a lot of progress on the property in the last 30 days.
- Anne Hall asked Karen Dixon if the contractor has made progress on the house.
- Karen Dixon indicated he has made progress.
  - Motion to allow 30 more days to obtain inspection made by Chris Calverley.
- The contractor stated the City sewer line is too high for them to tie into. He was wanting to see if it could be lowered.
- Paula Jackson explained he could come into City Hall and they could discuss it and maybe discuss it with the City Manager.
  - 2<sup>nd</sup> to approve motion was made by Tiffany Hesse
  - All Commissioners were in favor

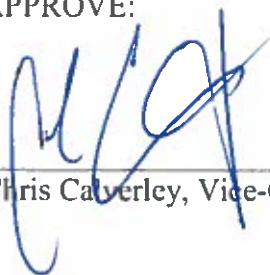
B. Consider, discuss, and act upon violations at 309 Murchison St.

- Karen Dixon addressed the Commission and stated the owners have passed all inspections and the case has been cleared.

V. ADJOURNMENT

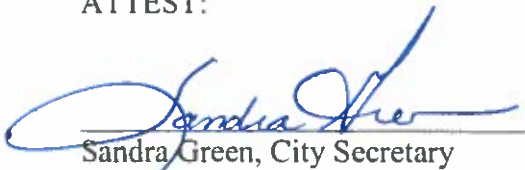
- The meeting was adjourned at 6:39 p.m.

APPROVE:



Chris Calverley, Vice-Chairman

ATTEST:



Sandra Green, City Secretary

