

BOARD OF ADJUSTMENT REGULAR MEETING

APRIL 28, 2021

The Board of Adjustment met in regular session in the McKinney City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Wednesday, April 28, 2021 at 6:00 p.m.

CALL TO ORDER

Board members Present: Chair, David Riche, Vice Chair, Eric Roberts, Member, Larry Macy, Member, Larry Jagours, Member, Neal Prevost, Member.

Board members Absent: Patrick Geddes, (Alternate) and Tonya Dangerfield (Alternate).

City Staff members Present: Jason Smith, Interim Building Official, Jeff Harris, Chief Plans Examiner, Erika Roberts, Combination Building Inspector, and Alan Lathrom, City Attorney.

Chair David Riche called the meeting to order at 6:02 p.m. after determining a quorum was present.

21-0340 Oath of Office - Neal Prevost

CONSENT ITEMS

21-0341 Minutes of the Board of Adjustment Meeting of March 10, 2021. Board members unanimously approved the motion by Board member Eric Roberts, seconded by Board member Larry Macy, to Approve 21-0341 Minutes of the Board of Adjustment Meeting of March 10, 2021.

REGULAR AGENDA

BOA21-02 Request Conduct a Public Hearing to Consider/Discuss/Act on a Variance request to allow a 10' rear yard setback to the zoning ordinance requirement of 20' rear setback for the property located at 1317 Coleman Street, Lot 6B, Block M of the Urbanton Addition, an addition to the City of McKinney, Texas. Board members unanimously approved the motion by Board member Larry Jagours, seconded by Vice Chair Eric Roberts, to Approve Opening the Public Hearing for BOA

21-02. Chief Plans Examiner read his statement Item Summary: The applicant/owner desires to construct a single-family home on this existing lot, yet due to some lot non-conformity concerns, a variance is requested for consideration by the Board. The placement of the structure meets the front setback of 20' but the rear setback of 20' restricts the placement of the structure, thus a request for 10' rear setback.

A GIS rendering of the surrounding lots is provided and shows the varied setbacks. The input of the 200' property owners should be reviewed to determine if such variance will not seriously affect the adjoining property or the general welfare.

Two letters were received, approved by Russell Aycock, McKinney, Texas and Irene Lam, 507 W. Leland, McKinney, Texas.

Kristi Carlton, speaking on behalf of the owner, is requesting this variance to have a 10' setback. The 10' setback in the rear is backing up to the backyard of the house adjacent and the 5' foot setback to the North, we are requesting a 10' setback. In order to make this house fit and not impact the other properties, the way the floor plan is being designed is only able to happen through the 10' setback. Only a portion of the setback will be on the line. There is a buffer on the other side with the alley. Board member Prevost asked if the variance being requested for a large or average house for the neighborhood. Carlton answered no. Board member Larry Macy asked if this was a conforming lot. Chief Plans Examiner Jeff Harris answered no, it is a severe nonconformity of the lot. Board member Macy asked if the front of the lot was compliant. Jeff Harris answered yes.

Board members unanimously approved the motion by Board member Larry Jagours, seconded by Vice Chair, Eric Roberts to Approve Closing Public Hearing BOA 21-02. Board member Macy stated that since this is a nonconforming lot, it gives them a reason to ask for a request. Board

member Jagours asked what sits on Lot 5. Jeff Harris answered that there is a house with a backyard that sits on that lot, which is what the setback will back up against.

Board members unanimously approved the motion by board member Neal Prevost, seconded by Board member Larry Jagours, to Approve BOA 21-02 a Variance request to allow a 10' rear yard setback to the zoning ordinance requirement of 20' rear setback for the property located at 1317 Coleman Street, Lot 6B, Block M of the Urbanton Addition, an addition to the City of McKinney, Texas.

EXECUTIVE SESSION

21-0342 Board of Adjustment Training (Legal on Sign Board of Appeals) by Legal - Alan Lathrom.

The Board met in Executive Session on the Sign Board of Appeals by Legal – Alan Lathrom.

ADJOURN

Board members unanimously approved the motion by Board member Larry Macy, seconded by Board member Larry Jagours, to Adjourn the meeting at 7:01 p.m.

DAVID RICHE
CHAIRMAN