

April 3, 2026

**Board of Adjustment**  
City of McKinney  
401 East Virginia Street  
McKinney, TX 75069

**RE: VARIANCE REQUEST FOR 501 SENECA BLVD  
& 503 SENECA BLVD, MCKINNEY, TX 75069**

Dear Members of the Board of Adjustment:

My name is **Derrick Robinson**, and I am writing to respectfully request your approval of setback variances for the properties located at **501 Seneca Blvd and 503 Seneca Blvd, McKinney, TX 75069**. I am a homeowner in the surrounding neighborhood and am seeking to develop a duplex on each of these two adjacent platted lots. **Separate variance applications are being submitted for each property as required**. This letter is intended to supplement both applications and to present the case for the requested variances.

**REQUEST**

The applicant is requesting a reduction in the required building setbacks for both properties as follows:

- **Side yard setback** - Reduced to 5 feet
- **Front yard setback** - Reduced to 10 feet
- **Rear yard setback** - Reduced to 10 feet

These **reductions are necessary** to create a viable building envelope on each lot for the construction of a duplex, a use that is permitted under the **RG-18 (General Residence District)** zoning classification that governs both properties.

**DESCRIPTION OF PROPERTIES**

The two subject properties are legally described as follows:

- **501 Seneca Blvd** - Lot 831-7, McKinney Outlots (CMC), Subdivision S0926. The lot contains approximately 6,019.99 square feet (0.14 acres) of area. CCAD Property ID: 1138539, Geographic ID: R-0926-000-8317-1.
- **503 Seneca Blvd** - Lot 831-6, McKinney Outlots (CMC), Subdivision S0926. The lot contains approximately 5,418.86 square feet (0.12 acres) of area. CCAD Property ID: 1138520, Geographic ID: R-0926-000-8316-1.

**Both lots are owned by Chris Hodde** and are currently vacant with no existing improvements. The properties sit side by side on the south side of their block, fronting Seneca Blvd, with a lot depth running north toward Fenet Street. Lots are narrow, rectangular parcels within the **McKinney Outlots subdivision**.

**UNIQUE CONDITIONS AND HARDSHIPS**

The primary hardship presented by these lots is the relationship between their size and the current setback requirements. While both lots meet the minimum lot area for duplex development under the RG-18 zoning district, the required setbacks consume a

disproportionate share of each lot's total area, rendering duplex construction impractical without relief.

At 503 Seneca Blvd, the lot contains only 5,418 square feet, making it one of the smallest lots in the immediate area. At 501 Seneca Blvd, the lot is approximately 6,019 square feet. Under the current dimensional standards, the combined front and rear setbacks alone consume approximately 50 feet of lot depth. On lots of this size and configuration, this leaves an extremely narrow buildable envelope that cannot practically accommodate a duplex structure, including required parking, access, and minimum livable floor area.

This hardship is not self-created. The lots were platted at their current dimensions as part of the historic McKinney Outlots subdivision long before the current dimensional standards were adopted. The applicant did not create the conditions that give rise to this variance request. Rather, the existing lot configuration, combined with the current setback requirements, creates a situation where the lots cannot be developed for their intended and permitted use without the relief being requested.

### **COMPATIBILITY WITH SURROUNDING AREA**

The properties are located in an established area of McKinney that is characterized by a diverse mix of uses, lot sizes, and building footprints. The surrounding context includes the following:

- **Residential structures** of varying sizes and configurations along the same block and surrounding streets, including properties at 615, 617, and other addresses within the McKinney Outlots subdivision.
- **The Holy Family church campus**, located immediately to the northeast at approximately 500 Seneca Blvd, which occupies a large institutional parcel.
- **The DART Railway corridor**, which runs along the western edge of the neighborhood near N Railroad Street.
- The new **McKinney City Hall**, located in close proximity to the subject properties.
- Adjacent subdivisions including the **F.A. Underwood Addition** to the north, the **Waldo Addition** to the northeast, and the **H & T C Railroad Addition** to the south and southeast.

This is not a uniform, single-family residential subdivision. The area reflects an evolving, mixed-use neighborhood character with a variety of housing types, institutional uses, and transit infrastructure. The proposed duplex development at the requested setbacks would be consistent with and complementary to this existing pattern of development. The reduced setbacks would not introduce a use or building form that is out of character with the surrounding area.

### **BENEFITS OF APPROVAL**

Approval of the requested variances would produce the following benefits:

- **Productive use of vacant land** - Both lots have been vacant and unimproved for an extended period. Approval would allow these properties to be developed with a permitted residential use, returning them to productive use and contributing to the tax base.

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- **Housing supply** - The proposed duplexes would add four new residential dwelling units to the neighborhood, contributing to the housing supply in an area that is experiencing growth and increasing demand.
- **Neighborhood investment** - The applicant, Derrick Robinson, is a homeowner in the surrounding neighborhood who is committed to investing in and improving the area. This project represents a direct investment by a community member in the future of this neighborhood.
- **Consistency with area growth** - The subject properties are located in an area undergoing significant public investment, including the new McKinney City Hall and DART rail infrastructure. Duplex development on these lots is consistent with the increasing density and mixed-use character that these public investments are fostering.

### **NO ADVERSE IMPACT ON ADJACENT PROPERTIES**

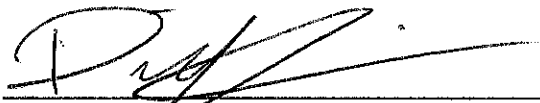
The requested setback reductions will not adversely affect the use, enjoyment, or value of adjacent properties. The proposed 5-foot side yard setbacks will maintain adequate building separation between structures on neighboring lots. The proposed 10-foot front and rear yard setbacks will provide sufficient space for access, parking, landscaping, and a streetscape presence that is consistent with the surrounding area. The proposed development will comply with all other applicable requirements of the Unified Development Code, including height, parking, landscaping, and screening standards.

### **CONCLUSION**

I respectfully request that the Board of Adjustment approve the requested variances for 501 Seneca Blvd (Lot 831-7) and 503 Seneca Blvd (Lot 831-6). The **variances are necessary** to allow the development of a permitted use on lots that are **constrained by their historic platted dimensions**. The proposed development is **compatible with the surrounding neighborhood**, **will not adversely impact adjacent properties**, and **will contribute positively to the ongoing growth and investment** in this area of McKinney.

I appreciate the Board's time and consideration in reviewing this request. I am available to answer any questions or provide additional information as needed.

Respectfully submitted,



Derrick Robinson  
Applicant