

BOARD OF ADJUSTMENT REGULAR MEETING

SEPTEMBER 10, 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, September 10, 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 called the meeting to order at 6:00pm upon determining a quorum consisting of Chairperson Larry Jagours and the following board members.

Board Members Present: Chairman Larry Jagours, Jon N Prevost, Vice Chairman Tonya Dangerfield, and Randall Wilder

Board Members Absent: Eric Roberts, James Jenkins and Deanna Kuykendall.

City Staff members present: Chief Building Official Suzanne Arnold and Administrator Coordinator Monica Castilleja.

There were 9 members of the public present in the audience including the applicant.

CONSENT ITEMS

- 25-3149** Minutes of the Board of Adjustment Regular Meeting of August 13, 2025.
- The motion was made by Vice Chairman Tonya Dangerfield to approve the minutes, seconded by Board member Jon N Prevost. The Minutes of the Board of Adjustment Meeting on August 13, 2025, were unanimously approved and referred to the City Council for approval.

REGULAR AGENDA ITEMS

- 25-3150** Conduct a Public hearing to Consider/Discuss/Act on the request by Applicant Lawrence Paschall 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 zero feet. The applicant is requesting to construct a detached garage and accessory dwelling unit immediately adjacent to the side property line, which abuts an unpaved

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alley. This request is on the property located at 1006 S. Tennessee St.,
Lot 2 of Block A of the Bradley Addition to the City of McKinney, Texas

A motion was made by the Vice Chairman Tonya Dangerfield to open the public hearing, seconded by Randall Wilder.

The floor was open to public hearing. Chief Building Official Suzanne Arnold and 9 members in the audience were sworn in by Chairman Larry Jagours

Board and Manager comments relating to items of public interest: Chief Building Official Suzanne Arnold presented the ordinance, a map, photos, and supporting information from the application to the Board. Ms. Arnold presented a property survey and proposed site plan showing a sanitary sewer easement that runs through the middle of the back yards. Ms. Arnold also noted that the applicant had spoken with the City Engineer's Department regarding a potential formal abandonment of the alley, as the alley is not viable for travel due to lack of proper maintenance. The Engineer's Department indicated, however, that the city would not abandon the alley because of the existing utility easement.

Board members asked Ms. Arnold to return to the applicant's drawing of the proposal, during which Chairman Jagours and Board Member Prevost requested clarification on property dimensions. Board Member Prevost then asked the applicant what the anticipated increase in property value would be if the variance were approved. The applicant stated that he was unsure. Neighboring property owner Ian Maclean and developer Jason Rose, who owns three other lots on the same street, addressed the Board and indicated that they intend to submit a future variance request due to a similar hardship. Mr. Maclean explained that he had previously maintained the alley but had neglected it during the past year due to other circumstances. The applicant further stated that the alley is not passable to traffic because of overgrown trees and shrubs. Mr. Rose added that he is aware the city will not abandon the alley because of an 18-

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inch water line located within the utility easement. He further noted that, if the city were to abandon the alley and the water line were to rupture and cause flooding, the city could be held responsible for any resulting damage. There was discussion about the sewer easement across the back yard. Board Member Prevost asked Ms. Arnold if an ordinance exists regarding the maintenance of alleys. Ms. Arnold stated that she was not aware of one.

Board Member Prevost, seconded by Vice-Chairman Dangerfield, moved to APPROVE the request by Applicant Lawrence Paschall 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 zero feet. The applicant is requesting to construct a detached garage and accessory dwelling unit immediately adjacent to the side property line, which abuts an unpaved alley. This request is on the property located at 1006 S. Tennessee St., Lot 2 of Block A of the Bradley Addition to the City of McKinney, Texas. Board Members voted unanimously to APPROVE the motion to approve the variance request.

Board Member Jon N. Prevost made a motion to adjourn, seconded by Board member Randall Wilder at 6:50pm. The Board voted unanimously in favor of the motion.

SIGNED:

LARRY JAGOURS, Board Chair
TONYA DANGERGIELD, Board Vice Chair

ATTEST:

MONICA CASTILLEJA, Meeting Clerk

City of McKinney, Texas