

606 N Kentucky

Property ID 1128185

Geographic ID: R-0926-000-7100-1

Legal Description: McKinney Outlots, Lot 710

Plat2023-0205 – Approved w/conditions 11/17/23 not filed with Collin County.

DBA: Leos Trim Shop

Zoned “BG” General Business = C2 Local Commercial UDC

TMN Design Exception if approved by P/Z. (see screen shots)



O. C2 – Local Commercial

1. Purpose

The purpose of the C2 zoning district is to allow for mid-sized, medium-intensity commercial, retail, office, service-oriented, and professional uses, and accompanying accessory uses. Local Commercial areas are characterized by frequent visits of customers and clients and require access to good vehicular circulation, so are typically located where arterial roads intersect other arterial roads. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Neighborhood Commercial, Commercial Center, Professional Center, and Historic Town Center – Mix.

2. Standards

Table 2-14: C2 Dimensional Standards		Other Key Standards	
Lot Dimensions (minimum)		Special Setback Requirements & Encroachments for Residential Lots	\$204DD
A Lot area (sq ft)	0	Height Measurements and Exceptions	\$204EE
B Lot width (ft)	0	Table of Uses	\$205B
C Lot depth (ft)	0	Use Definitions and Use-Specific Standards	\$205C
Setbacks (minimum)		Landscaping	\$206A
D Front (ft)	20	Screening	\$206C
E Rear (ft)	0	Vehicle Parking and Loading	\$206E
F Side interior (ft)	0	Residential Adjacency	
Height (maximum)		When a non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s):	
Height (ft)	45	Building Stories	Setback (minimum)
		1 story	30 feet
		2 stories	50 feet
		3 or more stories	2 feet of setback for each foot of building height

If TMN is approved with a Design Exception from P/Z then the Front Setback would be 20', Rear 0' and Sides 0' which falls back to the C2 setback.

4. District Standards

a. Single-Family Residential Uses and Structures

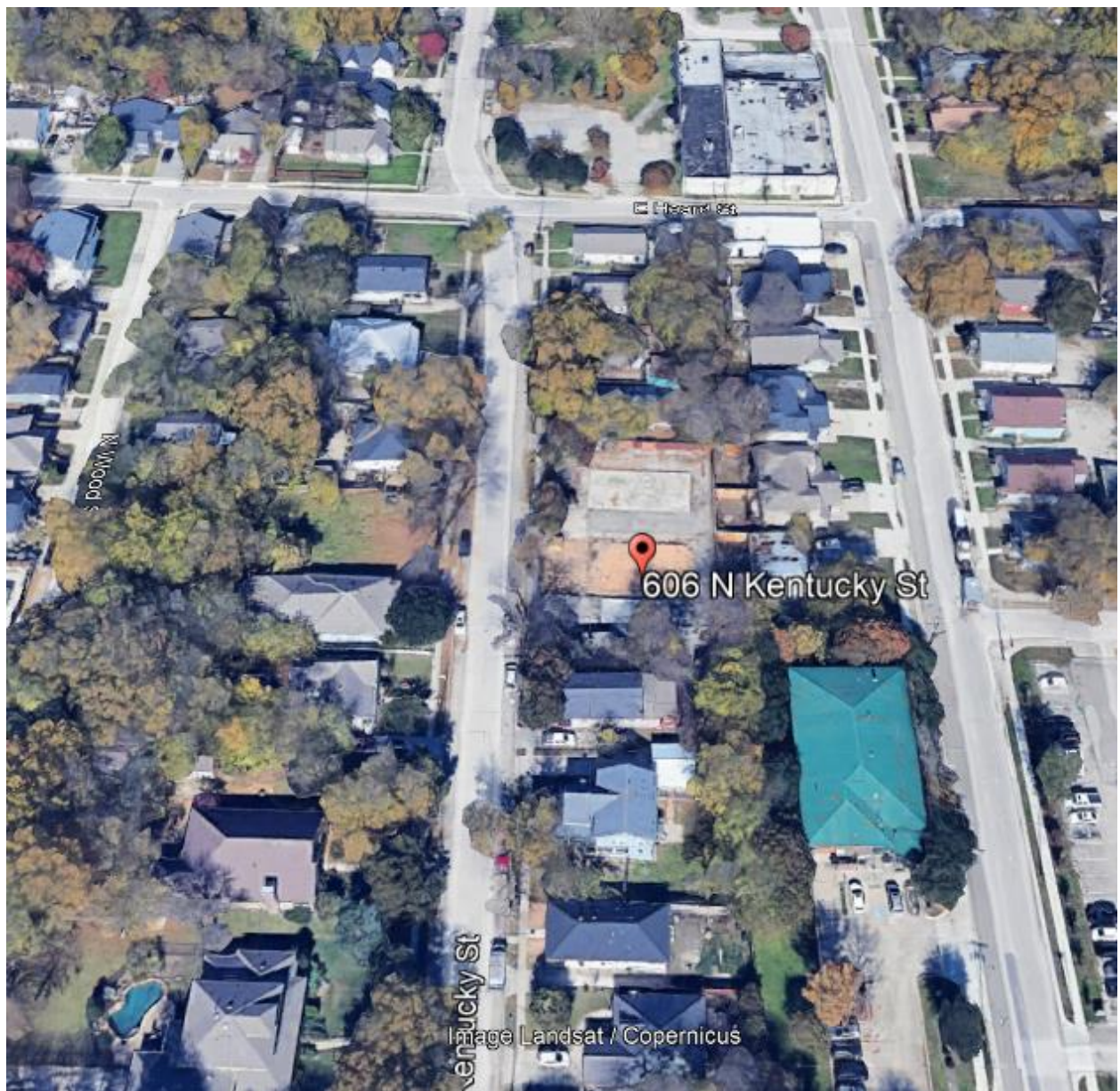
The following space limits shall apply to single-family residential lots and structures in the TMN Overlay district:

