

## 206 Development Standards

### A. Landscaping

#### 3. Site Landscape Standards for All Uses

##### a. Generally

VII. Artificial turf is prohibited in the front yard and corner side yard of single-family residential properties. Artificial turf is prohibited in required landscaping areas on non-residential and multi-family residential properties.

### Previous Landscape Ordinance

#### APPENDIX A. - PLANTS APPROVED FOR LANDSCAPE REQUIREMENTS

##### Section A-1. - Approved plant list.

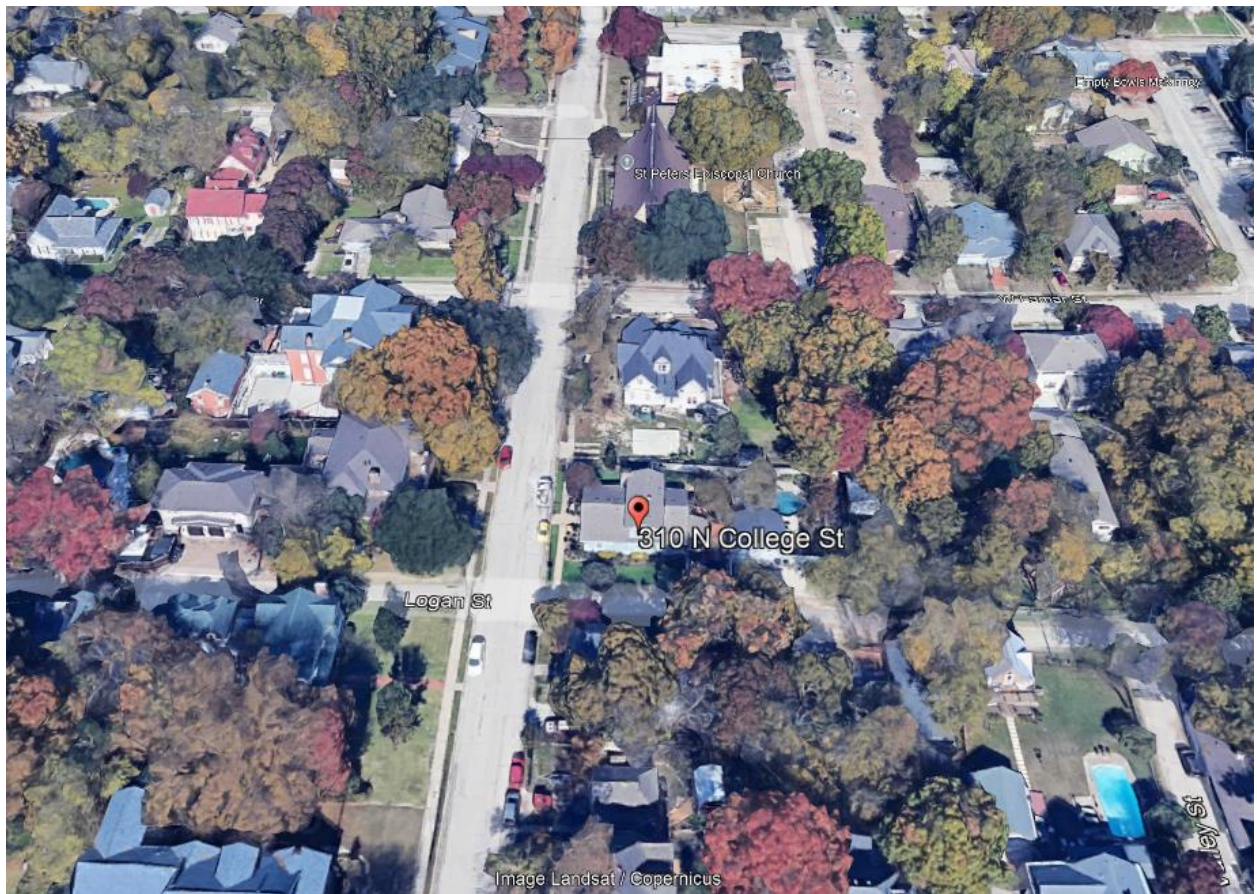
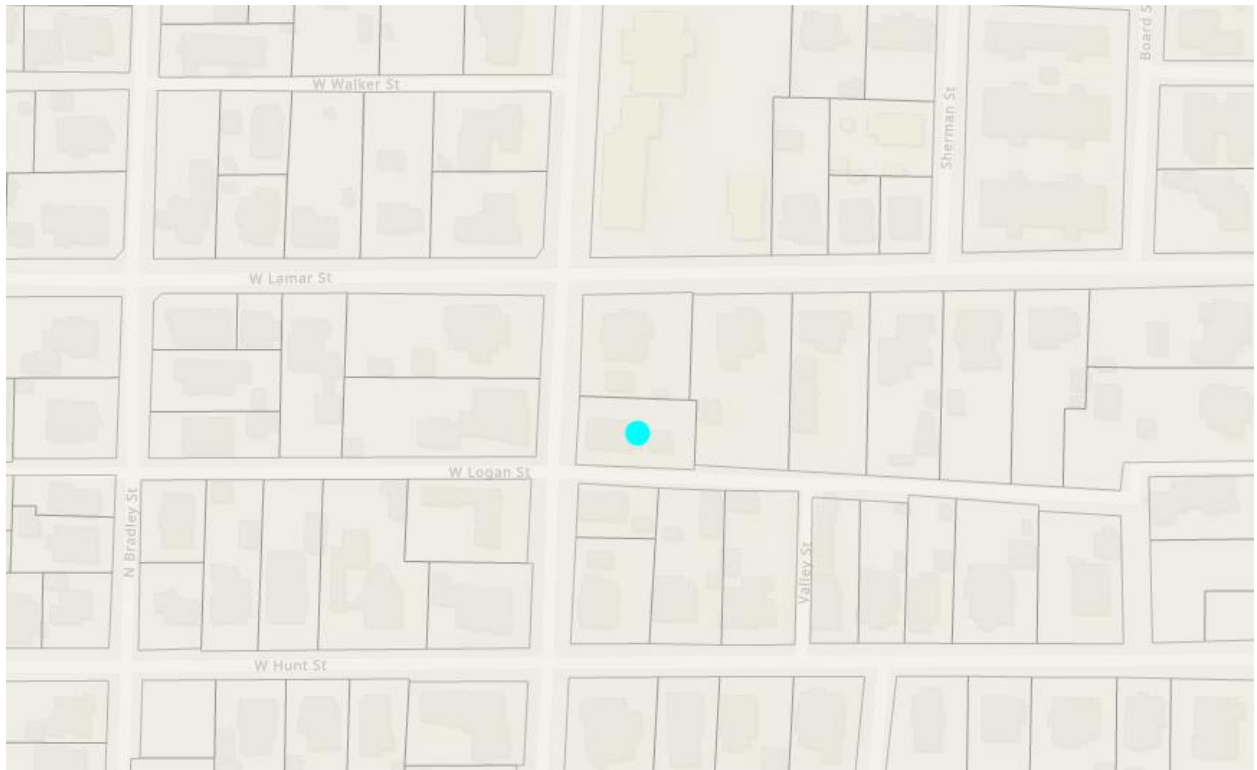
The following lists of plant materials only apply to materials planted or preserved to satisfy the landscape requirements (section [146-135](#)) and tree preservation ordinance (section [146-136](#)) of this ordinance. Drought tolerant plants are encouraged and listed below in **bold**. Other species may be utilized with approval from the landscape administrator. **Artificial plants or turf are expressly prohibited.**

