



**CITY OF FARMERSVILLE  
BUILDING & PROPERTY STANDARDS COMMISSION  
October 26, 2017, 6:00 P.M.  
Council Chambers, City Hall  
205 S. Main Street**

**I. PRELIMINARY MATTERS**

- Call to Order, Roll call, Prayer and Pledge of Allegiance

**II. REORGANIZATION OF COMMISSION**

- A. Election of Chairman
- B. Election of Vice-Chairman
- C. Election of Secretary

**III. CONSENT AGENDA**

Items in the Consent Agenda consist of non-controversial or “housekeeping” items required by law. Commission members may request prior to a motion and vote on the Consent Agenda that one or more Items be withdrawn from the Consent Agenda and considered individually. Following approval of the Consent Agenda, excepting the items requested to be removed, the Commission will consider and act on each item so withdrawn individually.

- A. Minutes from the Building & Property Standards Commission Meeting held on June 22, 2017.

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

- A. Consider, discuss, and act upon code violations located at 508 Neathery.
- B. Consider, discuss and act upon code violations regarding vehicles located at 213 Hill, Block 2, Lot 4 in the Rike Addition.

**V. ADJOURNMENT**

*The Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Section 551.071 (Consultation with Attorney).*

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at 972/782-6151 or FAX 972/782-6604 for further information.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the front window of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted on October 23, 2017, by 6:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

**Dated this the 23<sup>rd</sup> day of October, 2017.**



  
Sandra Green, City Secretary

## **II. REORGANIZATION OF COMMISSION**

### **III. CONSENT AGENDA**

A. Minutes from the Building & Property Standards Commission Meeting held on June 22, 2017.



**CITY OF FARMERSVILLE  
BUILDING & PROPERTY STANDARDS COMMISSION  
MINUTES  
for  
June 22, 2017, 6:00 P.M.**

**I. PRELIMINARY MATTERS**

- Commissioner Diane Jackson called the meeting to order at 6:05 p.m. Commissioners Tiffany Hesse, James Riley, and Tracy Foltz were present. Commissioner Chris Calverley was absent. City Staff in attendance were Karen Dixon, Sandra Green, and City Attorney, Alan Lathrom. Also in attendance was Mayor Diane Piwko.
- James Riley led the prayer followed by the pledges to the United States and Texas flags.

**II. CONSENT AGENDA**

- A. Minutes from the Building & Property Standards Commission Meeting on April 27, 2017.
- Motion to approve the minutes was made by James Riley
  - 2<sup>nd</sup> to approve was made by Tiffany Hesse
  - All Commissioners were in favor

**III. PUBLIC HEARING**

- A. Public hearing to consider, discuss and act upon code violations regarding vehicles located at 213 Hill, Block 2, Lot 4 in the Rike Addition.
- The public hearing was opened at 6:07 p.m.
  - Karen Dixon stated she sent a certified letter to Mr. Hopkins to explain that his property had code violations. At a later date, he was given copies of the Code of Ordinances that pertained to his violations. After giving his notice and a copy of the Ordinance, a re-check of the property was conducted and nothing had been addressed. She indicated the van at the side was parked where there was no driveway.
  - Mr. Hopkins stated there used to be a driveway there and the curb was cut for one.

- Karen Dixon continued by showing pictures of the violations to the Commissioners. She explained he had a box van and trailer in his back yard as well. The Ordinance stated he could put a fence around his back yard or plant fast growing foliage to hide the view of the vehicles. The vehicles could also be moved from the property because he has a place to move them. In regards to the van parked on the side, the City sometimes allows citizens to park like he has since everyone needs a driveway. So, we as a City should say that is okay, tell him to put it in a driveway, or tell him to park on the street.
- Diane Jackson asked what the main issue was.
- Karen Dixon stated he has cars parked in his back yard and it is against City Ordinances.
- Diane Jackson asked if this has been an ongoing issue since 2015.
- Karen Dixon explained the issues have been going on longer than that, but they have been receiving a lot of complaints.
- Diane Jackson inquired as to whether the vehicles were operable.
- Karen Dixon stated she could not answer that and only Mr. Hopkins could.
- Diane Jackson asked if they had updated inspection stickers.
- Mr. Hopkins explained they do not have inspection stickers on them anymore, but they did have dealer tags. He stated someone took the dealer tag off and tore it into four pieces and left it on the ground.
- Karen Dixon stated she is not allowed to go into his back yard to see if he has stickers on the vehicles. The Ordinance states that if someone parks in their backyard, the vehicle cannot be seen from public view. It does not matter if the vehicle is legal or not legal, because it should not be parked in the back yard.
- Diane Jackson stated the bigger issue is neglect and that is probably going to determine what the Commission will decide to do. He knows the rules and what is expected and he is not working with the City to correct the issues.
- Karen Dixon explained Mr. Hopkins has spoken to the Chief of Police and she has mailed him the Ordinances. She could not take the Ordinances to him because his front yard is gated and he has dogs in the yard.
- Tiffany Hesse stated it seems after discussions there are more cars on the property than what was listed in the notice.
- Karen Dixon explained there use to be more vehicles but some of them had been moved. She also told the Commission the meeting had been rescheduled several times because Mr. Hopkins had personal issues arise that would not allow him to attend.
- Diane Jackson asked Alan Lathrom what legal action the Commission would be allowed to take.
- Alan Lathrom indicated the Commission could order the vehicles be moved in a timely fashion, or the property owner could put up a screening fence.
- Diane Jackson asked if they would address the vehicles in the back of the property separate from the van in the possible driveway, since they are not sure it is a driveway.

