

BOARD OF ADJUSTMENT REGULAR MEETING

June 23, 2021

The Board of Adjustment met in regular session in the McKinney City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Wednesday, June 23, 2021 at 6:00 p.m.

Board members Present: Chairman David Riche, Vice Chairman Eric Roberts, Members, Larry Jagours, Jon N Prevost and Patrick Geddes (Alternate)

Absent: Larry Macy and Tonya Dangerfield (Alternate)

City Staff members present: Chief Plans Examiner Jeff Harris, and Combination Building Inspector Erika Roberts.

Chairman David Riche called the meeting to order at 6:00 p.m. after determining a quorum was present.

- 21-0544** Minutes of the Board of Adjustment Meeting of May 26, 2021. Board members unanimously approved the motion by Board member Larry Jagours, seconded by Board member Jon N Prevost, to Approve the Minutes of the Board of Adjustment Meeting of May 26, 2021, and refer them to City Council for approval.
- BOA21-05** Conduct a Public hearing to Consider/Discuss/Act on the request by Applicant Tracy's Custom Homes on behalf of Owner James Mack, to Consider/Discuss/Act on the Appeal of the Building Officials decision for the consideration of a variance to the zoning ordinance rear setback requirement of 25' feet to allow a rear setback of 8', front setback requirement of 25' feet to allow a front setback of 9'6" and two covered parking spaces to allow one covered space for the construction of a new

home, located at 800 Gerrish Street, Lots 7b of Block 4 of the WJS Russel Addition to the City of McKinney, Texas.

Chief Plans Examiner Jeff Harris provided his statement. Mr. Harris stated the lot has limited depth and therefore the placement of a home requires relief for the front and rear setbacks as well as the two parking space requirements. The lot is non-conforming.

Roy Homfeld, owner Tracy's Custom Homes, 111 Farmersville Pkwy, Suite 300, Farmersville, Texas 75442, representing property owner, James Mack, 1106 F Avenue, Plano, Texas 75074 stated they plan on demolishing the existing home including the foundation and replacing it with a new residential single family home. Mr. Mack contacted the homeowners of lots 7A and 7C that surround his lot about selling their properties but was unable to secure a sale. Mr. Homfeld answered questions from the board that include: The proposed new structure will be 1440 sq ft of living area and 1922 sq ft for the foundation area to include the one car garage and that there are considerable amount of new and existing homes that have one car garages. There was discussion about making the house smaller, repositioning the house and removal of trees.

No notification letters were received for this case at the time of the meeting.

Board members unanimously approved the motion by Board member Eric Roberts, seconded by Board member Patrick Geddes, to Approve the Motion BOA21-05 Conduct a Public hearing to Consider/Discuss/Act on the request by Applicant Tracy's Custom Homes on behalf of Owner James Mack, to Consider/Discuss/Act on the Appeal of the Building Officials decision for the consideration of a variance to the zoning ordinance rear setback requirement of 25' feet to allow a rear setback of 8', front setback requirement of 25' feet to allow a front setback of 9'6" and two covered parking spaces to allow one covered space for the construction of a new

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home, located at 800 Gerrish Street, Lots 7b of Block 4 of the WJS Russel
Addition to the City of McKinney, Texas.

Board members unanimously approved the motion by Board member Larry
Jagours, seconded by Board member Patrick Geddes, to Adjourn at 6:19 p.m.



ERIC ROBERTS
Vice Chairman, Board of Adjustment