



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 2020-003HT **Name:** Tax Exemption 309 N Benge  
**Type:** Agenda Item **Status:** Approved  
**In control:** Historic Preservation Advisory Board  
**On agenda:** 6/4/2020 **Final action:** 6/4/2020  
**Title:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Diane Craig for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 309 North Benge Street.

**Indexes:**

**Attachments:** 1. HNIZ App 309 N Benge, 2. Floor & Site Plan 309 N Benge, 3. ArchStyle 309 N Benge, 4. Sanborns 309 N Benge, 5. Historic Docs 309 N Benge

Date	Ver.	Action By	Action	Result
6/4/2020	1	Historic Preservation Advisory Board	Approved	Pass

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Diane Craig for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 309 North Benge Street.

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

**MEETING DATE:** June 4, 2020

**DEPARTMENT:** Development Services

**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 309 North Benge 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, 2020-003HTM, 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).

Per the Collin Central Appraisal District, estimated ad valorem taxes for this property in 2020 are \$2,296.

**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 309 North Benge Street.