

## AGENDA ITEM

**SUBJECT:** 507 S McDonald Street

**NAME OF OWNER'S:** Magdalene Kaempf Pampallona

**NAME OF INTERESTED PARTIES:** Argent Mortgage Co, LLC, Midland Funding, LLC, and Business Services, Inc

**OWNER'S ADDRESS:** 507 S McDonald St, McKinney, TX 75069

**DATE NOTICE OF HEARING LETTER MAILED:** January 9, 2023

**LEGAL DESCRIPTION OF THE PROPERTY:** Shorts Addition, Blk 17, Lot 4A

**GENERAL DESCRIPTION OF STRUCTURE:** Pile of rubble from house fire

**ZONING DISTRICT:** BN – Neighborhood Business District

**DATE STRUCTURE WAS TAGGED:** November 9, 2022

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

**SUPPORT DOCUMENTATION:**

Pictures

**STAFF RECOMMENDATION:**

The property owner must remove the rubble and debris from the property and grade the lot within 10 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking subsequent action to clean and grade the lot and establish a lien on the property.

**COMMENTS:**

On November 9, 2022, staff observed what appeared to be the remains of a fire at 507 S McDonald Street. A Notice of Violation was issued to the property owner requesting they removed the rubble with a compliance date of November 23, 2022. It was later discovered that the City had knocked the structure down as it was structurally unsound as a result of a fire that damaged several buildings in the area.

Director Kerry Simpson was able to contact the owner who stated she was unable to file her fire claim because she needed documentation from McKinney Fire Department. Via email, staff were able to communicate with her insurance company. They confirmed they had the information they required and would be paying the claim. They stated the policy didn't cover clean up and the property owner would need to use some of the policy proceeds for the cleanup or pay out of pocket.

The pile of rubble and debris remains on the sidewalk and is a public safety concern. The owner has made no further attempts to contact the city.