##### Sec. 146-135. - Landscape requirements.

(e) *General standards.*

(1) The following criteria and standards shall apply to landscape materials and installation. For the purposes of this section, the term "caliper" shall be defined as the diameter measurement of a tree trunk.

a. Required landscaped open areas shall be completely covered with **living plant material**.





## BOARD OF ADJUSTMENT APPLICATION

\*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

**Meeting Date, Location and Time:**

See attached schedule for dates. Meetings are held at City Hall, 222 N. Tennessee Street. **Note: Posted Agenda for meeting will have the correct location and time.**

**Application Deadline:**

See attached schedule for dates. Applications are due by 12:00 noon to the Building Inspections Department, [www.mckinneytexas.org/css](http://www.mckinneytexas.org/css).

**Application Fee:**

A non-refundable fee of \$150.00 is to be paid at time of application submittal.

**Items Required at The Time of Submittal:**

- Completed application (including the written authorization from the owner of the property on which the variance is sought)
- Existing plot/site plan or survey drawn to scale of the subject property.
- Proposed plot/site plan or survey drawn to scale of subject variance sought.
- Elevation renderings of proposed variance request.
- Aerial map of properties around requested variance property.

**Note:** Only completed and applicable application submittals will be placed on the Board of Adjustments' agenda

In accordance with the provisions of V.T.C.A., Local Government Code 211.008 et seq. and the City of McKinney's Code of Ordinances, the Board of Adjustment is only authorized to consider request for variances, special exceptions and appeals based on error – SEE ORDINANCE BELOW.

### Section 110 Administrative Authority

#### **1. Board of Adjustment**

A Board of Adjustment is hereby established in accordance with the provisions of TLGC §211.008 et seq. and shall have the authority and responsibilities outlined in this Code and as prescribed by state law and the City Charter. The Board of Adjustment may also serve as the Sign Board.

##### **a. Powers and Duties of Board**

##### **I. Appeals of Administrative Decisions**

Appeals of an Administrative Official's zoning decision may be heard by the Board of Adjustment. These appeals may be made by any person aggrieved by the Administrative Official's decision, or by any officer, department, board, or bureau of the City affected by the decision.

##### **II. Reinstate a Legal Nonconforming Use**

The Board of Adjustment may reinstate the legal nonconforming status of a use that had been determined to be abandoned, if the Board finds that evidence presented by the property owner is sufficient to demonstrate the lack of abandonment or lack of intent to abandon the use.

##### **III. Subpoena Witnesses**

The presiding officer or acting presiding officer shall have the power to compel the attendance of witnesses, administer oaths, and may require the production of documents, under this Code and such rules as the board may establish.

##### **IV. Appeals Based on Error**

The Board shall have the power to hear and decide appeals where it is alleged there is error in any order, requirements, decision, or determination made by an Administrative Official in the enforcement of this Code.

##### **V. Special Exceptions**

The Board shall have the power to hear and decide Special Exceptions in accordance with §203G.2, *Special Exception*.

##### **VI. Variances**

The Board shall have the power to authorize upon appeal in specific cases such variance from the terms of this Code in accordance with §203G.3, *Variance*.

## **VII. Changes**

The Board shall have no authority to change any provisions of this Code. The Board may not change the zoning district designation of any land either to a more restrictive or less restrictive zoning district and may not approve or authorize a specific use permit or any use in a zoning district where such use is not otherwise allowed.

## **VIII. Amortization of Nonconforming Land Uses**

The Board shall have the authority to establish a compliance date for nonconforming uses at the request of the City Council in accordance with §201C.8, *Amortization of Legal Nonconforming Uses*.