Table 2-23: TMN Dimensional Standards	
Lot Dimensions (minimum, as percent of underlying base district)	
Lot area (sq ft)	80%
Lot width (ft)	90%
Lot depth (ft)	90%
Building Setbacks (minimum, as percent of underlying base district)	
Front (ft)	80%
Rear (ft)	80%
Side interior (ft)	Same as required in underlying base district
Side corner lot (ft)	80%
Coverage (maximum)	
Lot coverage	95%

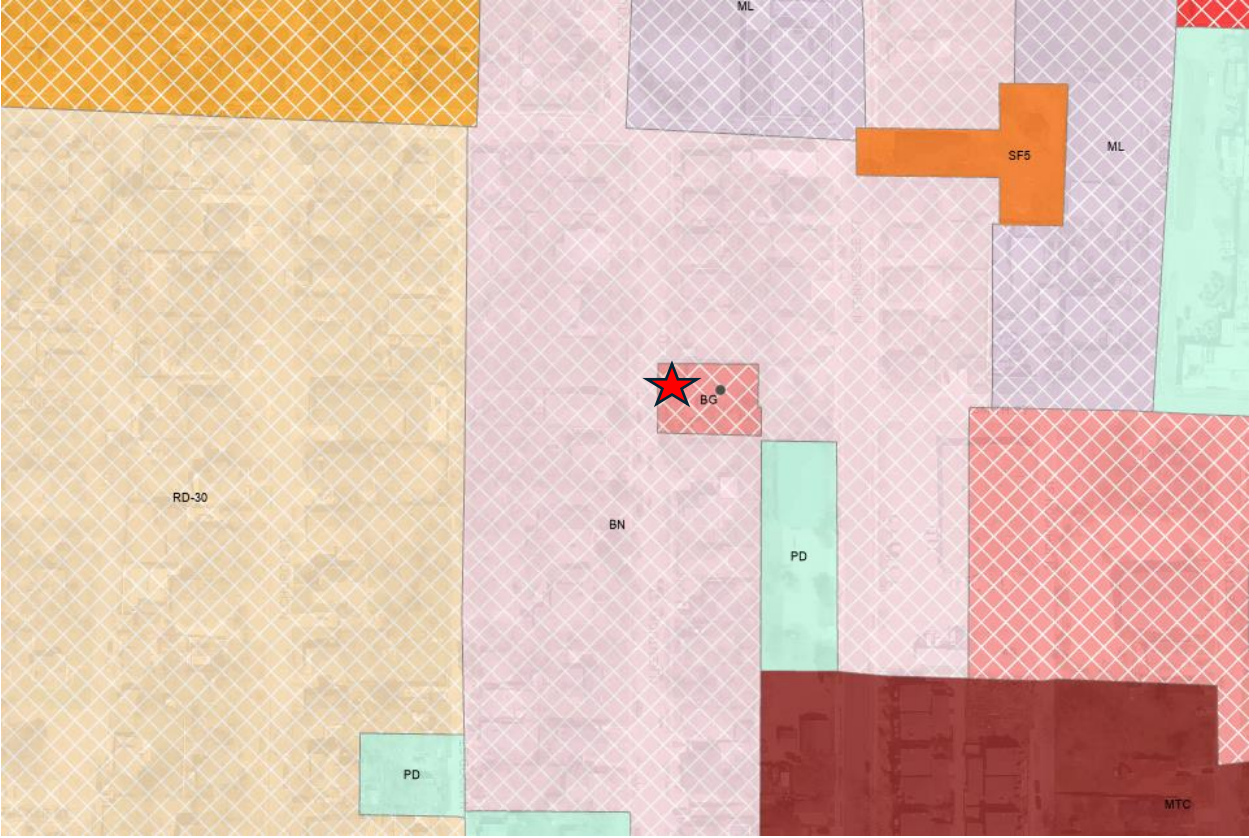
b. Lots zoned BN – Neighborhood Business or BG – General Business Zoning Districts

Pursuant to §203G.1, Design Exception, the following zoning district requirements may be eligible for a Design Exception:

- i. **Residential Adjacency:** Residential adjacency setbacks may be reduced to a setback that is no less than the associated standard building setback of the base zoning district.









BOARD OF ADJUSTMENT APPLICATION

*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

☐ APPEAL ☐ SPECIAL EXCEPTION ☐ VARIANCE TODAY'S DATE: _____

CONTACT INFORMATION

PROPERTY LOCATION (Street Address):

606 N. Kentucky

Subdivision: McKinney Outlots

Lot: 710

Block: A

Property Owner: Leodegario B. Rodriguez

McKinney Tx 75069

(Name)

(Address)

(City, State, & Zip Code)

theroyrdz@gmail.com

214-597-0751

(Email)

(Phone)

Property Owner is giving Jacob Gallardo

(Applicant Name)

authority to represent him/her at meeting.

