

BOARD OF ADJUSTMENT REGULAR MEETING

AUGUST 13, 2025

Minutes of the Board of Adjustment Meeting August 13th, 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, August 13th 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.

Vice Chairperson Tonya Dangerfield called the meeting to order at 6:04 upon determining a quorum consisting of Vice Chairperson Tonya Dangerfiels and the following board members: Eric Roberts, James Jenkins, Randall Wilder, Deanna Kuykendall.

Board Members Absent:Larry Jaqours and Jon N Prevost

These Staff were present: Chief Building Official Suzanne Arnold, Assistant Building Official Jeff Harris and Administrator Coordiantor Monica Castilleja.

There were 3 members of the public present in the audience, in addition to the applicants.

REGULAR AGENDA ITEMS

Vice Chairwoman asked for a motion to open the public hearing for agenda item 25-3024. Moved by Deanna Kuykendall. Seconded by Eric Roberts. Approved unanimously.

25-3024 Conduct a Public hearing to Consider/Discuss/Act on the request by Applicant Troy Lawson 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 the front yard. This request is on the property located at 310 North College Street, Lot 4 of the W. A. Rhea Addition to the City of McKinney, Texas.

Board and Manager comments relating to items of public interest:Chief Buildinf Official Suzanne Arnold presented the ordinance, a map, photos and information from the application to the Board. Board members asked the owner of the turf company who was

present if whether, prior to installation, he informs his customers that turf may be prohibited and how such restrictions could affect them. He responded that he does not, as most of his installations are in backyards. Nighbors spoke in support of the applicant. Member Deanna and James then shared their individual perspective, noting that the applicant had purchased the home with turf already installed. Board member Deanna requested for code compliance to be present in future cases.

A total of 21 notices were sent out. With none being returned

A motion was made by Board member Deanna Kuykendall, seconded by Board member Tonya Dangerfield, to approve the equest by Applicant Troy Lawson 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 the front yard. This request is on the property located at 310 North College Street, Lot 4 of the W. A. Rhea Addition to the City of McKinney, Texas. The vote was 2 in favor and 3 against. The motion failed to obtain 75% approval. The agenda item is denied.

Board members unanimously approved the motion by Board member Eric Roberts, to Approved the withdrawal of Agenda Item 25-3025 Conduct a Public Hearing to Consider/Discuss/Act on the request by Applicant Jay Post of Orangestar to Consider/Discuss/Act on the Appeal of the Planning Official's decision regarding the requirement of a pick-up/drop-off lane with a minimum of 10 stacking spaces in accordance with UDC Table 2-38 to serve a school tenant. The applicant requests to designate parking spaces for this purpose rather than a stacking lane. This request is on the property located at 6800 Weiskopf Avenue, Lot 1R of Block A of the Vantrust Office Complex Addition to the City of McKinney, Texas.

25-3026 Conduct a public hearing to Consider/Discuss/Act on the request by Applicant Steven Betzold of Lamar Advertising to Consider/Discuss/Act

on the Appeal of the Building Official's decision regarding denial of a permit to install a 50 foot tall, 672 square foot digital billboard on SH 121/Sam Rayburn Tollway, in violation of UDC Article 506 (B)(1) prohibiting new billboards, Article 506 (B)(3) prohibiting digital billboards unless certain qualifications are met, Article 506 (B)(3)(b)(ii) limiting the height to 40 feet, and Article 506 (B)(3)(b)(i) limiting the size to 300 Square feet, as well as the prohibition on sign placement in a platted utility easement. This request is on the property commonly known as 2nd Family Dogs located at 6780 SH 121, Lot 8 of Block A of the Advantage-LaQuinta Highway 121 Addition to the City of McKinney, Texas.

BOARD AND MANAGER COMMENTS: Chief Building official Suzanne Arnold presented ordinance, information from the application, plans, a map, and photos to the Board. 8 letters were sent out. Applicant stated he removed a total of 3-4 of his billboards around the city due to new construction occurring. Board member Randall Wilder questioned if the billboard would interfere with the utility easement if any work needed to be completed. The applicant stated that he'd previously discussed it with contractors they stated as long as a 25ft high excavator could fit under the billboard there should be no problem. 8 letters were sent out. No letters were received back.

A motion was made by Board member Eric Roberts, seconded by Board member Randall Wilder to approve the request, as modified to stipulate the need for permission to locate the sign in the utility easement, by Applicant Steven Betzold of Lamar Advertising to Consider/Discuss/Act on the Appeal of the Building Official's decision regarding denial of a permit to install a 50 foot tall, 672 square foot digital billboard on SH 121/Sam Rayburn Tollway, in violation of UDC Article 506 (B)(1) prohibiting new billboards, Article 506 (B)(3) prohibiting digital billboards unless certain qualifications are met, Article 506 (B)(3)(b)(ii) limiting the height to 40 feet, and Article 506 (B)(3)(b)(i) limiting the size to 300 Square feet, as well as the prohibition on sign placement in a platted utility easement. This request is on the property commonly known as 2nd Family Dogs located at 6780 SH 121, Lot 8 of Block A of the Advantage-LaQuinta Highway 121 Addition to the

City of McKinney, Texas. This request was approved with the modification that permission from the City is required to locate the sign in a utility easement.

ADJOURN

Board members unanimously approved the motion by Board member Eric Roberts, seconded by Board member Randall Wilder, to Adjourn at 7:52pm

SIGNED:

LARRY JAGOURS, Board Chair

TONYA DANGERFIELD, Board Vice

Chair

ATTEST:

Monica Castilleja, Meeting Clerk

City of McKinney, Texas