

AGENDA ITEM

SUBJECT: 1603 Haddock Street

NAME OF OWNER'S: P O Barnes, C/O Janis Hundley

NAME OF INTERESTED PARTIES: Wilbur Hundley

OWNER'S ADDRESS: 160 New Hope Rd E, McKinney, TX 75071

DATE NOTICE OF HEARING LETTER MAILED: January 9, 2023

LEGAL DESCRIPTION OF THE PROPERTY: Free Methodist College Addition, Blk 9, Lot 17

GENERAL DESCRIPTION OF STRUCTURE: Single-story, wood frame structure

ZONING DISTRICT: RS60 – Single Family Residence

DATE STRUCTURE WAS TAGGED: September 26, 2022

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

SUPPORT DOCUMENTATION:

Pictures and Inspection Report

STAFF RECOMMENDATION:

The property owner must obtain a building permit within 30 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 30 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 demolish the structure, clean and grade the lot and establish a lien on the property.

COMMENTS:

A fire occurred on this property, and Mr. Hundley, the son-in-law of the deceased owner, obtained a demolition permit on March 15, 2022, to clean up the premise. The permit did not include demolition or rehabilitation of the structure. The permit expired in September of 2022 without inspection. A new cleanup permit was issued on September 9, 2022. The property has been sitting vacant and in disrepair for almost a year.

Mr. Hundley, who has taken responsibility for the property, has taken no action to address the issue. He advised Code Director Kerry Simpson that he received insurance money, but it "wasn't sufficient to rehabilitate the structure." He also indicated that resolving the issue would take an extended period.

The structure has substantial fire damage. Large holes are visible on the left side of the building, and the windows are boarded. Trash and debris piles remain in the rear yard. Please see attached updated photos.