

BOARD OF ADJUSTMENT REGULAR MEETING

JANUARY 16, 2019

The Board of Adjustment met in regular session in the 2ND Floor Conference Room, 222 N. Tennessee Street, McKinney, Texas, on Wednesday, January 16, 2019 at 5:30 p.m.

Board members Present: Betty Petkovsek, Chairman, Louise Holubar, Vice Chairman, Brian White, David Riche, Larry Macy, Eric Roberts and Randall Wilder.

City Staff members Present: Jeff Harris, Chief Plans Examiner and Dee Boardman, Administrative Assistant.

19-0001 Minutes of Board of Adjustment Meeting of December 12, 2018. Board members unanimously approved the motion by Board member Brian White, seconded by Board member David Riche, to Approved and Referred 19-0001 Minutes of Board of Adjustment Meeting of December 12, 2018.

19-0002 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Osiel Salinas for the Consideration of a 5' (foot) Variance to the Side at Corner Yard Required Setback of 25' (feet), a 5' (foot) Variance to the Required Front Yard Setback of 25' (feet) and a 10' (foot) Variance to the Required Rear Yard Setback of 25' (feet) for Property Located at 1109 Moore Street, Lot 8, Block 1 the McCarty Moore Addition, McKinney, Texas. Jeff Harris, Chief Plans Examiner provided his statement on behalf of the City. Mr. Harris stated the applicant will be demolishing the existing sub-standard structure and build a new single family residential home and that the existing lot does have some non-conforming items associated with it. Israel Cardona, 921 Lake Grove Drive, Little Elm, Texas 75068 spoke on behalf of property owner Osiel Salinas. Mr. Cardona stated because of how small the corner lot is, they are requesting the (3) three variances to build a decent one story new home. Member White asked if the demolition of the existing structure has been

completed. Mr. Cardona stated yes. Member Macy stated based on the existing survey footprint, it showed the existing structure to be way out of code. Member White stated the new proposed survey with the new setbacks is smaller than the existing survey. Mr. Harris stated the existing house does not accommodate the required two covered parking spaces whereas the new construction will. Member White asked Mr. Cardona if there was any other type of hardship aside from the size of the house. Mr. Cardona stated without the variance, they could build a second story house. However, there are no two story houses currently built in the neighborhood. Mr. Cardona also stated the number of bathrooms will decrease from two to one and that there will be no room for a garage. The overall square footage will decrease. Member Riche asked about the fire separation distance. Mr. Harris stated they are well in excess of the fire separation distance with the variance. Member White asked if there are existing trees on the lot. Member Riche asked if they were going to cut down trees in order to build the new house. Mr. Cardona stated yes, some will be removed for the new construction and fencing. No notification letters received. Board members unanimously approved the motion by Board member David Riche, seconded by Board member Louise Holubar, to close Public Hearing 19-0002 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Osiel Salinas for the Consideration of a 5' (foot) Variance to the Side at Corner Yard Required Setback of 25' (feet), a 5' (foot) Variance to the Required Front Yard Setback of 25' (feet) and a 10' (foot) Variance to the Required Rear Yard Setback of 25' (feet) for Property Located at 1109 Moore Street, Lot 8, Block 1 the McCarty Moore Addition, McKinney, Texas. Board members unanimously approved the motion by Board member David Riche, seconded by Board member Larry Macy, to reopen the Public Hearing 19-0002 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Osiel Salinas for the Consideration of a 5' (foot) Variance

to the Side at Corner Yard Required Setback of 25' (feet), a 5' (foot) Variance to the Required Front Yard Setback of 25' (feet) and a 10' (foot) Variance to the Required Rear Yard Setback of 25' (feet) for Property Located at 1109 Moore Street, Lot 8, Block 1 the McCarty Moore Addition, McKinney, Texas. Mr. Cardona stated all the large trees will be trimmed because of the power lines/cable lines and that there should be no reason why they will be removed. Board members unanimously approved the motion by Board member Larry Macy, seconded by Board member Louise Holubar, to close Public Hearing 19-0002 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Osiel Salinas for the Consideration of a 5' (foot) Variance to the Side at Corner Yard Required Setback of 25' (feet), a 5' (foot) Variance to the Required Front Yard Setback of 25' (feet) and a 10' (foot) Variance to the Required Rear Yard Setback of 25' (feet) for Property Located at 1109 Moore Street, Lot 8, Block 1 the McCarty Moore Addition, McKinney, Texas. Board members unanimously approved the motion by Board member Brian White, seconded by Board member Louise Holubar, to approve 19-0002, request by Osiel Salinas for the Consideration of a 5' (foot) Variance to the Side at Corner Yard Required Setback of 25' (feet), a 5' (foot) Variance to the Required Front Yard Setback of 25' (feet) and a 10' (foot) Variance to the Required Rear Yard Setback of 25' (feet) for Property Located at 1109 Moore Street, Lot 8, Block 1 the McCarty Moore Addition, McKinney, Texas.

Board members unanimously approved the motion by Board member Brian White, seconded by Board member Louise Holubar, to Adjourn the meeting at 5:46 p.m.

BETTY PETKOVSEK
Chairman