

## 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.

On January 8, 2024 an order was given for 30 days to obtain a permit and 90 days to complete the work.

Pastor Spearman has informed staff that the church does not have the funds to repair or demolish the structure.

