

AGENDA ITEM

SUBJECT: 3608 Trickle Creek Lane

NAME OF OWNER'S: Fabian R Vasquez

NAME OF INTERESTED PARTIES: Caliber Home Loans, Thomas E Black, Jr., MERS, Riddle & Williams, P.C. and Creek Hollow HOA

OWNER'S ADDRESS: 3608 Trickle Creek Ln, McKinney, TX 75071

DATE NOTICE OF HEARING LETTER MAILED: January 9, 2023

LEGAL DESCRIPTION OF THE PROPERTY: Creek Hollow Phase I, Blk E, Lot 1

GENERAL DESCRIPTION OF STRUCTURE: Dilapidated fence

ZONING DISTRICT: PD – Planned Development District

DATE STRUCTURE WAS TAGGED: July 15, 2022

CAUSE FOR STRUCTURE TO BE DEMOLISHED: See Inspector's Report

SUPPORT DOCUMENTATION:

Pictures

STAFF RECOMMENDATION:

The property owner must obtain a building permit within 30 days and have the work completed and inspected within 60 days. The property owner may remove the fence and swimming pool from the property to eliminate the current violations at the property. Failure of the owner to take the ordered action within the specified time may result in the City taking subsequent action to demolish or repair the fence and establish a lien on the property.

COMMENTS:

This property has a history of having a dilapidated fence since July 2022. A large above-ground pool inside the fence requires a pool barrier. Director Kerry Simpson spoke to the property owner via phone once, and she educated him on the importance of maintaining the fence and how not doing so is detrimental to public safety. Several additional messages have been left on the same voicemail but have gone unanswered. Code Officer Kristy Wallace also told the house's occupant that the fence needed to be maintained in a state of good repair.

On a couple of occasions, the owner has nailed the fence in an upright position. As soon as there is inclement weather, the fence falls and has blocked the adjacent sidewalk. Two citations has been issued to the owner.