- Karen Dixon stated she would look at it that way since she has not been on his property to see if there was gravel or the makings of a driveway. The pictures were taken from the street with a zoom lens on the camera.
- Tracy Foltz inquired about the van that was parked in the side yard and asked if it had current registration.
- Karen Dixon stated at one point it did, but she is not sure if it is still current or not.
- Diane Jackson asked what Alan Lathrom considered a timely fashion would be for removing the cars.
- Alan Lathrom indicated the Commission has 90 days to address the matter that is in front of them. So, you could give the property owner 90 days to bring the property into compliance.
- Diane Jackson asked if that would time would begin now.
- Alan Lathrom said it would be 90 days from the day the order was executed by the Chairman of the Commission.
- Mr. Hopkins addressed the Commission and explained the back yard vehicles do have a fence to keep them from public view. He stated the fence had been up for over two months.
- Diane Jackson told Mr. Hopkins that when he put a fence up and made it appropriate he should have come to the City and provided pictures.
- Mr. Hopkins stated the public could not see the vehicles in the back of the property because of the trees. He explained he has fences over everything.
- Diane Jackson explained the property looked overgrown.
- Mr. Hopkins stated it was not overgrown, but it was just the way he keeps his yard. It was just the tree limbs, not any weeds that see was seeing in the pictures. He indicated he had gone to the Police department several times and they never explained it was his responsibility to tell them when he corrected the issue.
- Diane Jackson asked Mr. Hopkins if he had a record of every time he went to the Police station.
- Mr. Hopkins explained that one reason he had issues keeping bushes around was because his neighbor had cut them down. He filed a complaint at the Police department on April 30, 2015, and nothing had happened with the case yet. He explained where the van was parked a driveway had been cut. He stated that all the vehicles today have fences around them, but the van in the driveway had a dealer tag on it that made it legal. He continued by stating he was redoing his house and stored tools in one vehicle and the van is full of Civil War, WWI, and WWII papers from when he was a teacher.
- Diane Jackson stated he was at the meeting to discuss why the vehicles have not been moved from the property.
- Mr. Hopkins stated he uses them for storage.
- Tiffany Hesse asked how long it would be before he finished his house so he could place the items in the vehicles back in the house.
- Mr. Hopkins explained he would have it finished in the fall.
- Tiffany Hesse suggested pushing the case out for 30 days for Karen to access the situation again, take pictures to make sure the fence is up where it should be,



figure out about the driveway he says is there, and then come back and re-access. Also, she suggested leaving the van in the driveway and the vehicles in the backyard as two separate situations.

- Mr. Hopkins wanted to come back and hold the hearing under oath.
- Tracy Foltz asked if the fence he put up on his property was acceptable. She explained it looked like a fence panel that had been laid up against the van.
- Mr. Hopkins stated someone came and stole his poles for the fence, but he is planning on obtaining more. He stated the fence was legal.
- Karen Dixon indicated he had to receive a permit for a fence and he would have to provide drawings and show how he was going to put it up. She stated she would have to check with Paula Jackson to see if he pulled a permit for the fence, but she did not believe he had. She indicated she would take updated pictures.
  - Motion to receive updated pictures, continuing the process of the current violations, and at the next meeting set a date for the removal of the vehicles made by Diane Jackson.
- Mr. Hopkins explained that his younger daughter is dying and if he gets a call that she needs him, he would not be at the next meeting. He wanted to the Commission to understand that.
- Diane Jackson told him that he would have to get permits from the City for the fence and he would not have to be present at the meeting for them to see if progress was taking place. She explained at the next meeting the Commission would take care of the vehicles in the back yard.
- Alan Lathrom clarified they would be able to address all the issues at that meeting.
  - Motion to conclude the issues on 213 Hill St. on July 27<sup>th</sup> made by Diane Jackson.
  - 2<sup>nd</sup> made to approve made by Tiffany Hesse
  - All Commissioners were in favor
  
- The public hearing was closed with a motion from Diane Jackson at 6:45 p.m.
- 2<sup>nd</sup> made by Tiffany Hesse
- All Commissioner were in favor

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

- A. Consider, discuss, and act upon violations located at 508 Neathery.
- Karen Dixon addressed the Commission and explained the contractor did not get the inspections done like he was supposed to. She spoke to Bureau Veritas and they are wanting him to finish several items before they come out and inspect because the items are typically done together. He had scheduled an inspection in May, but no one was at the house when the inspector arrived so he failed the inspection. When it was scheduled again and the inspectors came out he stated in order for him to get an inspection done he would have to finish the plumbing and the electrical as well.
  - Diane Jackson asked how much longer it would take him to finish those items.

