



CITY OF MCKINNEY, TEXAS

Agenda Board of Adjustment

Wednesday, September 24, 2025

6:00 PM

McKinney City Hall
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.

25-3199 [Minutes of the Board of Adjustment Regular Meeting of September 10, 2025.](#)

Attachments: [MINUTES](#)

REGULAR AGENDA ITEMS

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.

25-3194

Conduct a Public hearing to Consider/Discuss/Act on the request by Applicants Brian and Jennifer Powers 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 applicants are requesting to keep the artificial turf already installed in portions of their front yard. This request is on the property located at 907 West Virginia Street, Lot 547C of the McKinney Outlots (CMC) Addition to the City of McKinney, Texas.

Attachments: [Application](#)
[GIS Exhibit](#)
[Newspaper Notice](#)
[Notice Map](#)
[Plat and Plan](#)
[Site Photos](#)
[Zoning Exhibit](#)

25-3195

Conduct a Public hearing to Consider/Discuss/Act on the request by Applicant Rebecca Bartelme 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 portions of their front and side yard. This request is on the property located at 909 West Virginia Street, Lot 547B of the McKinney Outlots (CMC) Addition to the City of McKinney, Texas.

Attachments: [Application](#)
[GIS Exhibit](#)
[Newspaper Notice](#)
[Notice Letter](#)
[Notice Map](#)
[Plat](#)
[Site Photos](#)
[Zoning Exhibit](#)

25-3196

Conduct a Public hearing to Consider/Discuss/Act on the request by Applicant Matt Moore to Consider/Discuss/Act on the Appeal of the Building Official's decision regarding a violation of UDC Article 2, Section 204, Table 2-24, which requires a 5-foot side yard setback, by requesting to reduce the side yard setback to 3 feet and 6 inches. The applicant is requesting to keep a carport that was constructed in error with that setback. This request is on the property located at 1005 W. Hunt St., Lot 2B of Block 6 of the Waddill Addition to the City of McKinney, Texas.

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

25-3197

Conduct a Public hearing to Consider/Discuss/Act on the request by Owner Bhaskar Mustiyala, to Consider/Discuss/Act on the Appeal of the Building Official's decision regarding a violation of UDC Article 2, Section 206 A (5)(a) Table 2-30, requiring two canopy trees, including a canopy tree in the front yard, on all single-family properties in this zoning district. The applicant is requesting to omit the required trees. This request is on the property located at 4305 Brookridge Ave., Lot 26 of Block E of the Painted Tree Lakeside West Phase 2 Addition to the City of McKinney, Texas.

Attachments: [Application Letter](#)
[Application](#)
[GIS Exhibit](#)
[Newspaper Notice](#)
[Notice Letter](#)
[Notice Map](#)
[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 18, 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>.