



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 20-061HT **Name:** HNIZ Exemption 508 Tucker  
**Type:** Agenda Item **Status:** Approved  
**In control:** Historic Preservation Advisory Board  
**On agenda:** 1/7/2021 **Final action:** 1/7/2021  
**Title:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Tom & Lea Chandler for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 508 Tucker Street.

**Indexes:**

**Attachments:** 1. HNIZ Tax Exemption APP 508 Tucker

Date	Ver.	Action By	Action	Result
1/7/2021	1	Historic Preservation Advisory Board	Approved	Pass

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Tom & Lea Chandler for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 508 Tucker Street.

**COUNCIL GOAL:** Enhance the Quality of Life in McKinney

**MEETING DATE:** January 7, 2021

**DEPARTMENT:** Planning

**CONTACT:** Guy R. Giersch, Historic Preservation officer  
Mark Doty, Assistant Director of Planning

**STAFF RECOMMENDATION:** Staff is recommending approval of the Level 1 tax exemption for 508 Tucker Street.

**PRIORITY RATING:** The property is listed as a high priority building according to the 2015 Update of the Historic Resource Survey. A high priority building contributes significantly to local history or broader historical patterns; is an outstanding or unique example of architecture, engineering or crafted design; retains a significant portion of its original character and contextual integrity; meets, in some cases, criteria for inclusion in the National Register of Historic Places and/or is eligible for a Texas Historical Marker.

**ITEM SUMMARY:** With an associated agenda item, 2020-061HTM, the applicant is requesting approval of a Historic Marker. If the Historic Preservation Advisory Board (HPAB) approves the applicant's request for a Historic Marker, then, under Ordinance 2015-12-105, the applicant is eligible to request that the HPAB consider an application for a Level 1 tax exemption (100% exemption of the

City's ad valorem taxes for a period of 7 years beginning in 2021).

Per the Collin Central Appraisal District, estimated ad valorem taxes for this property in 2020 are \$2,636.

**ASSESSMENT:** Staff has inspected the house to confirm that the building has architectural integrity and has been properly rehabilitated/restored and maintained according to the Secretary of the Interior's Standards.

In Staff's assessment, the applicant(s) have met the requirements to obtain a tax exemption under Level 1 of the Historic Neighborhood Improvement Zone Tax Exemption Program. Therefore, Staff is recommending approval of the Level 1 tax exemption for 508 Tucker Street.