## **Section 203 F Appeal Procedures**

### **2. Administrative Appeal**

Decisions made by an Administrative Official of the City in the administration of this Code may be appealed to the Board of Adjustment. The Director of Engineering's application and enforcement of the Engineering Design Manual may not be appealed.

#### **a. Applicability**

Appeals of an Administrative Official's decision may be taken to the Board of Adjustment for review and decision.

- I. An appeal of an Administrative Official's determination that is not related to a specific application, address, or project may be filed by a person aggrieved by the decision, or any officer, department, board, or bureau of the City affected by the decision.
- II. An appeal of an Administrative Official's determination that is related to a specific application, address, or project may be filed by the person who filed the application that is the subject of the decision, the owner or representative of the owner of the property that is the subject of the decision, or any person aggrieved by the decision and is the owner of real property within 200 feet of the property that is the subject of the decision, or by any officer, department, board, or bureau of the City affected by the decision. The Board in exercising its authority shall have the same authority as the Administrative Official and department from whose decision the appeal is taken. The Board may reverse or affirm in whole or in part, or may modify the order, requirement, decision, or determination from which the appeal is taken.

#### **b. Submittal Requirements**

Board of Adjustment application, specifying the grounds for the appeal.

#### **c. Public Hearing and Notice Required**

The appeal shall be scheduled for a public hearing before the Board of Adjustment. Mailed notice shall be provided to property owners within a 200-foot radius of the subject property and due notice shall be provided to the parties in interest.

#### **d. Procedure**

Appeals of administrative decisions shall be considered in accordance with the following procedure, and Texas Local Government Code §211.009 and §211.010.

- I. Within 20 days of the original decision that the appellant wishes to appeal, the appellant must file an application with the City specifying the grounds for the appeal. The application shall be filed with the Board and the Administrative Official from whom the appeal is taken.
- II. On receiving notice of the appeal, the Administrative Official from whom the appeal is taken shall immediately transmit to the Board all the papers constituting the record of the action that is being appealed.
- III. An appeal stays all proceedings, construction activities of any kind, and any and all other work in furtherance of the action that is appealed. If the appeal is taken from an Administrative Official's decision, the Administrative Official may certify in writing to the Board facts supporting the Administrative Official's opinion that a stay would cause imminent peril to life or property. In that case, the proceedings may be stayed only by a restraining order granted by the Board or a court of record on application, after notice to the Administrative Official, if due cause is shown by the appellant.
- IV. A party may appear at the appeal hearing in person or by agent or attorney. The Administrative Official and the appellant may each provide a legal brief to the Board in support of their respective argument(s). If a brief is first provided at the hearing, the Board may recess to review the brief before conducting the hearing.
- V. The Board shall decide the appeal at the next meeting for which notice can be provided following the hearing and not later than the 60<sup>th</sup> day after the date the appeal is filed.



- VI. The concurring vote of seventy-five percent (75%) or more of the members of the Board of Adjustment is necessary to reverse an order, requirement, decision, or determination of an Administrative Official. Any appeal not approved by the concurring vote of seventy-five percent (75%) or more of the members of the Board of Adjustment shall be considered denied.
- e. **Approval Criteria**  
The Board of Adjustment shall base their decision on the specific standards and approval criteria applicable to the original decision being appealed.
- f. **Appeals**  
The decision of the Board of Adjustment shall be final. Any further appeals shall be made to the state courts of Collin County, Texas in accordance with state law.

## **Section 203 G Flexibility and Relief Procedures**

### **Special Exception**

Through the Special Exception procedure, the Board of Adjustment may evaluate certain adjustments and modifications to the standards in this Code based on necessity or unusual circumstances.

### **Applicability**

Special Exceptions may be used to:

- I. Permit a public utility or public service building or structure in any district, or a public utility or public service building of a ground area and of a height otherwise in conflict with the standards provided for in the district in which such public utility or public service building is permitted to be located, when found reasonably necessary for the public health, convenience, safety, or general welfare;
- II. Permit the extension of a use, height, and/or area regulation into an adjoining zoning district, where the boundary line of the zoning district divides a lot in a single ownership on the effective date of the ordinance from which this section is derived;
- III. Permit the reconstruction of a legal nonconforming building that has been damaged by explosion, fire, the elements, the public enemy, or any other cause, to the extent of more than 50 percent of its fair market value, where the Board finds some compelling necessity requiring a continuance of the nonconforming use and the primary purpose of continuing the nonconforming use is not to continue a monopoly;
- IV. Permit the erection and use of a building or the use of premises for railroads if such uses are in general conformance with the Comprehensive Plan and present no conflict or nuisance to adjacent properties; and
- V. A Special Exception may also be granted for certain fences or portions of a fence that meet all of the requirements set out in Article 7: Fences. A hardship for fences may be found regardless of when the unusual condition was created.

### **Exceptions**

The Special Exception procedure may not be used to award special privilege or convenience to an applicant.

### **Submittal Requirements**

Applications shall be submitted, accepted, and revised, and may be withdrawn in accordance with §203A, *Standard Procedures*, and shall include the following:

- VI. Board of Adjustment application, including the written authorization from the owner of the property on which the Special Exception is sought;
- VII. Existing plot/Site Plan or survey drawn to scale of the subject property;
- VIII. Proposed plot/Site Plan or survey drawn to scale of proposed project for which Special Exception is sought;
- IX. Elevation renderings of proposed Special Exception request; and
- X. Aerial map of properties adjacent to the subject property.