Property Owner Printed Name:

Property Owner Signature:

Applicant:

Jacob Gallardo

1068 Majors Rd

Van Alstyne TX 75495

(Name)

(Address)

(City, State, & Zip Code)

jacob@jogconstructioninc.com

214-397-2608

(Email)

(Phone)

REQUEST

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size	0.2165 acres		
Lot Width	94.67'		
Lot Depth	99.84'		
Side Yard	10'		
Side Yard	10'		
Side at Corner	N/A		
Front Yard	20'		
Rear Yard	10'		
Driveway	N/A		
Other			

PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU MAY ATTACH ADDITIONAL INFORMATION TO SUPPORT YOUR REQUEST.

APPEAL -

Appeal to the Board: Leo Seat cover's business was lost in the fire at Aug 2023. All paper work and documents were lost. Leo Seat cover is requesting to be reconstructed in the same lot, same foot print as previous building. C/O paper work as stated prior was lost in the fire and ~~therefore~~ one can not be found in the archives. Our plan is to build to what we had, there is a 10' buffer for sod and trees in the front of the building that we have tried to accommodate for this but ~~the~~ lot size has no room to allow this

SPECIAL EXCEPTION -

Is to please allow Leo Seat Cover permission to proceed without the 10' buffer and permit to have parking in the front of the building. This parking will allow ease of passage for the customers coming in and out of the business.

VARIANCE -

~~Is~~ To Allow the 10' buffer at the front of the building to be suspended and allow ~~this~~ this area to be used as parking for the business

Items Submitted: ☒ Completed application and fee ☒ Plot/Site Plan or Survey drawn to scale

I hereby certify that the above statements are true and correct to the best of my knowledge.

Ramona S. Rodriguez
Property Owner Signature (if different from Applicant)

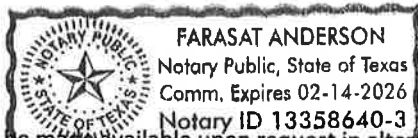
[Signature]
Applicant's Signature

STATE OF TEXAS

COUNTY OF Collin

Subscribed and sworn to before me this 7 day of May, 20 24

[Signature]
Notary Public



(seal)

My Commission expires: 02/14/2026

NOTICE:

This publication can be made available upon request in alternative formats, such as, Braille, large print, audiotape or computer disk. Requests can be made by calling 972-547-2694 (Voice) or email contact-adacompliance@mckinneytexas.org Please allow at least 48 hours for your request to be processed.

*****OFFICE USE ONLY*****

Seeking an appeal from Chapter 41, McKinney Zoning Ordinance, Section No:

BOA Number:

TOTAL FEE DUE: \$150.00 (non-refundable)

Received by:

Signature:

Date:



BOARD OF ADJUSTMENT APPLICATION

*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

☐ APPEAL ☐ SPECIAL EXCEPTION ☐ VARIANCE TODAY'S DATE: _____

CONTACT INFORMATION

PROPERTY LOCATION (Street Address):

606 N Kentucky

Subdivision: McKinney Outlots Lot: 710 Block: A

Property Owner: Leodegario B Rodriguez McKinney Tx 75069
(Name) (Address) (City, State, & Zip Code)

theroyrdz@gmail.com 214-597-0751
(Email) (Phone)

Property Owner is giving Jacob Gallardo authority to represent him/her at meeting.
(Applicant Name)

Property Owner Printed Name: _____ Property Owner Signature: _____

Applicant: _____
(Name) (Address) (City, State, & Zip Code)

(Email) (Phone)

REQUEST

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side at Corner			
Front Yard			
Rear Yard			
Driveway			
Other			

PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU MAY ATTACH ADDITIONAL INFORMATION TO SUPPORT YOUR REQUEST.

APPEAL -

Appeal to the board: Leo Seat Cover's business was lost to a fire in Aug 2023. All was lost, all paperwork and documents. Leo's Seat Cover is requesting to be reconstructed in the same lot, the same footprint as the previous structure. The Certificate of Occupancy paperwork was lost in the fire, and one can not be found in the archives. Our plan is to build to the same footprint, but there is a 10' buffer with sod and trees in the front of the structure that we've tried and exhausted trying to accommodate for. The lot size and building size impede on allowing the room for this buffer.

SPECIAL EXCEPTION -

Is to please allow and give permission to Leo's Seat Cover to proceed without this buffer and permit this area to be used as parking for the business. This would allow for ease of passage for the business and its customers.

VARIANCE -

To suspend the buffer at the front of the business and permit the space to be used as parking

Items Submitted: ☐ Completed application and fee ☐ Plot/Site Plan or Survey drawn to scale

I hereby certify that the above statements are true and correct to the best of my knowledge.

Property Owner Signature (If different from Applicant)

Applicant's Signature

STATE OF TEXAS

COUNTY OF _____

Subscribed and sworn to before me this _____ day of _____, 20____

Notary Public

(seal)

My Commission expires: _____

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Signature: _____

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REQUEST FOR DESIGN EXCEPTION

UDC SECTION 204B.1(M)-TRADITIONAL
MCKINNEY NEIGHBORHOOD
Pursuant to 2036.1 DESIGN
EXCEPTIONS, THE FOLLOWING
DISTRICT REQUIREMENTS MAY BE
ELIGIBLE FOR A DESIGN EXCEPTION:

1. RESIDENTIAL ADJACENCY: RESIDENTIAL
ADJACENCY SETBACKS MAY BE
REDUCED TO A SETBACK THAT IS NO
LESS THAN THE SETBACKS OF THE
BUILDING SETBACK OF THE BASE
ZONING DISTRICT.