- The contractor stated he called in for a framing inspection, but Bureau Veritas indicated they needed to have a plumbing and electrical inspection as well. He indicated that he should have the framing and the full rough-in inspection done by next month.
- Karen Dixon wanted to make sure he had enough time to complete all the inspections that were being done.
- Diane Jackson asked the contractor if the Commission gave him 60 days did he thin he could have the inspection completed.
- The contractor indicated he could.
  - Motion to table the item until August 24<sup>th</sup> to allow contractor to pass inspections and start moving forward made by Diane Jackson
  - 2<sup>nd</sup> to approve motion was made by Tiffany Hesse
  - All Commissioners were in favor

V. **ADJOURNMENT**

- The meeting was adjourned at 6:53 p.m.
  - Motion to adjourn made by Diane Jackson
  - 2<sup>nd</sup> to approve made by Tiffany Hesse
  - All Commissioners were in favor

APPROVE:

\_\_\_\_\_  
Chris Calverley, Vice-Chairman

ATTEST:

\_\_\_\_\_  
Sandra Green, City Secretary

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

A. Consider, discuss, and act upon code violations located at 508 Neathery.

134 N Washington  
Karen



## Building Permit Application

Project Information					
Permit Number	A574	Business Name	Kamy Investments		
Construction Type	<input checked="" type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential			
Permit Type	<input type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Electrical <input type="checkbox"/> Energy <input type="checkbox"/> Irrigation <input type="checkbox"/> Mechanical <input type="checkbox"/> New Construction <input type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Remodel/Addition <input checked="" type="checkbox"/> Roofing <input type="checkbox"/> Sign <input type="checkbox"/> Swimming Pool				
Address	508 Northway				
Valuation	25500.00				
Square Feet	Living/AC:	Garage:	Covered Porch:	Total:	
Zoning					
Number of Stories	1				
Scope	Remodel & Foundation				
Contact Information					
Owner	Name	Khosrow Sadeghain		Phone	940-536-1275
	Address	1213 Bunt oak Ct Denton		FAX	
	Email				
Owner's Contact	Name			Phone	
	Address			FAX	
	Email				
Engineer	Name			Phone	
	Address			FAX	
	Email			License #	
Architect	Name			Phone	
	Address			FAX	
	Email			License #	
General Contractor	Name	Billy Margolis		Phone	940-597-0544
	Address	1274 Izzy Ln Little Elm		FAX	
	Email	Billy@HomeForever.com.us		License #	
Mechanical Contractor	Name			Phone	
	Address			FAX	
	Email			License #	
Electrical Contractor	Name			Phone	
	Address			FAX	
	Email			License #	
Plumbing Contractor	Name			Phone	
	Address			FAX	
	Email			License #	
Irrigator	Name			Phone	
	Address			FAX	
	Email			License #	

A permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced.

All permits require final inspection.

**A Certificate of Occupancy Application shall be submitted and approved by Bureau Veritas and the Fire Marshal for all commercial buildings after construction is complete. A Certificate of Occupancy must be issued before any building is occupied for commercial purposes.**

*I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work shall be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.*

Signature of Applicant: Bill Margolis

Print Name: Bill Margolis

Date: 11-9-16

OFFICE USE ONLY	
Fee Description	Information or Fee
BV Project Number	
BV Approval Signature	
Retainer	
Plan Review	
Excavation	
Building Permit	400.00
Electrical ✓	
Plumbing	
Irrigation	
Fence	
Accessory Structure	
Swimming Pool	
Spa	
Fire Code Inspection	
Water Tap	
Sewer Tap	
Water Impact	
Sewer Impact	
Other:	
Other:	
Total All Fees	400.00



BUREAU VERITAS

# INSPECTION REPORT

PROJECT ADDRESS & CITY <i>508 Neather, Farmersville</i>	PROJECT NUMBER <i>16-20042</i>
SUBDIVISION/PROJECT NAME	CLIENT

BUILDING	Status	PLUMBING	Status	ELECTRICAL	Status	MECHANICAL	Status	ENERGY	Status
<input type="checkbox"/> Form Survey		<input type="checkbox"/> Rough		<input type="checkbox"/> T-Pole		<input checked="" type="checkbox"/> Rough	<i>1</i>	<input type="checkbox"/> Pre-Insulation	
<input type="checkbox"/> Pier / Footing		<input type="checkbox"/> Water Service		<input type="checkbox"/> Underground		<input type="checkbox"/> Fireplace		<input type="checkbox"/> Insulation	
<input type="checkbox"/> Foundation		<input type="checkbox"/> Yard Sewer		<input type="checkbox"/> Rough		<input type="checkbox"/> Type I Duct		<input type="checkbox"/> Duct	
<input type="checkbox"/> Flatwork		<input type="checkbox"/> Gas Underground		<input type="checkbox"/> Const. Meter	<i>F</i>	<input type="checkbox"/> Type I Hood		<input type="checkbox"/> Electric	
<input type="checkbox"/> Framing	<i>F</i>	<input type="checkbox"/> Gas Rough		<input type="checkbox"/> Final		<input type="checkbox"/> Type II Duct		<input type="checkbox"/> Plumbing	
<input type="checkbox"/> Veneer / Wall Tie	<i>F</i>	<input type="checkbox"/> Top Out		<input type="checkbox"/> Pool Belly Bond		<input type="checkbox"/> Type II Hood		<input type="checkbox"/> Final	
<input type="checkbox"/> Term. Letter		<input type="checkbox"/> Gas Final / Release	<i>F</i>	<input type="checkbox"/> Pool Deck Bond		<input type="checkbox"/> Final		<input type="checkbox"/> Above Ceiling	
<input type="checkbox"/> ROW Tag		<input type="checkbox"/> Final		<input type="checkbox"/> Above Ceiling		<input type="checkbox"/> Above Ceiling		<input type="checkbox"/>	
<input type="checkbox"/> Final		<input type="checkbox"/> Grease Trap		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Pool Final		<input type="checkbox"/> Pool P-Trap		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> CO		<input type="checkbox"/> Backflow		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

