

AGENDA ITEM

SUBJECT: 1105 Coleman Street

NAME OF OWNER'S: Alfredo A & Maria A Garza

NAME OF INTERESTED PARTIES: Many

OWNER'S ADDRESS: 1105 Coleman Street, McKinney, TX

DATE NOTICE OF HEARING LETTER MAILED: January 13, 2021

LEGAL DESCRIPTION OF THE PROPERTY: Whites Addition, Blk 10, Lot 28 & OI2

GENERAL DESCRIPTION OF STRUCTURE: One Story Wood Frame Structure

ZONING DISTRICT: "RS60" Single Family Residence

DATE STRUCTURE WAS TAGGED: November 26, 2019

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

SUPPORT DOCUMENTATION:

Pictures and Inspection Report

STAFF RECOMMENDATION:

The owner of the property must obtain a building permit within thirty days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within thirty days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the city taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

COMMENTS:

Code Enforcement staff received a complaint that the house was in disrepair and the roof was leaking. Code Enforcement Officer, Letha Frame, and Supervisor Kerry Simpson contacted a relative of the owner at the property. He stated he was going to try and start working on the deferred maintenance. Chief Building Inspector, Jackie Bucket, performed a visual inspection from the exterior and confirmed that the property was a substandard structure.

Research shows that the building is still in the name of Alfred Garza, who is deceased, and Maria A. Garza. It took time to locate and contact Ms. Garza, who now goes by the surname Dobbins. She stated her stepson resides at 1105 Coleman Street, but she has no contact with him. Mr. Garza, the deceased owner's son, is unable to obtain permits to rehabilitate the property as he is not on title.