

**1213 GREENVILLE ROAD**

**SUBJECT:** 1213 Greenville Road

**NAME OF OWNER'S:** Isidro Ponse

**NAME OF INTERESTED PARTIES:** Profiro Ponse, Santos Ponse, Dora Martinez, Leandro Ponse, Senaida Isabell Ponse, Florencia Ponse (Shindoll) and Maria Secundina Ponse

**OWNER'S ADDRESS:** 1213 Greenville Rd, McKinney, TX 75069

**DATE NOTICE OF HEARING LETTER MAILED:** August 22, 2022

**LEGAL DESCRIPTION OF THE PROPERTY:** ABS A0248 William Davis Survey, Sheet 3, Tract 211, .25 Acres

**GENERAL DESCRIPTION OF STRUCTURE:** Single Story Wood Frame Structure

**ZONING DISTRICT:** "AG" Agricultural District

**DATE STRUCTURE WAS TAGGED:** October 28, 2020

**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 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:**

This case was opened on October 28, 2020. Code Compliance Officer Ivan Shevstov inspected the property and observed the structure was extremely dilapidated and in threat of collapsing. The large lot is covered in miscellaneous items, including but not limited to old vehicles, furniture, and trash and debris. The fence is dilapidated, and water has collected in the stored items resulting in mosquito activity. Initially, Isidro Ponse said he co-owned the property with his siblings, and they planned to go through probate and deed the house from his deceased parents into his name. The city provided Mr. Ponse with a free dumpster so he could begin trash removal.

Code Services Director Kerry Simpson skip traced the heirs for the property and spoke to all of them. There have been no recent changes to the ownership, probate has not been started, and the property remains in a deteriorated condition. Mr. Ponse has removed some debris from the property but at the current rate, it would take years to complete the work.