Status: P = Pass / PP = Partial Pass / F = Failed (reinspection required) / NA = Not Applicable / C = Cancelled

### COMMENTS

*- No one on site*  
*- where goes structure to view mail*

*A574*

PERMIT NUMBER	INSPECTOR <i>[Signature]</i>	INSPECTOR'S PHONE <i>469-853-2256</i>	DATE <i>1/26/17</i>
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Inspections are based solely on visual observation(s) and assessment(s) of the construction or specified items at the time of inspection. The inspection shall not be held to permit or be an approval of a violation of any applicable codes and/or standards nor relieve the owner, design professional of record or contractor of compliance with any applicable codes and/or standards. Inspection shall not be relied upon by others as acceptance of work, nor shall it in any manner relieve any owner, contractor, or any other party, from their obligations and responsibilities.

**INSPECTION REQUEST**  
**TOLL FREE: (877) 837-8775**  
**FAX: (877) 837-8859**  
**E-MAIL: inspectionstx@us.bureauveritas.com**

**PLEASE KEEP THIS REPORT IN THE PERMIT PACKET**



BUREAU VERITAS

# INSPECTION REPORT

PROJECT ADDRESS & CITY 508 NEATHLEY	PROJECT NUMBER 16-20042
SUBDIVISION/PROJECT NAME	CLIENT FARMERSVILLE

BUILDING	Status	PLUMBING	Status	ELECTRICAL	Status	MECHANICAL	Status	ENERGY	Status
<input type="checkbox"/> Form Survey		<input type="checkbox"/> Rough		<input type="checkbox"/> T-Pole		<input type="checkbox"/> Rough		<input type="checkbox"/> Pre-Insulation	
<input type="checkbox"/> Pier / Footing		<input type="checkbox"/> Water Service		<input type="checkbox"/> Underground		<input type="checkbox"/> Fireplace		<input type="checkbox"/> Insulation	
<input type="checkbox"/> Foundation		<input type="checkbox"/> Yard Sewer		<input checked="" type="checkbox"/> Rough	F	<input type="checkbox"/> Type I Duct		<input type="checkbox"/> Duct	
<input type="checkbox"/> Flatwork		<input type="checkbox"/> Gas Underground		<input type="checkbox"/> Const. Meter		<input type="checkbox"/> Type I Hood		<input type="checkbox"/> Electric	
<input checked="" type="checkbox"/> Framing	L	<input type="checkbox"/> Gas Rough		<input type="checkbox"/> Final		<input type="checkbox"/> Type II Duct		<input type="checkbox"/> Plumbing	
<input type="checkbox"/> Veneer / Wall Tie		<input checked="" type="checkbox"/> Top Out	-	<input type="checkbox"/> Pool Belly Bond		<input type="checkbox"/> Type II Hood		<input type="checkbox"/> Final	
<input type="checkbox"/> Term. Letter		<input type="checkbox"/> Gas Final / Release		<input type="checkbox"/> Pool Deck Bond		<input type="checkbox"/> Final		<input type="checkbox"/> Above Ceiling	
<input type="checkbox"/> ROW Tag		<input type="checkbox"/> Final		<input type="checkbox"/> Above Ceiling		<input type="checkbox"/> Above Ceiling		<input type="checkbox"/>	
<input type="checkbox"/> Final		<input type="checkbox"/> Grease Trap		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Pool Final		<input type="checkbox"/> Pool P-Trap		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> CO		<input type="checkbox"/> Backflow		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

Status: P = Pass / PP = Partial Pass / F = Failed (reinspection required) / NA = Not Applicable / C = Cancelled

### COMMENTS

Not ready for inspection.

ALL ELECTRICAL, PLUMBING & A/C FINISHED

Please call me

AS74

PERMIT NUMBER	INSPECTOR <i>[Signature]</i>	INSPECTOR'S PHONE 469 642-9139	DATE 5/16/17
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Inspections are based solely on visual observation(s) and assessment(s) of the construction or specified items at the time of inspection. The inspection shall not be held to permit or be an approval of a violation of any applicable codes and/or standards nor relieve the owner, design professional of record or contractor of compliance with any applicable codes and/or standards. Inspection shall not be relied upon by others as acceptance of work, nor shall it in any manner relieve any owner, contractor, or any other party, from their obligations and responsibilities.

**INSPECTION REQUEST**  
**TOLL FREE: (877) 837-8775**  
**FAX: (877) 837-8859**  
**E-MAIL: inspectionstx@us.bureauveritas.com**

**PLEASE KEEP THIS REPORT IN THE PERMIT PACKET**





BUREAU VERITAS

# INSPECTION REPORT

PROJECT ADDRESS & CITY 508 Neatherly Farmersville	PROJECT NUMBER 16-2042
SUBDIVISION/PROJECT NAME	CLIENT

BUILDING	Status	PLUMBING	Status	ELECTRICAL	Status	MECHANICAL	Status	ENERGY	Status
<input type="checkbox"/> Form Survey		<input type="checkbox"/> Rough		<input type="checkbox"/> T-Pole		<input checked="" type="checkbox"/> Rough	F	<input type="checkbox"/> Pre-Insulation	
<input type="checkbox"/> Pier / Footing		<input type="checkbox"/> Water Service		<input type="checkbox"/> Underground		<input type="checkbox"/> Fireplace	F	<input type="checkbox"/> Insulation	
<input type="checkbox"/> Foundation		<input type="checkbox"/> Yard Sewer		<input checked="" type="checkbox"/> Rough	F	<input type="checkbox"/> Type I Duct		<input type="checkbox"/> Duct	
<input type="checkbox"/> Flatwork		<input type="checkbox"/> Gas Underground		<input type="checkbox"/> Const. Meter	F	<input type="checkbox"/> Type I Hood		<input type="checkbox"/> Electric	
<input checked="" type="checkbox"/> Framing	F	<input type="checkbox"/> Gas Rough		<input type="checkbox"/> Final		<input type="checkbox"/> Type II Duct		<input type="checkbox"/> Plumbing	
<input type="checkbox"/> Veneer / Wall Tie	F	<input checked="" type="checkbox"/> Top Out	F	<input type="checkbox"/> Pool Belly Bond		<input type="checkbox"/> Type II Hood		<input type="checkbox"/> Final	
<input type="checkbox"/> Term. Letter		<input type="checkbox"/> Gas Final / Release	F	<input type="checkbox"/> Pool Deck Bond		<input type="checkbox"/> Final		<input type="checkbox"/> Above Ceiling	
<input type="checkbox"/> ROW Tag		<input type="checkbox"/> Final		<input type="checkbox"/> Above Ceiling		<input type="checkbox"/> Above Ceiling		<input type="checkbox"/>	
<input type="checkbox"/> Final		<input type="checkbox"/> Grease Trap		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Pool Final		<input type="checkbox"/> Pool P-Trap		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> CO		<input type="checkbox"/> Backflow		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

ASTH

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### COMMENTS

① Secure elect under house a panel ② Washer drain line to be 2' ③ C/O required on washer ④ Over matched studs in kitchen ⑤ Drainage F # any more ⑥ Tee in hall bath ⑦ Same thing below tub ⑧ No test on PVC ⑨ HVAC not installed ⑩ No ceiling exhaust on bath + utility ⑪ Tee install upside down @ Washer drain ⑫ fire road roll re-front + back door ⑬ Remove tape to ⑭ licensed plumber to install plumbing please have the responsible master plumber contact me

PERMIT NUMBER	INSPECTOR	INSPECTOR'S PHONE	DATE
	<i>[Signature]</i>	464-853-3255	7/6/17

Inspections are based solely on visual observation(s) and assessment(s) of the construction or specified items at the time of inspection. The inspection shall not be held to permit or be an approval of a violation of any applicable codes and/or standards nor relieve the owner, design professional of record or contractor of compliance with any applicable codes and/or standards. Inspection shall not be relied upon by others as acceptance of work, nor shall it in any manner relieve any owner, contractor, or any other party, from their obligations and responsibilities.

**INSPECTION REQUEST**  
TOLL FREE: (877) 837-8775  
FAX: (877) 837-8859  
E-MAIL: [inspectionstx@us.bureauveritas.com](mailto:inspectionstx@us.bureauveritas.com)

PLEASE KEEP THIS REPORT IN THE PERMIT PACKET

- B. Consider, discuss and act upon code violations regarding vehicles located at 213 Hill, Block 2, Lot 4 in the Rike Addition.**


To: Property Standards Board

From: Louis Hopkins

Subs: 7/27/17 Hearing Resat.

This last week it was confirmed that my wife has Breast Cancer. She is to be operated on 7/28/17 and Pre Op is 7/27/17. The Pre Op is Thursday (7/27) afternoon and the operation is to be at 7:00 AM. I want to be with her during this period of concern. Please allow me to resist this hearing until the August hearing.

RECEIVED City of Farmersville  
DATE 7-21-17  
BY Tambra Jackson

Thank you,  
  
C. Louis Hopkins



## **FARMERSVILLE POLICE DEPARTMENT**

134 North Washington Street  
Farmersville, Texas 75442  
972-782-6141  
Fax 972-782-7693  
5 MAY 2017

### **SUBSTANDARD PROPERTY INSPECTION REPORT AND NOTICE OF HEARING**

CHARLES HOPKINS  
213 HILL ST  
FARMERSVILLE TX 75442

VIOLATION ADDRESS: 213 HILL  
PROPERTY ID: 1234934  
LEGAL DESCRIPTION: RIKE ADDITION  
Blk 2, Lot 4  
SUBDIVISION: RIKE ADDITION