### **Public Hearing and Notice Required**

The Special Exception application shall be scheduled for a public hearing before the Board of Adjustment to take action and notice shall be provided in accordance with §203A.4, Public Notice. The following notice type(s) are required for Special Exceptions:

- XI. Mailed Notice; and
- XII. Published Notice.

### **Approval Procedure**

#### **XIII. Board of Adjustment Action**

- a. The Board of Adjustment shall review and approve or disapprove the Special Exception in accordance with the approval criteria in subsection f. of this section.

- b. A concurring vote of seventy-five percent (75%) or more members of the Board of Adjustment shall be required to approve a Special Exception request. Any request for a Special Exception that is not approved by affirmative vote of seventy-five percent (75%) or more members of the Board of Adjustment shall be considered denied.
- c. The Board of Adjustment shall decide the request no later than the 60<sup>th</sup> day after the public hearing at which the Board heard the request.
- d. The Building Official shall provide a written notification of the Board of Adjustment's decision to the applicant.

#### **Approval Criteria**

The Board of Adjustment may approve a Special Exception if they find the request:

- XIV. Is not contrary to the public interest or otherwise injurious to adjacent property owners;
- XV. Is the minimum modification necessary to gain the relief requested; and
- XVI. Is not solely for the purpose of mitigating a financial hardship.

#### **Appeals**

The decision of the Board of Adjustment shall be final. Any further appeals shall be made to the state courts of Collin County, Texas in accordance with state law.

#### **Expiration**

If the property owner has not shown progress toward completion associated with the required permits to carry out the approved Special Exception within two years of approval, the Special Exception shall automatically expire.

#### **Variance**

A Variance may be approved by the Board of Adjustment to provide relief from the strict application of the zoning provisions of this Code where literal enforcement of the requirements of this Code will result in unnecessary hardship and where the Variance is necessary to develop a parcel of land that cannot otherwise be developed due to unique conditions on the property.

#### **Applicability**

The Variance procedure may be used to:

- XVII. Permit a Variance to requirements of any district where there are unusual and practical difficulties or unnecessary hardships due to an irregular shape of the lot or topographical or other conditions; and
- XVIII. Authorize Variances from the strict application of this Code that are in harmony with its general purpose and intent, provided such Variance will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty, while at the same time, the surrounding properties will be properly protected.

#### **Submittal Requirements**

Applications shall be submitted, accepted, and revised, and may be withdrawn in accordance with §203A, *Standard Procedures*, and shall include the following:

- XIX. Board of Adjustment application, including the written authorization from the owner of the property on which the Variance is sought;
- XX. Existing plot/Site Plan or survey drawn to scale of the subject property;
- XXI. Proposed plot/Site Plan or survey drawn to scale of proposed project for which Special Exception is sought;
- XXII. Aerial map of properties adjacent to the subject property; and
- XXIII. Any other supporting documentation.

#### **Public Hearing and Notice Required**

The Variance application shall be scheduled for a public hearing before the Board of Adjustment to take action and notice shall be provided in accordance with §203A.4, Public Notice. The following notice type(s) are required for Variance requests:

- XXIV. Mailed Notice; and
- XXV. Published Notice.

#### **Approval Procedure**

This procedure is established to comply with TLGC, §§211.008 and 211.009.

- XXVI. The Board of Adjustment shall review and approve or disapprove the Variance in accordance with the approval criteria in subsection d. of this section.
- XXVII. A concurring vote of seventy-five percent (75%) or more members of the Board of Adjustment shall be required to approve a Variance request. Any request for a Variance that is not approved by affirmative vote of seventy-five percent (75%) or more members of the Board of Adjustment shall be considered denied.
- XXVIII. The Board of Adjustment shall decide the request no later than the 60<sup>th</sup> day after the public hearing at which the Board heard the request.
- XXIX. The Building Official shall provide a written notification of the Board of Adjustment's decision to the applicant.

**Approval Criteria**

The Board of Adjustment may approve a Variance from the requirements of the Zoning regulations of this Code where such request:

- XXX. Is not contrary to the public interest;
- XXXI. Is the minimum Variance necessary to gain the relief requested;
- XXXII. Is not solely for the purpose of mitigating a financial hardship;
- XXXIII. Is not the direct result from actions by the property owner; and
- XXXIV. Due to special conditions, a literal enforcement of the Code would result in unnecessary hardship, and so that the spirit of the Code is observed and substantial justice is done.
- XXXV. When the Variance requested involves an existing structure the Board of Adjustment may also consider the following criteria as grounds to determine where compliance with the Zoning Regulations of this Code would result in unnecessary hardship:
  - a. The financial cost of compliance is greater than fifty percent of the appraised value of the structure as shown on the most recent tax roll accepted by the City;
  - b. Compliance would result in a loss to the lot on which the structure is located of at least twenty-five percent of the area on which development may physically occur;
  - c. Compliance would result in the structure not being in compliance with a requirement of the McKinney Code;
  - d. Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
  - e. The City will consider the structure to be nonconforming.

**Approval Non-Transferable**

An approved Variance shall only apply to the property or structure associated with the Variance and shall not be transferable to any other property or structure.

**Appeals**

The decision of the Board of Adjustment shall be final. Any further appeals shall be made to the courts of Collin County, Texas in accordance with state law.

**Expiration**

If the property owner has not shown progress toward completion associated with the required permits to carry out the approved Variance within two years of the Variance approval, the Variance shall automatically expire.

# 2024-2025 BOA PUBLIC MEETING SCHEDULE



| Board of Adjustment Application<br>Submittal Deadline | Board of Adjustment Meeting<br><br>City Hall, Council Chambers<br>(Unless otherwise stated on posted agenda) |
|---|--|
| <b>Due by 12:00 Noon</b>                              | <b>6:00 PM</b>   |
| 09/09/2024  | 10/09/2024   |
| 09/23/2024  | 10/23/2024   |
| 10/14/2024  | 11/13/2024   |
| 10/28/2024  | 11/27/2024 Cancelled   |
| 11/11/2024  | 12/11/2024   |
| 11/25/2024  | 12/25/2024 Cancelled   |
| 12/09/2024  | 01/08/2025   |
| 12/23/2024  | 01/22/2025   |
| 01/13/2025  | 02/12/2025   |
| 01/27/2025  | 02/26/2025   |
| 02/10/2025  | 03/12/2025   |
| 02/24/2025  | 03/26/2025   |
| 03/10/2025  | 04/09/2025   |
| 03/24/2025  | 04/23/2025   |
| 04/14/2025  | 05/14/2025   |
| 04/28/2025  | 05/28/2025   |
| 05/12/2025  | 06/11/2025   |
| 05/26/2025  | 06/25/2025   |
| 06/09/2025  | 07/09/2025   |
| 06/23/2025  | 07/23/2025   |
| 07/14/2025  | 08/13/2025   |
| 07/28/2025  | 08/27/2025   |
| 08/11/2025  | 09/10/2025   |
| 08/25/2025  | 09/24/2025   |

## PLEASE NOTE: LOCATION, DATE AND TIME ARE SUBJECT TO CHANGE

Always check the posted agenda for correct date, location, and time.

This publication can be made available upon request in alternative formats, such as, Braille, large print, audiotape or computer disk. Requests can be made by calling 972-547-2694 (Voice) or email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org). Please allow at least 48 hours for your request to be processed.





# BOARD OF ADJUSTMENT APPLICATION

\*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

☐ APPEAL    ☐ SPECIAL EXCEPTION    ☒ VARIANCE    TODAY'S DATE: 25APR2025

## \*\*CONTACT INFORMATION\*\*

### PROPERTY LOCATION (Street Address):

310 N COLLEGE ST. MCKINNEY, TX 75069

Subdivision W A RHEA ADDITION (CMC) Lot LOT4 (PT OF ABANDONED ALLEY) OL2 Block

Property Owner: TROY LAWSON 310 N COLLEGE ST MCKINNEY TX 75069  
 (Name) (Address) (City, State, & Zip Code)  
 (Email) (Phone)

Property Owner is giving  authority to represent him/her at meeting.  
 (Applicant Name)

Property Owner Printed Name: TROY A. LAWSON Property Owner Signature Troy A. Lawson

Applicant:     
 (Name) (Address) (City, State, & Zip Code)  
 (Email) (Phone)

## \*\*REQUEST\*\*

Please list types requested:

| Description    | Ordinance Requirements | Requested Dimensions | Variance from Ordinance |
|----------------|------------------------|----------------------|-------------------------|
| Lot Size       |                        |                      |                         |
| Lot Width      |                        |                      |                         |
| Lot Depth      |                        |                      |                         |
| Side Yard      |                        |                      |                         |
| Side Yard      |                        |                      |                         |
| Side at Corner |                        |                      |                         |
| Front Yard     |                        |                      |                         |
| Rear Yard      |                        |                      |                         |
| Driveway       |                        |                      |                         |
| Other          |                        |                      |                         |

PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU MAY ATTACH ADDITIONAL INFORMATION TO SUPPORT YOUR REQUEST.

APPEAL -

**SPECIAL EXCEPTION -**

**VARIANCE -**

Request: New Owner, Troy Lawson, respectfully requests this variance to grant an exception to keep the landscaping as it was when he purchased the property.

Background: Mr. Lawson purchased the property in November of 2023. The landscaping was professionally installed by the previous owners in 2020 as part of their water conservation efforts.

Please see the attached Variation Request and Justification.

Items Submitted: ☐ Completed application and fee ☐ Plot/Site Plan or Survey drawn to scale

I hereby certify that the above statements are true and correct to the best of my knowledge.

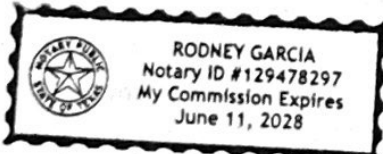
\_\_\_\_\_  
Property Owner Signature (If different from Applicant)

N/A  
Applicant's Signature

STATE OF TEXAS

COUNTY OF Collin

Subscribed and sworn to before me this 15<sup>th</sup> day of May, 2025



F.S.  
Notary Public

My Commission expires: June 11, 2028

(seal)

**NOTICE:**

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**\*\*\*OFFICE USE ONLY\*\*\***

Seeking an appeal from Chapter 41, McKinney Zoning Ordinance, Section No:

BOA Number:

**TOTAL FEE DUE:** \$150.00 (non-refundable)

Received by:

Signature:

Date:

**Troy Lawson**  
310 N College St  
McKinney, Texas 75069

**Date:** May 5, 2025

**City of McKinney Board of Adjustment**  
222 N. Tennessee St.  
McKinney, TX 75069

**RE: Request for Variance – Retention of Artificial Turf at 310 N College St., McKinney, TX 75069**

Dear Members of the Board,

I am the property owner at the 310 N College St in the City of McKinney, Collin County, Texas. I respectfully submit this request for a variance to retain existing artificial turf installed in the front yard of the property. The artificial turf was professionally installed by the prior owners before my acquisition of the property and prior to any known prohibition or enforcement action by the City regarding such installations.

