

BUILDING AND STANDARDS COMMISSION

JANUARY 13, 2020

The Building and Standards Commission of the City of McKinney, Texas met in the Second Floor Conference Room of the Municipal Building on January 13, 2020 at 4:00 p.m.

CALL TO ORDER

Commissioners Present: Nadine Smith, Keith Gall, Stacey Barr, Russ Colburn, Warren Hilla

Absent: None

The meeting was called to order at 4:11 p.m.

20-0025 Election of Officers

Commission unanimously approved the motion Stacey Barr, seconded by Warren Hilla, to elect Nadine Smith as Chairperson and Stacey Barr and Vice Chairperson.

CONSENT ITEMS

Commission unanimously approved the motion by Warren Hilla, seconded by Russ Colburn, to approve the following Consent Agenda:

20-0026 Minutes from the Building and Standards Commission Meeting on April 9, 2018

20-0027 Minutes from the Building and Standards Commission Meeting on March 11, 2019

20-0028 Minutes from the Building and Standards Commission Meeting on November 21, 2019

20-0029 Minutes from the Building and Standards Commission Meeting on December 16, 2019

REGULAR AGENDA

20-0030 Presentation on the Historic Neighborhood Improvement Zone Tax

Exemption Ordinance

- 20-0031** Consider/Discuss/Act on a Level 2 Historic Neighborhood Improvement Zone Tax Exemption for the Home Located at 504 Tucker Street

Commission unanimously approved the motion by Warren Hilla, seconded by Russ Colburn, to approve a Level 2 Historic Neighborhood Improvement Zone Tax Exemption for the Home Located at 504 Tucker Street

- 20-0032** Consider/Discuss/Act on a Level 2 Historic Neighborhood Improvement Zone Tax Exemption for the Home located at 508 Heard Street

Commission unanimously approved the motion by Keith Gall, seconded by Stacey Barr, to approve a Level 2 Historic Neighborhood Improvement Zone Tax Exemption for the Home located at 508 Heard Street

- 20-0033** Consider/Discuss/Act on a Level 2 Historic Neighborhood Improvement Zone Tax Exemption for the Home Located at 408 Heard Street

Commission unanimously approved the motion by Keith Gall, seconded by Warren Hilla, to approve a Level 2 Historic Neighborhood Improvement Zone Tax Exemption for the Home Located at 408 Heard Street

- 20-0034** Consider/Discuss/Act on a Level 2 Historic Neighborhood Improvement Zone Tax Exemption for the Home Located at 812 Parker Street

Commission unanimously approved the motion by Keith Gall, seconded by Russ Colburn, to table the item indefinitely.

- 20-0035** Consider/Discuss/Act on Options to Restore or Demolish the Structure Located at 1116 Sherman Street

Commission unanimously approved the motion by Keith Gall, seconded by Warren Hilla, to allow the owner of the property 30 days to obtain a proper building permit and have the work inspected and completed within 90 days or that the owner must obtain a demolition permit, demolish the structure and have the lot cleaned and graded with proper drainage within 30 days. If construction is not complete within the 90 days, the Commission may review the item and may grant additional time if a plan, a

schedule, proof of substantial hardship, and proof of substantial progress is given. Failure to take the ordered action within the specified time may result in the City taking action to demolish the structure, clean and grade the lot and establish a lien on the property.

20-0036 Consider/Discuss/Act on Options to Restore or Demolish the Structure
Located at 2605 Woodlawn Road

Commission unanimously approved the motion by Stacey Barr, seconded by Warren Hilla, to allow the owner of the property 30 days to obtain a proper building permit and have the work inspected and completed within 90 days or that the owner must obtain a demolition permit, demolish the structure and have the lot cleaned and graded with proper drainage within 30 days. If construction is not complete within the 90 days, the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship, and proof of substantial progress is given. Failure to take the ordered action within the specified time may result in the City taking action to demolish the structure, clean and grade the lot and establish a lien on the property.

20-0037 Consider/Discuss/Act on Options to Restore or Demolish the Structure
Located at 704 Seneca Boulevard

Stacy Barr recused herself from this item.

Commissioners approved the motion by Warren Hilla, seconded by Keith Gall, that the owner of the property must remove or demolish the structure and have the lot cleaned and graded with proper drainage within 30 days of this order. Order that the buildings and windows be secured by the owner within 48 hours after today to prevent unauthorized entry. Order that the landscape and fencing are unsafe and be eliminated within 30 days. Order that all utilities, including electric, gas and water, be disconnected and removed from the subject site prior to the 30th day. Failure to take the ordered action within the specified time may result in the City taking action to demolish the structure, clean and grade the lot and establish a lien on the property.

20-0038 Consider/Discuss/Act on Options to Restore or Demolish the Structure

Located at 915 Seneca Boulevard

Stacy Barr recused herself from this item.

Commissioners approved the motion by Keith Gall, seconded by Russ Colburn, that the owner of the property must remove or demolish the structure and have the lot cleaned and graded with proper drainage within 30 days of this order. Order that the buildings and windows be secured by the owner within 48 hours after today to prevent unauthorized entry. Order that all utilities, including electric, gas and water, be disconnected and removed from the subject site prior to the 30th day. Order that the property be fenced off and any unhealthy conditions be eliminated by the 30th day as the property is unsafe. Failure to take the ordered action within the specified time may result in the City taking action to demolish the structure, clean and grade the lot and establish a lien on the property.

20-0039 Consider/Discuss/Act on Options to Restore or Demolish the Structure
Located at 1036 Daniels Drive

Commission unanimously approved the motion by Russ Colburn, seconded by Stacey Barr, to allow the owner of the property 30 days to obtain a proper building permit within 30 days and have the work inspected and completed within 90 days or that the owner must obtain a demolition permit and have the lot cleaned and graded with proper drainage within 30 days. If construction is not complete within the 90 days, the Commission may review the item and may grant additional time if a plan, a schedule, and proof of substantial hardship, and proof of substantial progress is given. Failure to take the ordered action within the specified time may result in the City taking action to demolish the structure, clean and grade the lot and establish a lien on the property.

20-0040 Consider/Discuss/Act on Options to Restore or Demolish the Structure
Located at 1104 Rockwall Street

No action was taken. The property had been demolished and the lot cleaned and graded before the meeting was held.

20-0041 Consider/Discuss/Act on Options to Restore or Demolish the Structure

Located at 500 North McDonald Street

Commission unanimously approved the motion by Warren Hilla, seconded by Russ Colburn, to table to the next meeting.

ADJOURN

Commission unanimously approved the motion by Warren Hilla, seconded by Keith Gall, to adjourn

The meeting was adjourned at 5:45 p.m.

NADINE SMITH
Chairperson