Dear Sir

On 10 January 2017, an inspection of the outside yard area of the primary structure at 213 Hill Street was conducted by the City of Farmersville's code enforcement officer Karen Dixon. The following items demonstrate that it is a nuisance under the City of Farmersville Code of Ordinances Chapter 44-108 and Chapter 77-168:

1. Van Parked in the side yard
2. Box Truck and Livestock Trailer parked in the back yard

A PUBLIC HEARING HAS BEEN SCHEDULED before the Building and Standards Commission to determine if the above mentioned vehicles constitute a nuisance and is in violation of the City's Code of Ordinances. The hearing is scheduled for June 22, 2017, a date at least (10) days after this Notice. The hearing will be held at the City of Farmersville City Hall, 205 S. Main, Farmersville, Collin County, Texas 75442 at 6 p.m. During the hearing, you may present evidence on issues relevant to the determination of the parking situation at 213 Hill Street.

The City may take further action if the action ordered by the Building Standards

Commission is not completed within the required time.

Failure to comply with this notice and order will result in further action by the City, including the abatement of said nuisance and the costs associated with the same, as provided for by the Ordinance.

Thank you for your immediate attention to this matter. If you have any questions please contact me at (972) 782-6141.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Dixon', with a stylized flourish extending from the end.

K. DIXON  
PUBLIC SERVICE OFFICER



## **FARMERSVILLE POLICE DEPARTMENT**

134 North Washington Street  
Farmersville, Texas 75442  
972-782-6141  
Fax 972-782-7693  
28 APRIL 2017

### **SUBSTANDARD PROPERTY INSPECTION REPORT AND NOTICE OF HEARING**

CHARLES HOPKINS  
213 HILL ST  
FARMERSVILLE TX 75442

VIOLATION ADDRESS: 213 HILL  
PROPERTY ID: 1234934  
LEGAL DESCRIPTION: RIKE ADDITION  
Blk 2, Lot 4  
SUBDIVISION: RIKE ADDITION

Dear Sir

On 10 January 2017, an inspection of the outside yard area of the primary structure at 213 Hill Street was conducted by the City of Farmersville's code enforcement officer Karen Dixon. The following items demonstrate that it is a nuisance under the City of Farmersville Code of Ordinances Chapter 44-108 and Chapter 77-168:

1. Van Parked in the side yard
2. Box Truck and Livestock Trailer parked in the back yard

A PUBLIC HEARING HAS BEEN SCHEDULED before the Building and Standards Commission to determine if the above mentioned vehicles constitute a nuisance and is in violation of the City's Code of Ordinances. The hearing is scheduled for May 25, 2017, a date at least (10) days after this Notice. The hearing will be held at the City of Farmersville City Hall, 205 S. Main, Farmersville, Collin County, Texas 75442 at 6 p.m. During the hearing, you may present evidence on issues relevant to the determination of the parking situation at 213 Hill Street.

The City may take further action if the action ordered by the Building Standards

Commission is not completed within the required time.

Failure to comply with this notice and order will result in further action by the City, including the abatement of said nuisance and the costs associated with the same, as provided for by the Ordinance.

Thank you for your immediate attention to this matter. If you have any questions please contact me at (972) 782-6141.

Sincerely,

K. DIXON  
PUBLIC SERVICE OFFICER

# FARMERSVILLE POLICE DEPARTMENT

## Offense / Incident Report

### GENERAL OFFENSE INFORMATION

Report Type: Initial Report

<b>Agency</b>	FARMERSVILLE POLICE DEPT	<b>Location</b>	213 HILL STREET FARMERSVILLE TEXAS 75442
<b>Case #</b>	16-001305		
<b>File #</b>	16-001305		
<b>Description</b>	ORDINANCE VIOLATION RECHECK		
<b>Incident Status</b>	REFERRED TO PROPERTY BOARD	<b>From Date/Time</b>	06/07/2016 00:00
		<b>To Date/Time</b>	
		<b>Report Date</b>	06/07/2016 00:00
<b>Reporting Officer</b>	DIXON, K	<b>Initial Rep. Date</b>	06/07/2016 00:00

Entered By DIXON, K

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Officer DIXON, K

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Supervisor

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# FARMERSVILLE POLICE DEPARTMENT

## Incident # 16-001305

DIXON, K

A NOTICE OF VIOLATION WAS GIVEN ON 5/12/16 A RECHECK WAS DONE ON 6/7/16. THE CARS ARE STILL IN THE BACK YARD, GRASS IS STILL TALL AND BRUSH IS STILL IN SIDE YARD. REFER TO 0008-15 FOR FURTHER DETAILS ON THIS PROPERTY. THIS PROPERTY WILL BE GOING BEFORE THE PROPERTY MANAGEMENT BOARD

# FARMERSVILLE POLICE DEPARTMENT

## Offense / Incident Report

### GENERAL OFFENSE INFORMATION

Report Type: Supplement

<b>Agency</b>	FARMERSVILLE POLICE DEPT	<b>Location</b>	213 HILL STREET FARMERSVILLE TEXAS 75442
<b>Case #</b>	16-001305 (1)		
<b>File #</b>	16-001305		
<b>Description</b>	CITY ORDINANCE VIOLATION-CARS PARKED IN BACK YARD AND CAN BE SEEN FROM PUBLIC VIEW		
<b>Incident Status</b>	REFERRED TO PROPERTY BOARD	<b>From Date/Time</b>	06/07/2016 00:00
		<b>To Date/Time</b>	
		<b>Report Date</b>	01/10/2017 00:00
<b>Reporting Officer</b>	DIXON, K	<b>Initial Rep. Date</b>	06/07/2016 00:00

