

BOARD OF ADJUSTMENT REGULAR MEETING

JUNE 3, 2026

The Board of Adjustment met in regular session at the McKinney City Hall Council Chambers, 401 E. Virginia Street, McKinney, Texas, on Wednesday, June 3, 2026, at 6:00 p.m. An audio recording of the meeting is available to members of the public through the City of McKinney meeting archive.

Board Chairperson Larry Jagours called the meeting to order at 6:03 pm upon determining a quorum consisting of Chairperson Larry Jagours and the following board members were present: Tonya Dangerfield, Randall Wilder, Elmer Corbin, and Samuel Franklin.

Board Members Absent: Deanna Kuykendall and Jon Neal Prevost

These Staff and City Council Members were present: Assistant Chief Building Official Jeffrey Harris, Administrative Coordinator Monica Castilleja, and IT Audio/Visual Joshua Arias.

There were two members of the public present in the audience.

CONSENT ITEMS

No consent items were presented at this meeting.

REGULAR AGENDA ITEMS

26-0522 Conduct a Public hearing to Consider/Discuss/Act on the request by Applicant Adam Panter to Consider/Discuss/Act on the Appeal of the Building Official's decision regarding a violation of UDC Section 204 (G), Table 2-6, Footnote 2, requiring a minimum driveway length of 20 feet. The applicant is requesting to construct an addition that would result in a driveway length of 16 feet due to the setback to the garage. This request is on the property located at 408 Oak Street, Lot 1B of Block 6 of the TT Bradley Addition to the City of McKinney, Texas.

A motion was made by Board Member Tonya Dangerfield to open the public hearing, seconded by Samuel Franklin. The Board voted unanimously in favor of the motion. The floor was open for public hearing. Assistant Chief Building Official Jeffrey Harris and Applicant Adam Panter were sworn in by Chairman Larry Jagours.

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Assistant Chief Building Official Jeffrey Harris presented the ordinance, a map, photos, and information from the application to the Board. Mr. Harris mentioned to the Board that the Engineering Department did review the variance since they do have the power to approve such a variance administratively but chose to decline approval of the variance due to concerns about vehicles encroaching on the right-of-way side of the alley. Board Member Tonya Dangerfield asked Mr. Harris if he had any knowledge of why the Engineering Department chose to deny the variance. Mr. Harris stated he spoke to the Engineering Director and stated the Engineering Department was in favor of a partial approval of 18 ft, not of 16ft. Mr. Harris briefly explained why he believed the Engineering Department would not approve the 16ft setback. Applicant Adam Panter approaches the speaking podium and clarifies what was in question. Board Member Tonya Dangerfield's previous question. Adam Panter expresses to the Board Members his intent to attempt to make the subject property look nicer by remodeling it. Adam Panter proceeds to explain to the Board Members his previous meeting with a City Official who stated that the setback had assured him a 16ft setback would be allowed. Adam Panter states that when he submitted his documents to the permitting department, he was told that the setback for the property was 15 ft, but a driveway would be allowed at 16ft. Applicant Adam explains to the Board that they presented plans with what they thought would be sufficient based on what was allowed. Adam Panter proceeds to explain to the Board Members that when they got to the permitting step of the project, that's when they encountered the contradiction of what was allowed. Adam Panter explained to the Board that the current garage that sits on the property only fits one car, but they would like it to fit two cars; therefore, if they moved it to the side of the property like they are proposing, they would successfully be able to accommodate two vehicles. Adam Panter let the Board know what the ordinance calls for and what he is requesting. Applicant Adam Panter also mentioned to the Board if the City decided to make the unimproved alley an improved alley, they would face challenges with two to three structures, stating they would have to be demolished since they do sit on the unimproved alley. Adam proceeded to explain to the Board Members that they would meet or exceed that 20ft driveway clear of any right-of-way or roadway or any access point they would meet and/or exceed that with the driveway

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they are proposing. Applicant Adam Panter explains to the Board Members that they fully intend to extend the driveway to the rock road, not to the property line, and have a minimum of 20ft. Board Member Tonya Dangerfield questioned applicant Adam Panter if there is an existing sidewalk. Applicant Adam Panter explained there is no existing sidewalk, only an unimproved rock road. He also mentioned to the Board Members that the unimproved alley road only goes up about two blocks total. Applicant Adam Panter explains that his property is one of four properties that adjacently face the unimproved alley between the two streets. Board Member Tonya Dangerfield asked for clarification on the placement of the 20ft. Applicant Adam Panter clarified for Board Member Tonya Dangerfield. Chairman Larry Jagours asked the Board Members if they had any further questions for the City or the applicant. Board Member Tonya Dangerfield proceeded to ask a question to Assistant Chief Building Official Jeff Harris. She asked if the 20ft driveway was considered when the plans were presented to the Engineering Department. Assistant Chief Building Official Jeff Harris stated that in his previous conversation with the development engineering manager, they expressed concern about the CIP project that occurs every summer. The engineering department evaluates different roads that they can improve throughout the City. Mr. Harris mentioned to Board Member Tonya Dangerfield that he does understand that the applicant will have twenty feet to the current unimproved alley however, he continues to express concern and mentioned that if the City Engineering Department decides to improve that alley, then that would be a problem due to it only leaving sixteen feet. Mr. Harris stated that the Engineering Department was unable to give him an exact answer when asked if that alley was ever going to be improved. Applicant Adam Panter reminded the Board Members that there are other existing structures that would be affected if the City did decide to improve that alley. Mr. Harris agreed with applicant Adam Panter and notified the Board that there are indeed at least two or three more structures that are noncompliant and existing. Board Member Tonya Dangerfield questioned why the existing structures have not been questioned on compliance. Mr. Harris proceeds to explain they are noncompliant but are currently existing. He also explains that he did have an opportunity to look back at the previous property applicant Adam Panter sent him and did find a permit from 2012 for a remodel.

