

803 E STANDIFER STREET

SUBJECT: 803 East Standifer Street

NAME OF OWNER'S: Rafael Valdez, Laura Talamantes, Magdalena Valdez and Carolina Hernandez

NAME OF INTERESTED PARTIES: N/A

OWNER'S ADDRESS: 803 E Standifer St, McKinney, TX 75069

DATE NOTICE OF HEARING LETTER MAILED: August 22, 2022

LEGAL DESCRIPTION OF THE PROPERTY: W J S Russell 1st Addition, Block 3, Lot 4; UDI

GENERAL DESCRIPTION OF STRUCTURE: Single Story Wood Frame Structure

ZONING DISTRICT: "RS 60" Single Family Residence

DATE STRUCTURE WAS TAGGED: January 29, 2021

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 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 a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

COMMENTS:

Code Compliance Officer Ivan Shevtsov opened this case proactively on February 21, 2020. The initial inspection revealed numerous substandard violations, including but not limited to peeling paint, deteriorated siding, structural issues, and a sagging roof. The property has three additional accessory structures that are also in disrepair. The owner advised Code Services Director Kerry Simpson that he is unable to demolish the property due to his finances.

The accessory structures were not constructed nor permitted to be occupied. During an inspection on September 2, 2022, Code Compliance Officer Vernon Woods observed electrical and plumbing alterations that appeared to be providing power and water to the accessory structures which are occupied by Spanish speaking tenants who state they are allowed to reside they by the owner. Currently, there is trash and debris around the main and accessory structures.