



CITY OF MCKINNEY, TEXAS

Agenda Board of Adjustment

Wednesday, December 3, 2025

7:00 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.

25-3432 [Minutes of the Board of Adjustment Meeting on October 10, 2025.](#)

Attachments: [MINUTES](#)

REGULAR AGENDA ITEMS

25-3433 [Conduct a Public hearing to Consider/Discuss/Act on the request by Owner Lea Michaels, to Consider/Discuss/Act on the Appeal of the Building Official's decision regarding a violation of UDC Article 7, Section 704 B, Table 7-1, which](#)

limits the height of fences in side yards abutting front yards (as is the case with the orientation of the house behind this one) to 4 feet and requires 50% openess. The applicant is requesting to construct a 6 foot 8 inch tall solid wood fence at or near the side property line along Oak St. This request is on the property located at 707 W. Hunt St., Lots 569 & 571A of the McKinney Outlots Addition to the City of McKinney, Texas.

Attachments: Aerial Photo
 Application and Letter
 Area Photos
 GIS Map
 Notice Letter
 Notice Map
 Site Photos
 Site Plan Survey
 Zoning Exhibit

25-3434

Conduct a Public hearing to Consider/Discuss/Act on the request by Owner Kathleen Nash, to Consider/Discuss/Act on the Appeal of the Building Official's decision regarding a violation of UDC Article 2, Section 204 G, Table 2-6: R6 Dimensional Standards, combined with UDC Article 2, Section 204 BB, which require a 12 foot setback for a side yard of a corner lot in the TMN overlay. The applicant is requesting to keep a pergola, which serves as a carport, that was constructed without a permit in violation of City ordinance, having a 4 foot setback from the side property line. This request is on the property located at 408 W. White Ave., Lot 1 of Block 9 of the Thompson Addition to the City of McKinney, Texas.

Attachments: [Application and Letter](#)
[GIS Map](#)
[Notice Letter](#)
[Notice Map](#)
[Plans](#)
[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 NOVEMBER, 25, 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>.