UDC SECTION 2040.2: RESIDENTIAL
ADJACENCY
WHEN A NON-RESIDENTIAL USE SHARES
A PROPERTY LINE(S) WITH A SINGLE
FAMILY RESIDENCE, THE FOLLOWING
RESIDENTIAL ZONE OR 4 SINGLE FAMILY
RESIDENTIAL ZONE, THE FOLLOWING
BUILDING SETBACKS SHALL APPLY
ALONG THE SHARED PROPERTY
LINE(S).

1 STORY BUILDING - 30 FOOT SETBACK

REQUEST ALLOWANCE DUE TO:

1. REPLACING WHAT WAS ORIGINALLY
BUILT BEFORE THE FIRE DAMAGE.
2. PROPOSED DUPLEX IS SAME OWNER
OF ALL THREE PROPERTIES (602, 606
AND 609)

SCREENING NOTES:

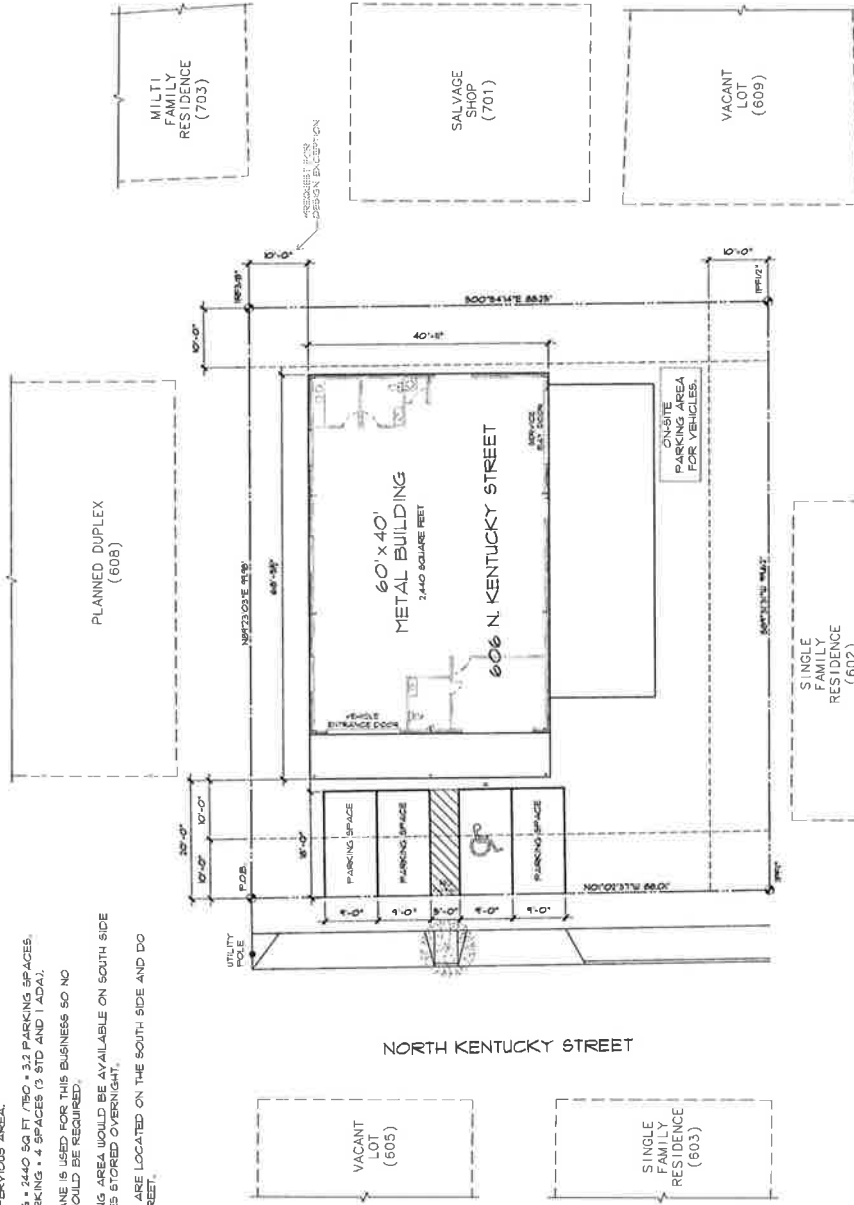
1. NO SCREENING WILL BE NEEDED FOR
AC, HVAC OR MECHANICAL EQUIPMENT
SINCE THERE WILL BE NONE USED IN THIS
BUILDING.
2. NO SCREENING WILL BE NEEDED FOR
SANITATION, COMMERCIAL WASTE OR
DUMPSTERS. THIS BUSINESS DOES NOT
GENERATE OR STORE HAZARDOUS
WASTE, RECYCLES OR DUMPSTERS. ONLY
TYPICAL RESIDENTIAL WASTE
CONTAINERS ARE UTILIZED ON THIS
PROPERTY.
3. NO SCREENING NEEDED FOR VEHICLES
SINCE BUSINESS IS NOT A REPAIR,
REMADE OR DAMAGE TYPE BUSINESS.
VEHICLES ARE NOT STORED OUTSIDE
UNLESS THEY ARE IN GOOD WORKING
ORDER AT ALL TIMES.