Entered By DIXON, K

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Officer DIXON, K

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Supervisor

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# FARMERSVILLE POLICE DEPARTMENT

## **Incident # 16-001305 (1)**

DIXON, K

DUE TO TIME FROM 6/16 UNTIL TODAY ANOTHER LETTER STATINE THE VIOLATIONS WAS SENT CERTIFIED AND REGULAR MAIL

# FARMERSVILLE POLICE DEPARTMENT

## Offense / Incident Report

### GENERAL OFFENSE INFORMATION

Report Type: Supplement

<b>Agency</b>	FARMERSVILLE POLICE DEPT	<b>Location</b>	213 HILL STREET FARMERSVILLE TEXAS 75442
<b>Case #</b>	16-001305 (2)		
<b>File #</b>	16-001305		
<b>Description</b>	RECHECK FOR ORDINANCE VIOLATION-VEHICLES STILL PARKED IN BACK YARD		
<b>Incident Status</b>	REFERRED TO PROPERTY BOARD	<b>From Date/Time</b>	06/07/2016 00:00
		<b>To Date/Time</b>	
		<b>Report Date</b>	01/26/2017 00:00
<b>Reporting Officer</b>	DIXON, K	<b>Initial Rep. Date</b>	06/07/2016 00:00

Entered By DIXON, K

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Officer DIXON, K

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Supervisor

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# FARMERSVILLE POLICE DEPARTMENT

## Incident # 16-001305 (2)

DIXON, K

RECHECK DONE 1/26/17 VEHICLES ARE STILL IN BACK YARD. PICTURES TAKEN. THIS WILL BE TAKEN TO THE PROPERTY MANAGEMENT BOARD.

# FARMERSVILLE POLICE DEPARTMENT

## Offense / Incident Report

### GENERAL OFFENSE INFORMATION

Report Type: Supplement

<b>Agency</b>	FARMERSVILLE POLICE DEPT	<b>Location</b>	213 HILL STREET FARMERSVILLE TEXAS 75442
<b>Case #</b>	16-001305 (3)		
<b>File #</b>	16-001305		
<b>Description</b>	NOTICE OF HEARING LETTER MAILED		
<b>Incident Status</b>	REFERRED TO PROPERTY BOARD	<b>From Date/Time</b>	06/07/2016 00:00
		<b>To Date/Time</b>	
		<b>Report Date</b>	02/23/2017 00:00
<b>Reporting Officer</b>	DIXON, K	<b>Initial Rep. Date</b>	06/07/2016 00:00

Entered By DIXON, K

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Officer DIXON, K

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Supervisor

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## FARMERSVILLE POLICE DEPARTMENT

134 North Washington Street  
Farmersville, Texas 75442  
972-782-6141  
Fax 972-782-7693  
29 March 2017

### SUBSTANDARD PROPERTY INSPECTION REPORT AND NOTICE OF HEARING

CARLOS DURAN  
2040 BROOK HOLLOW  
GARLAND TX 75041

VIOLATION ADDRESS: 214 WOODARD  
PROPERTY ID: 1246734  
LEGAL DESCRIPTION: WOODARD  
Blk 5, LOT 2B, 2A, 1D  
Subdivision: WOODARD

Dear Sir

On August 23, 2015, an inspection of the primary structure at 214 Woodard was conducted by the City of Farmersville's code enforcement officer Karen Dixon, and Bureau Veritas Inspector Alan Merritt. The following items demonstrate that the structure at 214 Woodard is a nuisance under the City of Farmersville Code of Ordinances, Chapter 14, Division 10, Section 14-269 Adoption of International Property Maintenance Code, 2006 Edition, Section 108 Unsafe Structures and Equipment 108.1.1 Unsafe Structures and Section 304 Exterior Structure, 304.4 Structural Members, 304.6 Exterior Walls. Therefore, the aforementioned structure does not meet the minimum standards for compliance with the City of Farmersville Ordinance. This situation may be cause for the Building Standards Commission of the City of Farmersville, Texas to declare the building substandard and order the building repaired and or demolished. The following is a list of conditions in or of the structure at 214 Woodard which are in violation of the City of Farmersville Code of Ordinances, Chapter 14, Section 14-313

1. Rotting siding at extensions
2. Pier & Beam foundation not level and resting on grade
3. Numerous rotting joists and subfloors
4. Back section of roof appears to be falling in
5. Ceiling falling in throughout house
6. Electrical service not up to code
7. Ceilings and walls falling in throughout the house

8. No operable restroom facility
9. Carport rotting and falling in
10. This property is not habitable

While additional violations may be present on the Property, the above listed conditions constitute a violation of the following provisions of the International Property Maintenance Code:

#### Section 108 Unsafe Structures and Equipment

108.1.1 Unsafe Structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

#### Section 304 Exterior Structure

304.4 Structural members. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.6 Exterior Walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