**1. Request for Variance Based on Pre-Existing Use (Grandfathering Doctrine)**

The artificial turf was installed by the previous homeowners and was present at the time of the property transfer to me. There was no disclosure of any code violation or prohibition from either the seller or the City at the time of sale. Texas case law recognizes the application of vested rights and the protection of pre-existing lawful uses from retroactive zoning ordinances under the common-law “grandfather” doctrine. The installation of the artificial turf was completed prior to my purchase of the property and the City allowed its unhindered use for 5 years before enforcing Article 2: Zoning Regulations, 206 A-3a.VII on April 16<sup>th</sup>, 2025.

**2. Substantial Public Interest: Promotion of Water Conservation**

Independent of the grandfathering argument, I respectfully submit that retaining the artificial turf serves a substantial public interest in conserving water—a resource increasingly under pressure across Texas. The Texas Water Development Board and other state entities have

consistently identified residential outdoor water use, particularly irrigation, as one of the primary areas for potential water savings.

- The **State Water Plan** (administered by the Texas Water Development Board) outlines the importance of reducing lawn irrigation as a conservation strategy.
- The **Environmental Protection Agency (EPA)** has endorsed turf alternatives under the WaterSense program, promoting xeriscaping and synthetic turf where appropriate.
- Federal guidelines under the **U.S. Bureau of Reclamation's WaterSMART Program** explicitly promote strategies to reduce outdoor watering, including use of drought-resistant and synthetic materials.

Artificial turf provides year-round green coverage without the need for irrigation, fertilizers, or mowing. By eliminating the need for regular watering, this installation reduces strain on local water sources and supports regional water conservation efforts—especially critical during periods of drought or water restrictions, which are not uncommon in Collin County and North Texas generally.

In a comprehensive report by the Western Resource Advocates (WRA), it states a typical lawn can save approximately 55 gallons per square foot per year by replacing natural grass with synthetic or artificial turf. My artificial turf, measuring a total of 2,419 square feet, results in an **annual water savings of 133,045 gallons**. That translates to a **total of 665,225 gallons saved** since it was installed.

### **3. Minimal Impact and Compatibility with Neighborhood Character**

The existing artificial turf is professionally installed, visually appealing, and consistent with neighborhood aesthetics. It poses no health, safety, or environmental risk and is indistinguishable at a casual glance from natural turf. Retaining the turf will not set a precedent for unsightly or unregulated landscaping, and approval of this variance can be narrowly tailored to this specific property and installation.

### **Conclusion and Request**

In light of all the above, I respectfully request the Board grant a variance permitting the continued presence of artificial turf in the front yard. This request is grounded in both legal precedent (protecting lawful pre-existing uses) and substantial public interest (promoting water conservation). Approval would serve equity, environmental stewardship, and consistency with broader state and federal conservation goals.



Respectfully submitted,

Troy Lawson

Homeowner



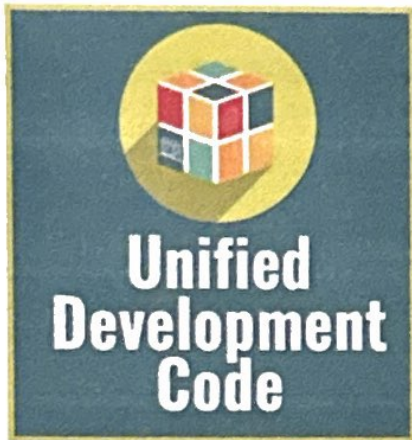












## **Adopted**

November 15, 2022



## 206 Development Standards

### A. Landscaping

#### 1. Purpose

Landscaping is accepted as adding value to property and is in the interest of the general welfare of the city. Accordingly, this section requires the provision of landscaping with development to:

- a. Protect and enhance the visual appeal of the City of McKinney;
- b. Contribute to high-quality development;
- c. Improve air quality;
- d. Buffer potentially incompatible neighboring land uses;
- e. Protect and enhance residential and commercial property values; and
- f. Mitigate the environmental and visual impacts of surface parking areas.

#### 2. Applicability

Information required to demonstrate compliance with this section shall be shown on a Landscape Plan pursuant to the procedure outlined in §203E.2, *Landscape Plan*.

##### a. New Development

Landscaping is required as provided in this section for all new development.

##### b. Redevelopment and Changes in Use

Landscaping is required as provided in this section for:

- I. Any expansion or alteration of any existing parking lot, with the exception of re-striping; and
- II. Any change of use that requires the expansion of the parking area shall result in a requirement for landscaping adjacent to the expansion being brought into conformance with the requirements of this section.

##### c. Exceptions

##### I. MTC – McKinney Town Center

Uses within the MTC – McKinney Town Center zoning district shall be exempt from the landscape requirements set forth in this section, unless it is determined by the Director of Planning that compliance with any of these standards is achievable and would contribute to the purpose and intent of the MTC – McKinney Town Center zoning district. See Appendix 2B: McKinney Town Center MTC, of this Code for any additional landscaping requirements that may be specifically applicable to the MTC – McKinney Town Center zoning district.

##### II. Airfields

Airfields (commonly known as the "air side" of an airport's perimeter boundary fence or wall) which accommodate fixed-wing aircrafts on a concrete runway with a length of at least 5,000 feet and allow for the operation of rotary-wing aircrafts shall be exempt from the landscape requirements of §206A.9.c, *Non-Residential Development*, of this section.

##### III. Parks

City-owned neighborhood parks as defined in the Parks Master Plan, as amended, that are developed, redeveloped, or expanded shall be exempt from the requirements of this section.

#### 3. Site Landscape Standards for All Uses

##### a. Generally

The following standards shall apply to all properties regardless of the land use or zoning district.

- I. Required landscaped areas shall be completely covered with living plant material, unless otherwise noted herein.
- II. Required landscaped areas shall be protected by a monolithic curb.

- III. Sidewalks and driveways crossing the street buffer by the shortest distance possible shall be allowed. Meandering sidewalks and shared use trails shall be allowed within the street buffer, so long as required tree plantings are not affected.
- IV. All trees shall be provided with a permeable surface that does not impede the absorption of water, extending a minimum two-foot, six-inch radius from the trunk of the tree.
- V. Earthen berms shall not have side slopes that exceed 4:1 (four feet of horizontal distance for each one foot of height), if applicable.
- VI. Detention and retention easements shall not be located in a required street or adjacency buffer, unless otherwise approved by the Directors of Engineering and Planning. In no case shall the detention and retention easement encroach on more than 50 percent of the required street or adjacency buffer. If a portion of the required street or adjacency buffer is used for a detention and retention easement the slope within the landscape or perimeter buffer shall not exceed 6:1 (six feet of horizontal distance for each one foot of height).
- VII. Artificial turf is prohibited in the front yard and corner side yard of single-family residential properties. Artificial turf is prohibited in required landscaping areas on non-residential and multi-family residential properties.
- VIII. All required landscape areas shall be irrigated. When provided, all automatic underground irrigation systems shall:
  - a. Be equipped with rain and freeze sensors, or a weather-aware internet device;
  - b. Be designed by a qualified professional, and installed by a licensed irrigator after receiving a permit, as may be required under the construction code; and
  - c. Comply with the City's [water conservation ordinance](#) as it exists or may be amended.
- IX. Required plant materials shall conform to the standards of the approved plant lists for the City, provided in Appendix 2A: Approved Plant List. The Director of Planning may approve plants for use that are not on the approved plant lists so long as they meet the following criteria:
  - a. A specification sheet is provided to show that the proposed plant is compatible with the area and is not vulnerable to major diseases or pests.

#### 4. Planting Requirements

##### a. Minimum Plant Material Dimensions

Required plant materials shall conform to the minimum dimensions in Table 2-28: Minimum Landscape Measurements and Standards.

| Table 2-28: Minimum Landscape Measurements and Standards |   |   |
|--|---|---|
|  | At Time of Planting (All Apply)   | At Maturity   |
| <b>Canopy trees</b>                                      | Caliper: 4 inches [1]<br>Height: 12 feet  | Capable of attaining a crown spread of at least 25 feet.  |
| <b>Ornamental trees</b>                                  | Caliper: 2 inches [1]<br>Height: 8 feet   | Capable of attaining a crown spread of 15 feet. [2]   |
| <b>Tall Evergreen Shrubs</b>                             | Height: 3 feet<br>Spacing: No further apart than 3 feet on center   | Screening shall form a continuous, unbroken, solid visual screen 6 feet in height within 2 years after time of planting, unless otherwise approved by the Director of Planning. |
| <b>Low Evergreen Shrubs</b>                              | Height: 2 feet<br>Spacing: No further apart than 3 feet on center   | Shrubs shall be maintained at 3 feet in height within 2 years after time of planting.   |
| <b>Evergreen Vines</b>                                   | May be used in conjunction with fences, screens, or walls to meet landscape screening and/or buffering requirements, as approved by the Director of Planning. |   |

Synthetic GreenScapes  
2709 Market St  
Garland , TX 75041  
972-442-7362 | 972-442-7362 (fax)

**Invoice: 1652**

Date 5/1/2020  
Terms Due on receipt  
PO Number  
Account #

**PAID**

**Bill To**

Liz Cena  
310 Norht College Street  
Mckinney, TX 75069

**Property Address**

Cena, Liz  
310 North College Street  
Mckinney, TX 75069

| Date/Time | Description   | Quantity | Price    | Total    |
|-----------|---|----------|----------|----------|
| 5/1/2020  | Zoysia Urban is one of our most realistic turfs ever!<br>Designed to emulate the look and feel of Zoysia. Multiple<br>Color Variety. Blade Height 1.562"  | 2349.00  | 8.95     | 21023.55 |
| 5/1/2020  | Synthetic Sand Artificial sand that serves as an Odor<br>Control Infill. Does not compact or clump up and does not<br>retain moisture or scents.  | 495.00   | 0.80     | 396.00   |
| 5/1/2020  | Commercial Grade Steel Edging Heavy grade steel edging<br>that is driven into the ground for best practice installation.<br>This separates the natural areas from the synthetic areas<br>while keeping the base in tact.  | 155.00   | 4.95     | 767.25   |
| 5/1/2020  | Decomposed Granite - Leveled, Graded, Compacted   | 205.00   | 4.82     | 988.10   |
| 5/1/2020  | Provided Discount   | 1.00     | -1260.00 | -1260.00 |
| 6/17/2020 | Zoysia Urban is one of our most realistic turfs ever!<br>Designed to emulate the look and feel of Zoysia. Multiple<br>Color Variety. Blade Height 1.562"<br>Back Yard Dog Area addition   | 70.00    | 8.95     | 626.50   |
| 6/17/2020 | Commercial Grade Steel Edging Heavy grade steel<br>edging that is driven into the ground for best practice<br>installation. This separates the natural areas from the<br>synthetic areas while keeping the base in tact.<br>Boarder for Back Yard Dog Area Addition | 30.00    | 5.00     | 150.00   |

|                |             |
|----------------|-------------|
| Subtotal:      | 22691.40    |
| Invoice Total: | \$22,691.40 |

**PAYMENT COUPON**

Synthetic GreenScapes  
2709 Market St  
Garland , TX 75041  
972-442-7362 | 972-442-7362 (fax)

