

BOARD OF ADJUSTMENT REGULAR MEETING

APRIL 9, 2025

The Board of Adjustment met in regular session in the McKinney City Hall Virginia Conference Room, 401 E. Virginia Street, McKinney, Texas, on Wednesday, April 9, 2025 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 6:00 P.M. upon determining a quorum was present.

Board Members Absent: Eric Roberts, James B Jenkins, Jon N Prevost

These Staff and City Council Members were present: Chief Building Official Suzane Arnold, Code Services Coordinator Stephanie Durrett, and City Secretary Permit Technician Katelyn Hardway

There were 1 members of the public present in the audience.

Board members Present: Larry Jagours, Tonya Dangerfield, Deanna Kuykendall, Randall Wilder

25-2632 Minutes of the Board Adjustment Regular Meeting of January 8, 2025

Board members unanimously approved the motion by Board member Tonya Dangerfield, seconded by Board member Deanna Kuykendall, to Approved and Referred 25-2632 Minutes of the Board Adjustment Regular Meeting of January 8, 2025

The Minutes of the Board of Adjustment Regular Meeting of January 8, 2025, were unanimously approved and referred to the City Council for approval.

DISCUSSION ITEMS

25-2633 Update on 2025 McKinney Board & Commission Member Appointments

REGULAR AGENDA ITEMS

25-2634 Conduct a Public hearing to Consider/Discuss/Act on the request by Owner Naushaba Zaman, 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 residential properties. The applicant is requesting to be allowed to keep

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the artificial turf that has already been installed in the front yard. This request is on the property located at 5408 Comanche Wells Dr., Lot 10 of Block D of the Brookview Phase 1 Addition to the City of McKinney, Texas.

Board members voted on this motion. The motion to table the case until June 11, 2025, was unanimously approved.

Conduct a Public hearing to Consider/Discuss/Act on the request by Owner Naushaba Zaman, 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 residential properties. The applicant is requesting to be allowed to keep the artificial turf that has already been installed in the front yard. This request is on the property located at 5408 Comanche Wells Dr., Lot 10 of Block D of the Brookview Phase 1 Addition to the City of McKinney, Texas.

BOARD AND MANAGER COMMENTS

Board and Manager comments included asking staff about precedent, for which staff stated that there was none known. Board members discussed the impact of having installed turf and its underlayment on the ability to grow grass should the turf be removed. Board members asked if the existing tree had any special or detrimental impact on the ability to grass adjacent to it. Board Member Wilder questioned the applicant regarding whether the HOA had acknowledged and expressly approved the artificial turf.

A total of 43 notices were sent out with four responses received, all in support.

Specifics on letters related to the agenda were requested by Chairman Larry Jagours, Vice Chairman Tonya Dangerfield and Board members Randall Wilder, and Deanna Kuykendall. Chairman Larry Jagours read the responses.

The motion by Board member Deanna Kuykendall, seconded by board member Randall Wilder, to table Board of Adjustment Case BOA2025-0024 to Conduct a Public hearing to Consider/Discuss/Act on the request by Owner Naushaba Zaman, to

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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 residential properties. The applicant is requesting to be allowed to keep the artificial turf that has already been installed in the front yard. This request is on the property located at 5408 Comanche Wells Dr., Lot 10 of Block D of the Brookview Phase 1 Addition to the City of McKinney, Texas. Vice Chairman Tonya Dangerfield moved to re-convene to continue the case on June 11, 2025, pending the receipt of additional information from the applicant.

Board members unanimously approved the motion by Board member Tonya Dangerfield, seconded by Board member Deanna Kuykendall, to Approved ADJOURN

ADJOURN at 6:46 PM

SIGNED:

LARRY JAROIRS, Board Chair
TONYA DANGERFIELD, Board Vice Chair

ATTEST:

STEPHANIE DURRETT, Meeting Clerk

City of McKinney, Texas