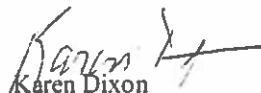
The City's code enforcement officer and bureau veritas inspector have determined that the building is in need of immediate repair due to the danger of collapse. Therefore, A PUBLIC HEARING HAS BEEN SCHEDULED before the Building and Standards Commission to determine if the building at 214 Woodard constitutes a nuisance and is in violation of the City's minimum standards for maintenance. The hearing is Scheduled for 27 April 2017, a date at least ten (10) days after this Notice. The hearing will be held at the City of Farmersville City Hall, 205 S. Main, Farmersville, Texas 75442 at 6:00 p.m. During the hearing, you may present evidence on issues relevant to the determination of the condition of the building at 214 Woodard

The City will vacate secure, remove, repair, or demolish the building and/or relocate the occupants of the building, at your expense, if the action ordered by the Building Standards Commission is not completed within the required time,

Failure to comply with this notice and order will result in further action by the City, including the abatement of said nuisance and the costs associated with the same, as provided for by Ordinance.

Thank you for your immediate attention to this matter. If you have any questions please contact me at (972) 782-6141.

Sincerely,

  
Karen Dixon  
Public Service Officer  
City of Farmersville





## FARMERSVILLE POLICE DEPARTMENT

134 North Washington Street  
Farmersville, Texas 75442  
972-782-6141  
Fax 972-782-7693  
FEBRUARY 21, 2017

### SUBSTANDARD PROPERTY INSPECTION REPORT AND NOTICE OF HEARING

CHARLES L. HOPKINS  
213 HILL ST  
FARMERSVILLE TX 75442

VIOLATION ADDRESS: 213 HILL  
PROPERTY ID: 1234934  
LEGAL DESCRIPTION: RIKE ADDITION  
Blk 2, Lot 4  
SUBDIVISION: RIKE ADDITION

Dear Sir

On 10 January 2017, an inspection of the outside yard area of the primary structure at 213 Hill was conducted by the City of Farmersville's code enforcement officer Karen Dixon. The following item demonstrates that it is a nuisance under the City of Farmersville Code of Ordinances Chapter 44-108 and Chapter 77-168:

1. Van parked in the side yard.
2. Box Truck and Livestock Trailer parked in the back yard

A PUBLIC HEARING HAS BEEN SCHEDULED before the Building and Standards Commission to determine if the above mentioned vehicles constitute a nuisance and is in violation of the City's Code of Ordinances. The hearing is scheduled for March 23, 2017, a date at least ten (10) days after this Notice. The hearing will be held at the City of Farmersville City Hall, 205 S. Main, Farmersville, Texas 75442 at 6:00 p.m. During the hearing, you may present evidence on issues relevant to the determination of the parking situation at 213 Hill St.

The City may take further action if the action ordered by the Building Standards Commission is not completed within the required time.

Failure to comply with this notice and order will result in further action by the City, including the abatement of said nuisance and the costs associated with the same, as provided for by the Ordinance.

Thank you for your immediate attention to this matter. If you have any questions please contact me at (972) 782-6141.

Sincerely,

  
Karen Dixon  
Public Service Officer  
City of Farmersville



## FARMERSVILLE POLICE DEPARTMENT

134 North Washington Street  
Farmersville, Texas 75442

972-782-6141

Fax 972-782-7693

MARCH 29, 2017

### SUBSTANDARD PROPERTY INSPECTION REPORT AND NOTICE OF HEARING

CHARLES HOPKINS  
213 HILL ST  
FARMERSVILLE TX 75442

VIOLATION ADDRESS: 213 HILL  
PROPERTY ID: 1234934  
LEGAL DESCRIPTION: RIKE ADDITION  
Blk 2, Lot 4  
SUBDIVISION: RIKE ADDITION

Dear Sir

On 10 January 2017, an inspection of the outside yard area of the primary structure at 213 Hill Street was conducted by the City of Farmersville's code enforcement officer Karen Dixon. The following items demonstrate that it is a nuisance under the City of Farmersville Code of Ordinances Chapter 44-108 and Chapter 77-168:

1. Van Parked in the side yard
2. Box Truck and Livestock Trailer parked in the back yard

A PUBLIC HEARING HAS BEEN SCHEDULED before the Building and Standards Commission to determine if the above mentioned vehicles constitute a nuisance and is in violation of the City's Code of Ordinances. The hearing is scheduled for April 27, 2017, a date at least (10) days after this Notice. The hearing will be held at the City of Farmersville City Hall, 205 S. Main, Farmersville, Collin County, Texas 75442 at 6 p.m. During the hearing, you may present evidence on issues relevant to the determination of the parking situation at 213 Hill Street.


The City may take further action if the action ordered by the Building Standards

Commission is not completed within the required time.

Failure to comply with this notice and order will result in further action by the City, including the abatement of said nuisance and the costs associated with the same, as provided for by the Ordinance.

Thank you for your immediate attention to this matter. If you have any questions please contact me at (972) 782-6141.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. DIXON', is written over a solid black horizontal line.

K. DIXON  
PUBLIC SERVICE OFFICER

## **V. ADJOURNMENT**