Terms Due on receipt  
Account #  
PO Number

Liz Cena  
310 North College Street  
Mckinney, TX 75069

Invoice # 1652  
Invoice Date 5/1/2020  
Invoice Balance \$0.00  
Account Balance \$0.00  
Amount Enclosed



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972-442-7362 | 972-442-7362 (fax)

**Invoice: 1652**

Date 5/1/2020  
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PO Number  
Account #

**PAID**

**Bill To**

Liz Cena  
310 Norht College Street  
Mckinney, TX 75069

**Property Address**

Cena, Liz  
310 North College Street  
Mckinney, TX 75069

| Date/Time               | Description | Quantity | Price | Total  |
|-------------------------|-------------|----------|-------|--------|
|                         |             |          |       |        |
| <b>Account Balance:</b> |             |          |       | \$0.00 |

**PAYMENT COUPON**

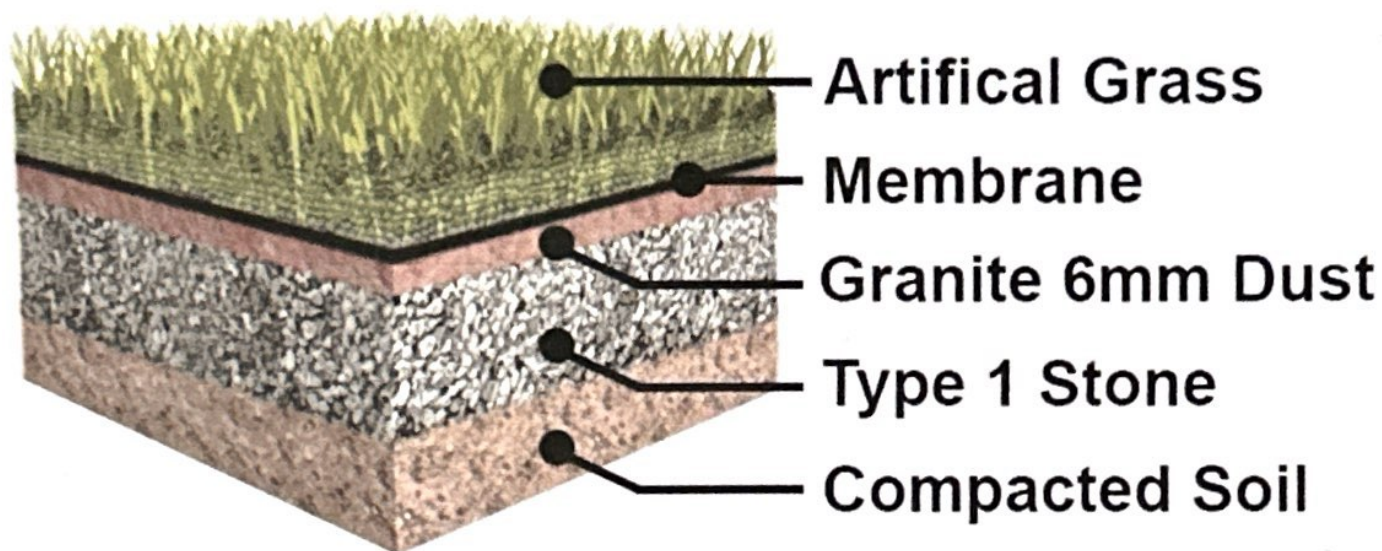
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Invoice Date 5/1/2020  
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Amount Enclosed

## < THE PROCESS



### Step 1:

Excavation 1-3 inches after all existing grass is removed

### Step 2:

Add  $\frac{1}{2}$  limestone rock as a base that is compacted down in order to make a hard surface

### Step 3:

Add a small layer of decomposed granite to smooth out the surface to get ready for the turf

### Step 4:

Lay down the turf and ensure correct seaming



Be Published in the  
***McKinney COURIER-GAZETTE***  
**FRIDAY, AUGUST 1ST 2025**  
**ONE (1) TIME**

**NOTICE OF REQUEST FOR VARIANCE  
THE BOARD OF ADJUSTMENT**

**BOARD OF ADJUSTMENT CASE NO. 2025-0030**

Conduct a Public hearing to Consider/Discuss/Act on the request by Applicant Troy Lawson to Consider/Discuss/Act on the Appeal of the Building Official's decision regarding a violation of UDC Article 2 Section 206 A.3.a.VII, prohibiting artificial turf in the front yard of single-family dwellings. The applicant is requesting to keep the artificial turf already installed in the front yard. This request is on the property located at **310 North College Street, Lot 4 of the W. A. Rhea Addition to the City of McKinney, Texas.**

**NOTE:**

A PUBLIC HEARING HAS BEEN SCHEDULED AND WILL BE HELD PURSUANT TO THIS REQUEST IN THE 1<sup>ST</sup> FLOOR VIRGINIA CONFERENCE ROOM 123 AT THE CITY HALL 401 E. VIRGINIA STREET MCKINNEY, TEXAS

**WEDNESDAY, AUGUST 13TH, 2025 - 6:00 P.M.**

The Agenda and Meeting Details for the Board of Adjustment meeting will be posted for viewing on the City of McKinney website, at least 72 hours before the meeting. Website link - <http://mckinney.legistar.com/Calendar.aspx>. Select Calendar tab. List view tab, drop down box, Board of Adjustment.

**WITNESS MY HAND AND SEAL OF OFFICE ON THIS THE 29TH DAY OF JULY, 2025.**

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**EMPRESS DRANE**  
**City Secretary**

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