

AGENDA ITEM

SUBJECT: 500 N McDonald St

NAME OF OWNER'S: St. James C.M.E Church

NAME OF INTERESTED PARTIES: N/A

OWNER'S ADDRESS: PO Box 613, McKinney, TX 75070

DATE NOTICE OF HEARING LETTER MAILED: December 20, 2023

LEGAL DESCRIPTION OF THE PROPERTY: McKinney Outlots, Lot 779B & 780B

GENERAL DESCRIPTION OF STRUCTURE: Single story, wood frame structure

ZONING DISTRICT: MTC – McKinney Town Center District

DATE STRUCTURE WAS TAGGED: October 10, 2019

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

SUPPORT DOCUMENTATION:

Pictures and Inspection Report

STAFF RECOMMENDATION:

The property owner(s) must obtain a building permit to rehabilitate the property 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 staff have dealt with this vacant, dilapidated property since 2011. This issue was presented to the BSC in January 2020. At that time, the church requested additional time to secure funding to rehabilitate the property. Staff had planned to return the case to BSC, but meetings were canceled due to COVID-19.

More recently, the owner's representatives stated they were trying to find funds to demolish the structure, but that hasn't happened. Since 2020, the property has continued deteriorating and would not be habitable without a complete rehabilitation.