



CITY OF MCKINNEY, TEXAS

Agenda Board of Adjustment

Wednesday, October 15, 2025

6:00 PM

Council Chambers
401 E. Virginia Street
McKinney, Texas 75069

PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL AND/OR CITY BOARDS & COMMISSIONS MAY BE PRESENT. NO CITY COUNCIL, BOARD OR COMMISSION ACTION WILL BE TAKEN.

CALL TO ORDER

PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Items)

If you wish to address the Board on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the Clerk before the meeting. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Board for items listed as public hearings will be recognized when the public hearing is opened.

Speakers wishing to address the Board regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Board Chair may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

CONSENT ITEMS

This portion of the agenda consists of non-controversial or housekeeping items required by law. Items may be considered individually by the Board or Commission member making such request prior to a motion and vote on the Consent Items.

25-3264 [Minutes of the Board of Adjustment Regular Meeting of September 24, 2025.](#)

Attachments: [MINUTES](#)

REGULAR AGENDA ITEMS

25-3261 [Conduct a Public hearing to Consider/Discuss/Act on the request by Owner Peter Knight, to Consider/Discuss/Act on the Appeal of the Building Official's decision regarding a violation of the Zoning requirement under their PD, which](#)

requires a 20 foot rear setback for this SF-2 tract. The applicant is requesting to reduce the rear yard setback from the required 20 feet to 14 feet in order to construct an attached covered patio. This request is on the property located at 10316 Flat Creek Trail, Lot 28 of Block H of the Reserve at Westridge Phase 1B Addition to the City of McKinney, Texas.

Attachments: [Application Letter](#)
[Application](#)
[GIS Exhibit](#)
[HOA Letter](#)
[Notice Letter](#)
[Notice Map](#)
[Plans and Elevations](#)
[Site Plan Proposed](#)
[Site Plan Survey](#)
[Zoning Exhibit](#)

25-3262

Conduct a Public hearing to Consider/Discuss/Act on the request by Owner James West, to Consider/Discuss/Act on the Appeal of the Building Official's decision regarding a violation of UDC Article 704, Section B, Table 7-1. The applicant is requesting to exceed the maximum allowed height of 4 feet in this location to construct a 6 foot high wood fence and gate near a street-facing side property line and at the rear corner of the lot, where the side yard of this lot abuts the front yard of the property behind it. This request is on the property located at 504 Tucker Street, Lot 663A of the McKinney Outlots Addition to the City of McKinney, Texas.

Attachments: [Application Letter](#)
[Application](#)
[Certificate of Appropriateness Application](#)
[GIS Exhibit](#)
[Notice letter](#)
[Notice Map](#)
[Plans - Site Plan - Elevations](#)
[Site Photos](#)
[Zoning Exhibit](#)

25-3263 [Conduct a Public hearing to Consider/Discuss/Act on the request by Owner Ian Mclean, to Consider/Discuss/Act on the Appeal of the Building Official's decision regarding a violation of UDC Article 2, Table 2-27, which requires side and rear setbacks for accessory buildings over 300 square feet to be a minimum of 5 feet. The applicant is requesting to construct a workshop 3 feet from the rear property line and a cabana 3 feet from the side property line. This request is on the property located at 1104 S. Tennessee Street, Lot 3 of Block A of the Benji Addition to the City of McKinney, Texas.](#)

Attachments: [Application Letter](#)
[Application](#)
[GIS Exhibit](#)
[Notice Letter](#)
[Notice Map](#)
[Plans and Elevations](#)
[Site Photo](#)
[Site Plan](#)
[Survey](#)
[Zoning Exhibit](#)

PUBLIC COMMENTS Regarding Matters not on the Agenda

BOARD AND MANAGER COMMENTS

Board and Manager comments relating to items of public interest: Announcements regarding local or regional civic and charitable events, staff recognition, commendation of citizens, upcoming meetings, informational update on projects, awards, acknowledgement of meeting attendees, birthdays, requests for items to be placed on upcoming agendas, and condolences.

ADJOURN

Posted in accordance with Texas Government Code, Chapter 551, on September, 9th , 2025.

*Empress Drane, City Secretary
Tenitrus Parchman, Deputy City Secretary*

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Email contact-adacompliance@mckinneytexas.org. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.