

AGENDA ITEM

SUBJECT: 110 North Murray Street

NAME OF OWNER'S: Arnulfo & Maria M Alvarado

NAME OF INTERESTED PARTIES: N/A

OWNER'S ADDRESS: 805 Elm St, McKinney, TX 75069

DATE NOTICE OF HEARING LETTER MAILED: November 14, 2023

LEGAL DESCRIPTION OF THE PROPERTY: H & T C Railroad Addition, Block 18, Lot 4 5 & 6

GENERAL DESCRIPTION OF STRUCTURE: Single story, wood frame structure

ZONING DISTRICT: MTC – McKinney Town Center District

DATE STRUCTURE WAS TAGGED: October 13, 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 to rehabilitate the structures within 30 days and have the work completed and inspected within 90 days or utilize demolition permit DEMO2023-08-00028 and demolish the structures, 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. Staff will be requesting permission to enter the property which is currently secured with gates. The gates would be re-secured upon completion.

COMMENTS:

The property has multiple deteriorated structures inside a metal fence. The case was opened on October 13, 2021. Code Officer Jaime Lozoya has had numerous conversations with Mr. Arnulfo Alvarado regarding the disposition of the property. On November 13, 2021, Mr. Alvarado advised Officer Lozoya that he would be getting a demolition permit and remove the buildings. He obtained a permit in November 2021 which expired May 2022 due to no progress. Mr. Alvarado obtained a second demolition permit number DEMO2023-08-00028 for \$40 in August 2023, but there has been little or no progress. Staff are concerned that the permit will expire on February 5th, 2023, and the structures will still be standing. Therefore, staff are requesting the Building and Standards Commission take action to compel the owner to move forward.