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Board Member Elmer Corbin asked Mr. Harris if the City decided to go back and improve the alley, if the existing non-compliant structure would receive a violation. Chief Building Official Jeff Harris stated that, much like the other historic areas around the MTC, zoning is going to have significant structures that have been existing since the 30s and 40s. Mr. Harris also lets the Board know that those structures are allowed to remain so long as they do not ever get torn down or improved with new construction if they do, they will have to comply with the current UDC requirements. Board Member Tonya Dangerfield asked Mr. Harris if the City does decide to improve the alley, what will happen with the historic properties. Mr. Harris explained that the Engineering Department, along with the City Attorney, will work with the homeowners to mitigate how they would get over that hurdle. Mr. Harris mentioned to the Board Members that in some instances there is a possibility that the structures might need to be moved on a case-by-case basis. Applicant Adam Panter let the Board Members know that the structure he plans to build does meet the required setbacks. Mr. Harris confirmed Adam Panter's statements regarding the setbacks. Board Member Elmer Corbin stated that the applicant would only have to tear down two feet if the City decided to improve it. Board Members, the applicant, and Mr. Harris discussed the unimproved alley and what it would take for the City to improve it if they chose to improve it. Board Member Randall Wilder said that unless the City has plans soon to improve that alleyway, he didn't feel like the Board Members would even have to consider that right now. Board Member Elmer Corbin asked for clarification on the water meter box that appeared in the right-of-way and questioned whether the waterline ran all through the alley. Mr. Harris stated the location of the water line as well as other details. Applicant Adam Panter mentioned additional details to the Board Members. Board Member Elmer Corbin asked if the entrance of the garage would be on the side of the home. Applicant Adam Panter stated Elmer was correct and explained how the structure was intended to be built. Board Member Elmer Corbin and Randall Wilder questioned a picture that was in the presentation. Mr. Harris and Applicant Adam Panter let the Board Members know that the picture is from 501 N Church Street and that it was simply an example of a much more egregious driveway. Applicant Adam Panter explained to the Board Members his intention for the structure's entrance. Chairman Larry

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Jagours asked Board Members if they had any further questions for the applicant or the City. No one had questions. Chairman Larry Jagours allowed anyone in the audience to speak regarding the agenda item. A resident named Lorie Scott approached the stand she stated that she owned the subject property and simply wanted to remodel it for her and her husband. Lorie Scott stated that the alleyway ends after College Street and that it is non-existent for a few blocks. Lorie Scott mentioned to the Board Members that most of her neighbors utilize the unimproved alley to drive into their driveway. Lorie Scott also mentioned that none of her neighbor's parks are in the unimproved alley. Chairman Larry Jagours asked the Board Members if they had any questions. Board Member Elmer Corbin asked if someone who was not a McKinney resident and who would like to park in the unimproved alley would block Lorie Scott's driveway. Lorie Scott stated that anyone looking to park would more likely park on Oak Street since there is more than enough room to park. Board Member Elmer asked his question again. Lorie Scott then responded that if someone decided to park in front of our driveway, then yes, it would interfere with the exiting of their vehicles. Board Member Elmer Corbin explains his concern regarding a City vehicle blocking the driveway. Lorie Scott then explains why a vehicle will more than likely not park at the very entrance of the unimproved alleyway and why they would park on Oak Street. Board Member Samuel Franklin asked Lorie Scott if one side of the alley was blocked by a vehicle, would there be another entrance? Lorie Scott let the Board Members know they can also access the alley through Bradley Street as well. Board Member Larry Jagours questions a property on the map. Lorie Scott lets Board Members know that the structure Mr. Jagours was questioning is a detached garage sitting on the property line. Board Members continue to discuss the alleyway amongst themselves. Chairman Larry Jagours announced that there were thirty-one notices sent out, with three responses returned. Two in favor, one against. Chairman Larry Jagours asked if there were any further questions; Board Members did not have any further questions.

Board Member Randall Wilder made a motion to close the public hearing, seconded by Board Member Elmer Corbin. All members voted in favor, and the public hearing was closed. There was no discussion amongst the members regarding the

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agenda item after the public hearing was closed. Chairman Larry Jagours proceeded to ask if there is a motion regarding the agenda item. Board Member Tonya Dangerfield made a motion to approve the agenda item as written, seconded by Board Member Samuel Franklin. Chairman Larry Jagours asked for all members in favor of the motion to say aye. Board Members Randall Wilder and Elmer Corbin all responded with aye. All Board Members voted in favor of the motion to approve the agenda item to conduct a public hearing to Consider/Discuss/Act on the request by Applicant Adam Panter to Consider/Discuss/Act on the Appeal of the Building Official's decision regarding a violation of UDC Section 204 (G), Table 2-6, Footnote 2, requiring a minimum driveway length of 20 feet. The applicant is requesting to construct an addition that would result in a driveway length of 16 feet due to the setback to the garage. This request is on the property located at 408 Oak Street, Lot 1B of Block 6 of the TT Bradley Addition to the City of McKinney, Texas..

ADJOURN

Board Member Tonya Dangerfield made a motion to adjourn the meeting, seconded by Board Member Randall Wilder, to adjourn at 6:44 pm. The Board voted unanimously in favor of the motion the meeting was adjourned.

SIGNED:

DEANNA KUYKENDAL, Board Chair
LARRY JAGOURS, Board Vice Chair

ATTEST:

MONICA CASTILLEJA, Meeting Clerk

City of McKinney, Texas