BUILDING DATA:

1. PROPOSED USE - MINOR VEHICLE REPAIR
2. APPLICABLE BUILDING USE - BG - GENERAL BUSINESS
3. LOT AREA - 0.0018 ACRES (9789 SQ. FT.)
4. EXISTING LOT IS PAVED FOR THE EASE OF MOVEMENT OF THE
VEHICLES. REAR 10 FT OF LOT HAS SOME GRASS AREAS.
APPROX. 50% IMPERVIOUS AREA.
5. REGD PARKING - 2440 SQ. FT. / 200 + 3.2 PARKING SPACES.
PROVIDED PARKING - 4 SPACES (3 STD AND 1 ADA).
6. NO SERVICE LANE IS USED FOR THIS BUSINESS SO NO
STAGING LANE WOULD BE REQUIRED.
7. ON-SITE PARKING AREA WOULD BE AVAILABLE ON SOUTH SIDE
FOR ANY VEHICLES STORED OVERNIGHT.
8. SERVICE BAYS ARE LOCATED ON THE SOUTH SIDE AND DO
NOT FACE THE STREET.

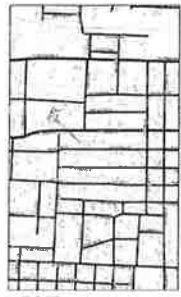
PLAN NOTES:

1. 2440 SQ. FT. METAL BUILDING WITH 8 FT FRONT PORCH
AND 40 FT SIDE COVERED AREA.
2. EAVE HEIGHT - 14'-0" AND FRONT PARAPET - 15'-6"
3. ALL METAL BUILDING WITH METAL ROOF (212)
4. 100% MASONRY ON ALL SIDES.
5. NO HVAC USED IN THIS BUILDING.



LIGHTING & SIGNAGE:

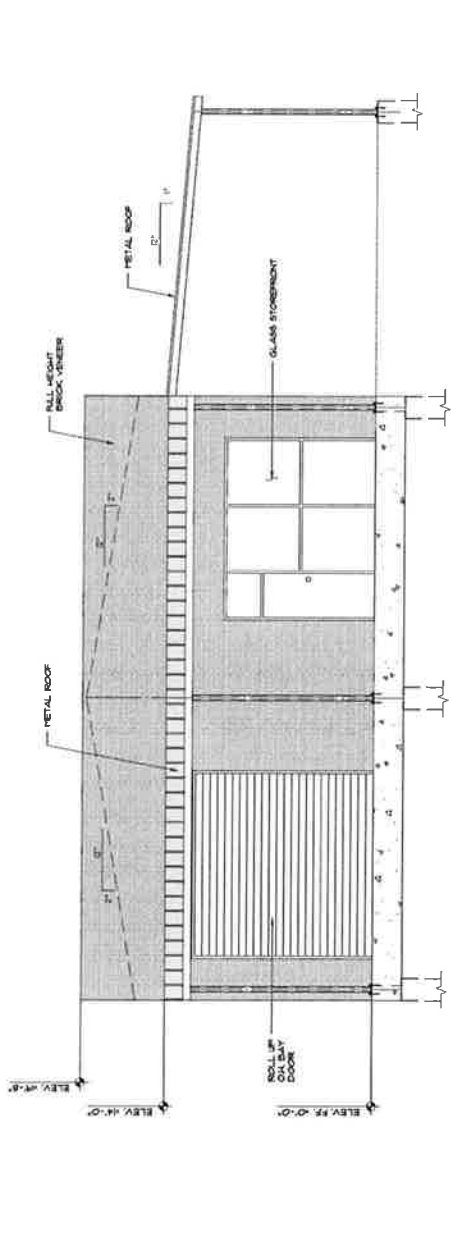
1. NO EXTERIOR LIGHT POLES OR FLOOD
LIGHTS ARE USED ON PROPERTY.
2. UNDER CANOPY LIGHTING WILL BE
USED FOR EXTERIOR LIGHTING.
3. NO MONUMENT OR POLE SIGNAGE WILL
BE USED.
4. WINDOW SIGNS WOULD BE USED
WITHOUT ANY LIGHTING.



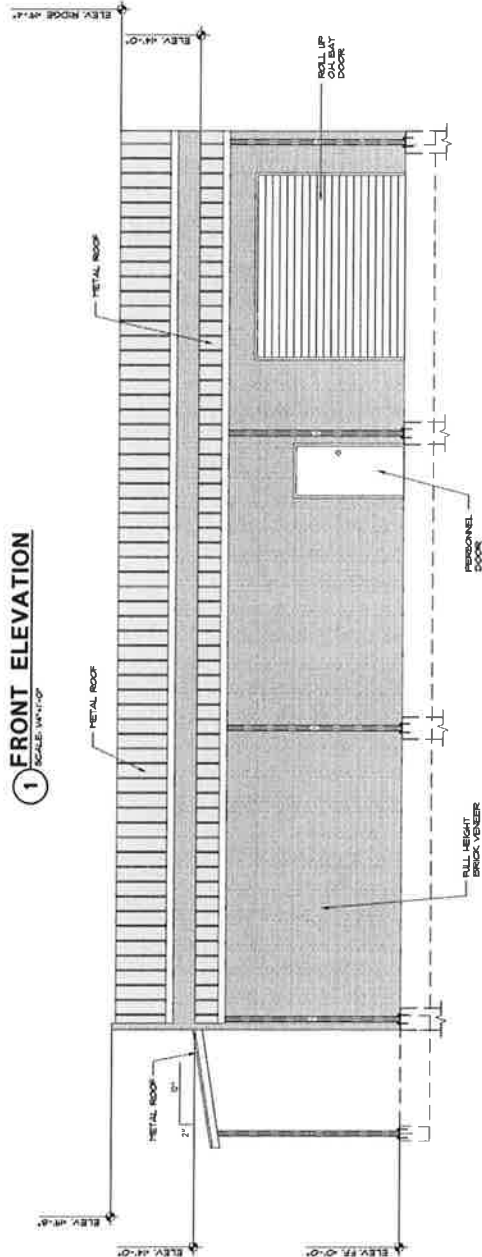
40' X 60' METAL BUILDING
ROGELLO RODRIGUEZ
606 N. KENTUCKY
MCKINNEY, TX 75069
(MCKINNEY OUTLOTS - LOT 710 PROPERTY ID: 1188106)

DATE ISSUED:
MARCH 21, 2024
REVISIONS:
DRAWN BY:
JES/AC
SHEET NO.:

SUP1.0
OF 1
JOB NUMBER
73956C



1 FRONT ELEVATION
SCALE 1/4"=1'-0"



2 RIGHT ELEVATION
SCALE 1/4"=1'-0"

40'X60' METAL BUILDING
ROGELIO RODRIGUEZ
606 N. KENTUCKY
MCKINNEY, TX 75069
(MCKINNEY OUTLOTS - LOT 710 PROPERTY ID: 1128106)

DATE ISSUED:
MARCH 23, 2024
REVISIONS:

DRAWN BY:
JEDVCE

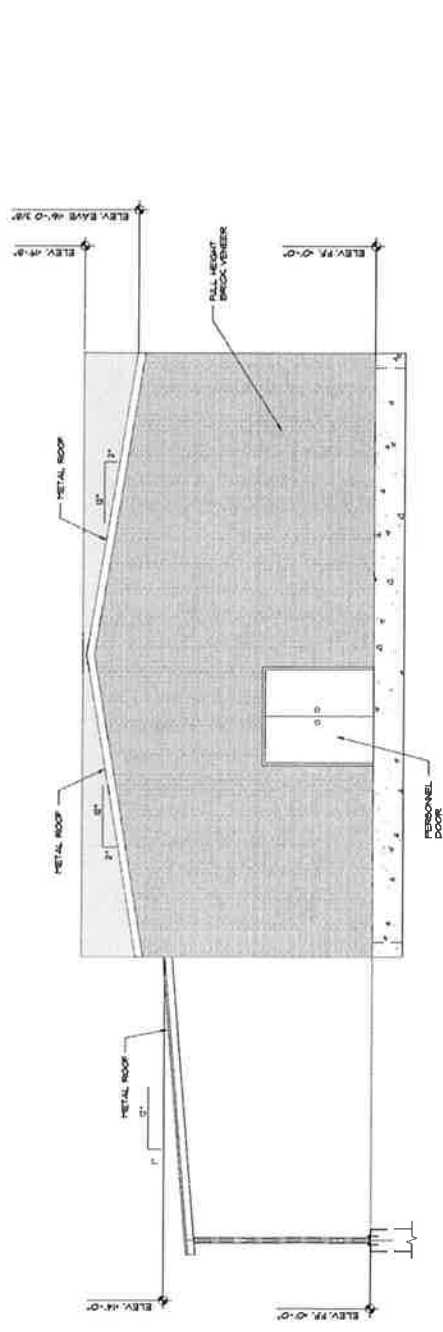
SHEET NO.

A2.0

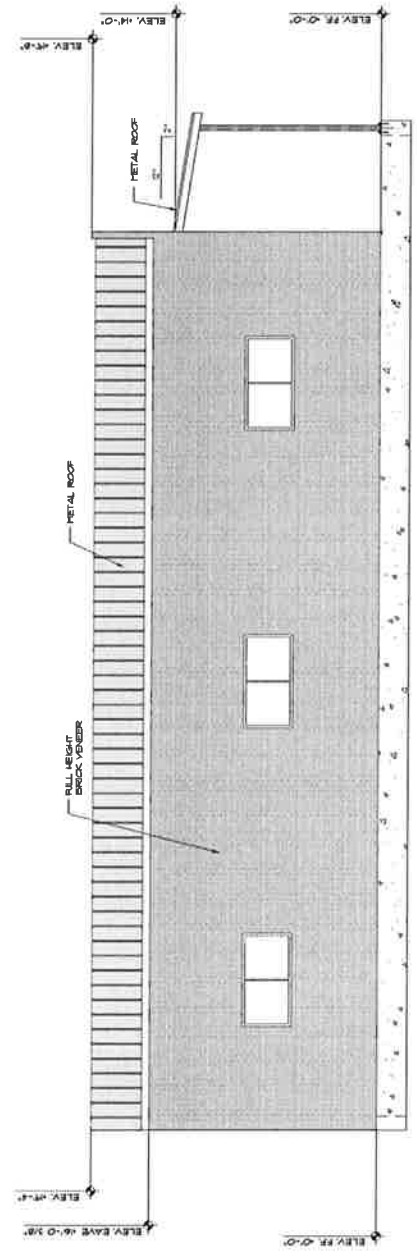
OR
JOB NUMBER
1355AC

40'X60' METAL BUILDING
ROGELIO RODRIGUEZ
606 N. KENTUCKY
MCKINNEY, TX 75069
(MCKINNEY OUTLOTS - LOT 710 PROPERTY ID: 1183186)

DATE ISSUED: MARCH 23, 2024
REVISIONS:
DRAWN BY: JESSIE
SHEET NO. A2.1
OF 3
JOB NUMBER 23542



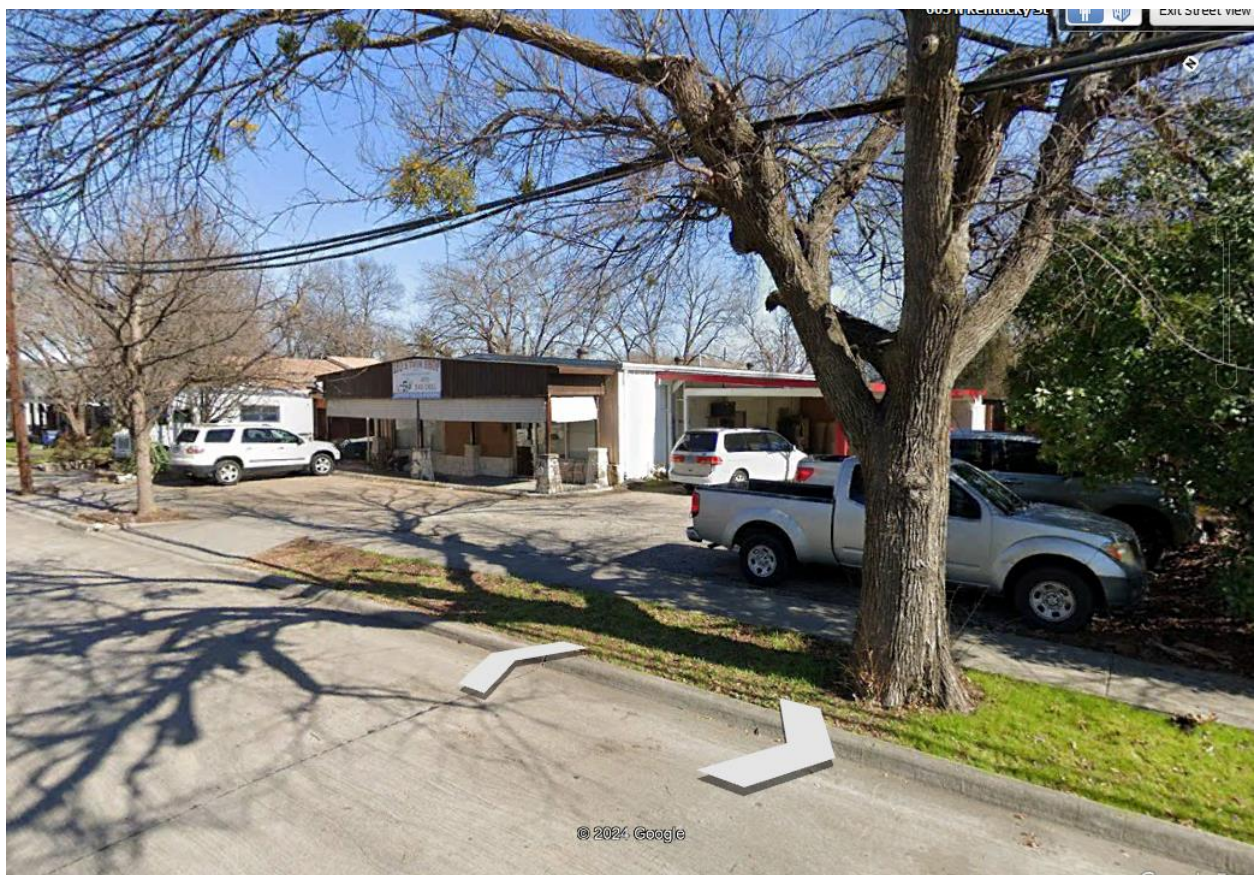
3 BACK ELEVATION
SCALE: 1/4"=1'-0"



4 LEFT ELEVATION
SCALE: 1/4"=1'-0"













**Be Published in the
McKINNEY COURIER-GAZETTE
SUNDAY, June 9, 2024
ONE (1) TIME**

**NOTICE OF REQUEST FOR VARIANCE
THE BOARD OF ADJUSTMENT**

BOARD OF ADJUSTMENT CASE NO. 24-03

Request by Owner Leodegario Rodriguez, to Consider/Discuss/Act on the Appeal of the Building Official's decision for the consideration of a variance to permit the elimination of the required 10 foot front landscape buffer to allow for front parking at the west frontage; and variances to the zoning ordinance Residential Adjacency Setback requirement of 30 feet at the north side, south side, and rear/east property lines, to allow 10 foot north and east building setbacks, for the construction of a commercial building (an automotive upholstery shop doing business as Leo's Seat Covers), at **606 N. Kentucky Street, Lot 710, Block A of the McKinney Outlots Addition to the City of McKinney, Texas.**

NOTE:

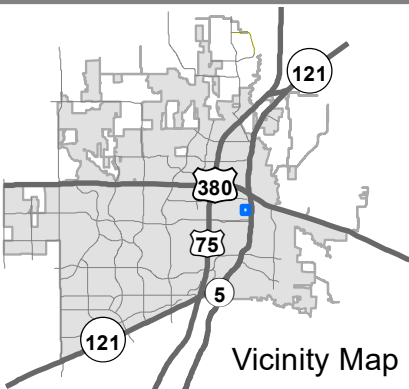
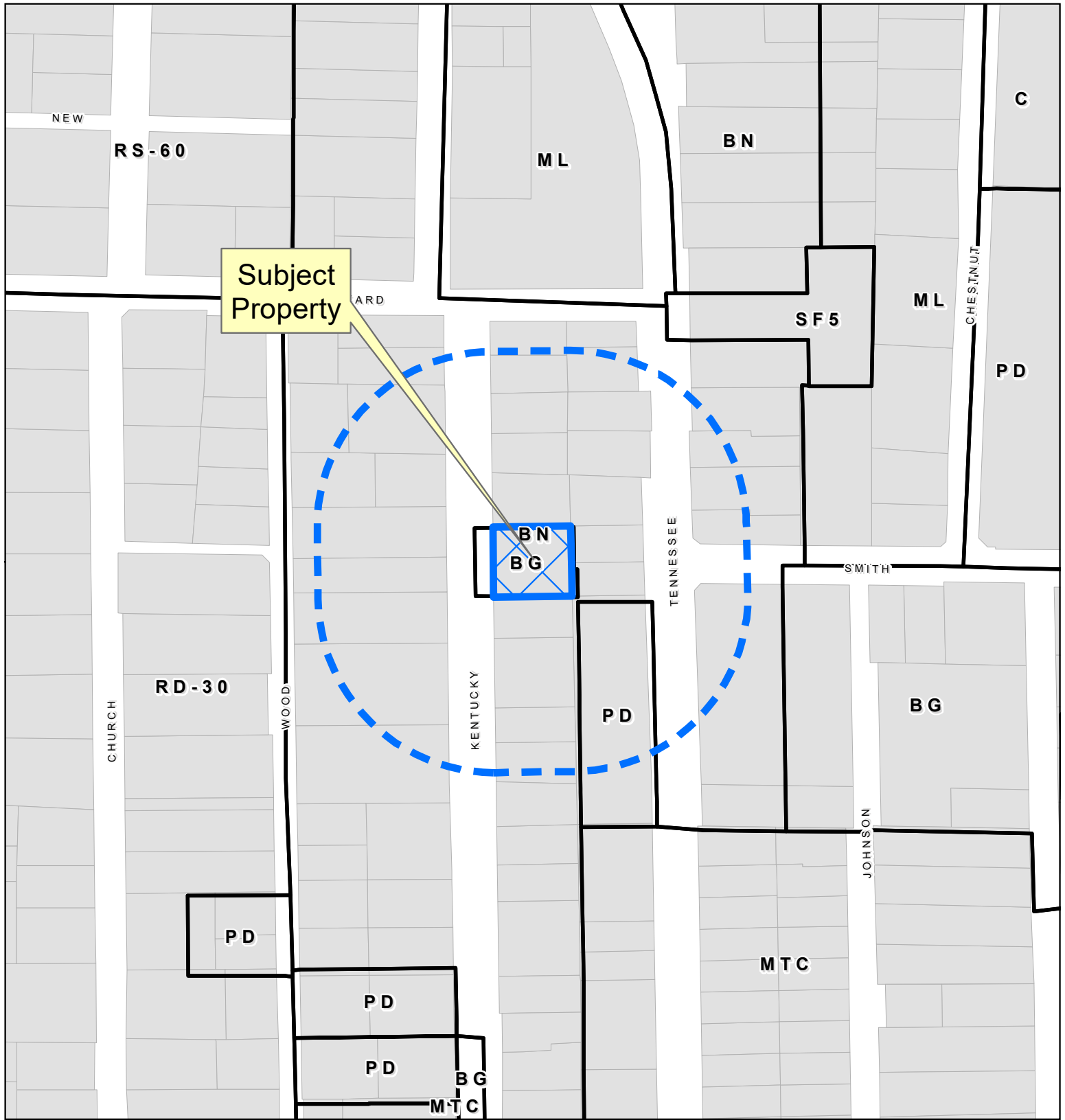
A PUBLIC HEARING HAS BEEN SCHEDULED AND WILL BE HELD PURSUANT TO THIS REQUEST IN THE CITY HALL 2ND FL CONFERENCE ROOM, 222 N. TENNESSEE STREET MCKINNEY TEXAS.

WEDNESDAY, JUNE 26, 2024 - 6:00 P.M.

The Agenda and Meeting Details for the Board of Adjustment meeting will be posted for viewing on the City of McKinney website, at least 72 hours before the meeting. Website link - <http://mckinney.legistar.com/Calendar.aspx>. Select Calendar tab. List view tab, drop down box, Board of Adjustment.

WITNESS MY HAND AND SEAL OF OFFICE ON THIS THE 6TH DAY OF JUNE, 2024.

EMPRESS DRANE
City Secretary



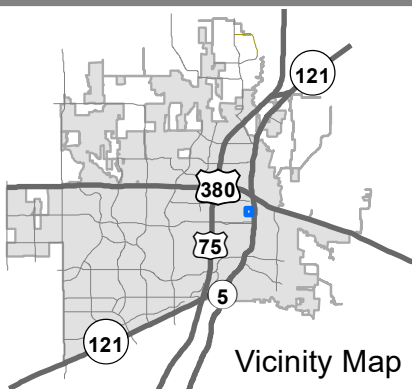
Board of Adjustment Map

BOA24-03
606 N Kentucky St

0 80 160 Feet

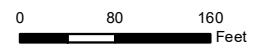


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Board of Adjustment Map

BOA24-03
606 N Kentucky St



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