



BOARD OF ADJUSTMENT APPLICATION

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

☐ APPEAL

☐ SPECIAL EXCEPTION

☒ VARIANCE

TODAY'S DATE: _____

CONTACT INFORMATION

PROPERTY LOCATION (Street Address):

4305 BROOKRIDGE AVE, MCKINNEY, TX, 75071

Subdivision: PAINTED TREE Lot: _____ Block: _____

Property Owner: BHASKAR MUSTIYALA 4305 BROOKRIDGE AVE, MCKINNEY, TX, 75071
(Name) (Address) (City, State, & Zip Code)
BMUSTIYALA@GMAIL.COM 7692346709
(Email) (Phone)

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

Property Owner Printed Name: BHASKAR MUSTIYALA Property Owner Signature: H. Bhaskar

Applicant: BHASKAR MUSTIYALA 4305 BROOKRIDGE AVE, MCKINNEY, TX, 75071
(Name) (Address) (City, State, & Zip Code)
BMUSTIYALA@GMAIL.COM 7692346709
(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	2 canopy trees required per UDC Table 2-30	0 canopy trees	Requesting relief from planting both CANOPY TREES

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 -

I am requesting a variance from the two-canopy-tree requirement due to physical limitations on my lot. The front yard has limited planting space between the home and sidewalk, and the HOA denied approval for relocating a tree to the parkway, which is also not permitted by city regulations. The backyard has a shallow depth and a retaining wall, which limits usable space and presents structural concerns. These conditions create a hardship that prevents compliance with the planting requirement as outlined in Table 2-30 of the UDC.

SPECIAL EXCEPTION -

Requesting a variance from the requirement to plant two canopy trees on my property at 4305 Brookridge Ave due to physical and structural limitations in both the front and back yards. These constraints prevent safe and practical placement of trees without posing potential risks to the home's foundation, retaining wall, or utilities.

VARIANCE -

My front yard is narrow, with limited space between the home and sidewalk. Planting one or two canopy trees there raises concerns about potential long-term impacts to the foundation, driveway, and underground utilities. I had requested to relocate a tree into the parkway (between the sidewalk and the street), but the HOA denied that request, and I later learned the City prohibits planting in that area as well.

My backyard is also shallow and includes a retaining wall, which limits planting options due to structural and drainage concerns. Although I have already planted two ornamental apple trees in the backyard, they do not qualify as canopy trees under city code.

I would be open to planting a compact canopy tree in a safe location if I could be assured it would not pose structural risks in the future. I am also fully supportive of the City's efforts to increase tree coverage and would be willing to contribute financially if the City prefers to plant trees elsewhere nearby or within McKinney.

Due to these physical and structural hardships, I respectfully request a variance from the two-canopy-tree requirement.

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) STATE OF TEXAS

U. Brasher

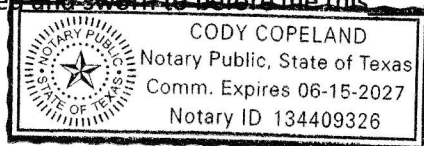
Applicant's Signature

COUNTY OF COLLIN

Subscribed and sworn to before me this

22 day of August

2025



(seal)

[Signature]

Notary Public

My Commission expires: 06-15-2022

NOTICE:

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 Please allow at least 48 hours for your request to be processed.

*****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: