

BOARD OF ADJUSTMENT REGULAR MEETING

OCTOBER 15, 2025

The Board of Adjustment met in regular session at the McKinney City Hall Council Chamber, 401 E. Virginia Street, McKinney, Texas, on Wednesday, October 15, 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 Larry Jagours called the meeting to order at 6:05 upon determining a quorum consisting of Chairperson Larry Jagours and Board Members Elmer Corbin, Jon Prevost, Randall Wilder and Deanna Kuykendall.

Board members Present: Jon N Prevost, Deanna Kuykendall, Randall Wilder, Larry Jagours, Elmer Corbin

Board Members Absent: Vice Chairman Tonya Dangerfield.

City Staff Members present: Chief Building Official Suzanne Arnold, Administrative Coordinator Monica Castilleja.

Board Chairman Larry Jagours announced to the Board Members that they must vote for a new Chairman and Vice Chairman. Chairman Larry Jagours asked the Board Members if there were any nominations for a new Chairman. A motion was made by Board Member Jon Prevost to elect Board Member Deanna Kuykendall as the new Chairman, Seconded by Board Member Randall Wilder. The Board voted unanimously to elect Board Member Deanna Kuykendall as the new Chairman of the Board of Adjustments. Board Chairman Deanna Kuykendall proceeded to take her new position and asked members if there were any nominations for Vice Chairman. A motion was made by Chairman Deanna Kuykendall to nominate Larry Jagours as the new Vice Chairman. Board Member Jon Prevost Seconded the motion. The Board Members voted unanimously to elect Board Member Larry Jagours as the new Vice Chairman of the Board of Adjustments.

PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Items)

CONSENT ITEMS

25-3264 Minutes of the Board of Adjustment Regular Meeting of September 24, 2025.

A motion was made by Board Member Randall Wilder to approve the minutes as written, seconded by Vice Chairman Larry Jagours. The minutes of the Board of Adjustment Meeting of September 24,2025 were unanimously approved and referred to the City Council for approval.

REGULAR AGENDA ITEMS

25-3261 Conduct a Public hearing to Consider/Discuss/Act on the request by Owner Peter Knight, to Consider/Discuss/Act on the Appeal of the Building Official's decision regarding a violation of the Zoning requirement under their PD, which requires a 20 foot rear setback for this SF-2 tract. The applicant is requesting to reduce the rear yard setback from the required 20 feet to 14 feet in order to construct an attached covered patio. This request is on the property located at 10316 Flat Creek Trail, Lot 28 of Block H of the Reserve at Westridge Phase 1B Addition to the City of McKinney, Texas.

A motion was made by Vice Chairman Larry Jagours to open the public hearing, seconded by Board Member Neal Prevost. The Board voted unanimously in favor of the motion. The floor was open to public hearing.

Board and Manager comments relating to items of public interest: Chief Building official Suzanne Arnold presented the ordinance, a map, photos and information from the application to the Board. Ms. Arnold mentioned to the Board Members a reminder of the powers and duties of the Board of Adjustment Members when it comes to approving or denying a variance. Ms. Arnold mentioned the permit applications that were previously submitted and denied as well as the date the applicant submitted the application for the variance. Ms. Arnold did mention the applicant did have their HOA's contingent approval based on receiving approval from the City. After the presentation Ms. Arnold asked if the Board had any questions for any of the staff, including Code Enforcement. Board Member Jon Neal asked Ms. Arnold if there was any way of

verifying the other houses that the applicant mentioned do not meet the requirements.

Ms. Arnold states she does have any information regarding those homes. Board Member Neal Prevost asked Ms. Arnold if she is aware of any previous variances that have been approved in the past. Ms. Arnold stated that in her 4 years of being Chief Building Official she has not seen one approved in that neighborhood. Chairman Deanna Kuykendall asked the members if there were any further questions. The Board Members stated no. Chairman Deanna Kuykendall then proceeded to give an opportunity for the owner or the Owners Representative to make any comments regarding the Agenda Item. General Contractor Jonathan Dunn, who was hired to build the structure, approached the speaking podium. Jonathan mentions he is representing the applicant who is unable to attend due to being out of town. Jonathan also provided the Board Members with satellite imagery to show the other homes within the same block that do break the 20 ft. setback requirements. Jonathan mentions that the applicant Pete Knight does not think that the variance he is asking for is considered special treatment. Jonathan Dunn briefly mentions Pete's residency in the city of McKinney as well as Pete Knight being a local small business owner. Jonathan also mentions that the Applicant Pete Knight is simply looking to enhance his backyard to be able to create memories with his family for the years to come. Board Member Jon Prevost asked Jonathan Dunn for clarification on the width of the structure. Jonathan Dunn confirmed the final rendering of 36ft wide.

Chairman Deanna Kuykendall asked if there were any further questions. Board Members responded no. Chairman Deanna Kuykendall asked if there was any letters or emails to add to the record. Ms. Arnold stated there was not any.

A motion to close the public hearing was made by Vice Chairman Larry Jagours and seconded by Board Member Jon Prevost. The Board voted unanimously in favor of the motion to close the public hearing.

The members discussed their individual opinions regarding the case. Board Member Jon Prevost felt that the variance should be approved since the HOA has already pre-approved it. He encouraged everyone to approve the variance since it would also increase the value of the tax base, and it would be good for the family and

neighborhood. Board Member Randall Wilder seconds Board Member Jon Prevost. Chairman Deanna Kuykendall agrees with Board Member Jon Prevost and mentions it is difficult to enjoy your backyard without some sort of patio structure. Board Member Elmer Corbin proceeds to ask if there is any reason that the City currently has the 20ft setback. He also asks if there is anything that would be inhibited if concrete was to be poured. Ms. Arnold stated it did not appear to be an easement of any kind and that designated minimum setbacks are inherited to all development. Chairman Deanna Kuykendall mentioned to Board Member Elmer Corbin that in the previous meeting it was mentioned that the setbacks are set to avoid from fires spreading between homes.

Chairman Deanna Kuykendall asked if she had a motion regarding the agenda item? Board Member Jon Prevost made a motion to approve the agenda item as written. Board Member Randall Wilder seconded the motion to approve the variance as written. All Board members voted unanimously to approve the variance as written.

25-3262 Conduct a Public hearing to Consider/Discuss/Act on the request by Owner James West, to Consider/Discuss/Act on the Appeal of the Building Official's decision regarding a violation of UDC Article 704, Section B, Table 7-1. The applicant is requesting to exceed the maximum allowed height of 4 feet in this location to construct a 6 foot high wood fence and gate near a street-facing side property line and at the rear corner of the lot, where the side yard of this lot abuts the front yard of the property behind it. This request is on the property located at 504 Tucker Street, Lot 663A of the McKinney Outlots Addition to the City of McKinney, Texas.

A motion was made by Vice Chairman Larry Jagours to open the public hearing, seconded by Board Member Elmer Corbin. The Board voted unanimously in favor of the motion. The floor was open for Public Hearing.

Board and Manager comments relating to items of public interest: Chief Building official Suzanne Arnold presented the ordinance, a map, photos and information from the application to the Board. Ms. Arnold did notify the board that the property was heavily vegetated in the current area that the applicant was requesting to get the

variance for. After Ms. Arnold concluded the presentation, she asked the Board Members if they had any question. Board Member Jon Prevost asked for clarification on the location of the fence. Vice Chairman Larry Jagours also asked for clarification on fence location. Ms. Arnold clarified the fence location for the Board Members. Chairman Deanna Kuykendall asked the Board Members if there were any further questions for the City. They responded that there was not any. Chairman Deanna Kuykendall asked for anyone that wanted to speak regarding the agenda item to approach the speaking podium. Applicant James West approached the podium and stated his address and let the Board Members know he was open to answering any question they might have regarding his case. Chairman Deanna Kuykendall asked Mr. West if he could provide the Board with a bit of background regarding his case. Mr. West proceeded to let the Board Members know that he has a private hedge around his property. The rear of the property is not connected to the house like every other house around. Mr. West proceeds to mention there is a separate lot, and that the City previously required them to put up a separate drainage system in case they decided to sell that lot separately. James West also mentions he is specifically wanting to install the fence for privacy and security. James West mentions to the board that the fence extension to the North side is an extension of an existing fence that the adjacent property owner stopped short of 14ft due to the restriction of the height. James West explains to the Board Members he wants to install the fence for both privacy and security reasons. Chairman Deanna Kuykendall asked the Board Members if they had any questions. Vice Chairman proceeded to ask if the vehicle in the photo was the owners and if it interfered with the driveway. Chairman Deanna Kuykendall asked Mr. West for clarification on the location of the fence. Mr. West clarified the fence location and gave the Board Members some history about the property. Chairman Deanna Kuykendall asked if there was any letters received. Ms. Arnold responded yes. Board Member Elmer Corbin proceeded to ask James West, the applicant, if his home was part of an HOA. Mr. West responded and said no. Board Member Elmer Corbin asked the applicant if there was any prior approval of the neighbor located behind the applicant's lot. Mr. West answered the Board Member Elmer Corbin. Chairman Deanna Kuykendall asked if there were any

specific names of the neighbors. Vice Chairman asked if there was any response from the Historic Commission. Chief Building Official Suzanne Arnold let the Board Members know the applicant did apply to the Historical Commission. Applicant James West stated he is part of the commission and that he is well aware of the requirements. He also mentions he's been on and off the commission as a member for the past 30 years. Chairman Deanna proceeds to ask Ms. Arnold if there was no ordinance would there be any fundamental concerns regarding the fence and if they were to approve the variance would it create any sort of problem for the City. Ms. Arnold mentions that she previously stated that the intent of the ordinance is to maintain a sight line that in this case does not exist because of the overgrown shrubs. Chairman Deanna Kuykendall proceeds to ask members if they have any further question for the applicant or the City. Board members state they do not have any further questions.

Chairman Deanna Kuykendall ask for a motion to close the public hearing. Vice Chairman Larry Jagours makes a motion to close the public hearing and Board Member Jon Neal seconds. The board members voted unanimously in favor of closing the public hearing.

Chairman Deanna Kuykendall asks the Board Members if there are any discussions regarding the agenda item. Vice Chairman Larry Jagours states if there have been no complaints from the historic commission or any other neighbors, he is in favor of approving the agenda item. He also states that the owner is aware of the requirements for a historic home in a historical area since he is a current member. Vice Chairman Larry Jagours states he does not personally see how the fence could possibly be an issue. All Board Members agreed with Vice Chairman Lary Jagours.

Board Member Jon Prevost made a motion to close the discussion. Chairman Larry Jagours seconded the motions. All Board Members voted unanimously to close the discussion.

A motion was made to approve the variance as written by Board Member Jon Prevost. Chairman Larry Jagours seconded. All members voted unanimously to approve the agenda item as written. The variance was approved unanimously.

25-3263 Conduct a Public hearing to Consider/Discuss/Act on the request by Owner Ian Mclean, to Consider/Discuss/Act on the Appeal of the Building Official's decision regarding a violation of UDC Article 2, Table 2-27, which requires side and rear setbacks for accessory buildings over 300 square feet to be a minimum of 5 feet. The applicant is requesting to construct a workshop 3 feet from the rear property line and a cabana 3 feet from the side property line. This request is on the property located at 1104 S. Tennessee Street, Lot 3 of Block A of the Benji Addition to the City of McKinney, Texas.

Chief Building official Suzanne Arnold presented the ordinance, a map, photos and information from the application to the Board. Ms. Arnold reminded the Board members of the previous variance they approved of a property that is adjacent to the subject property. She also mentioned that the City will not abandon the alley due to the utility easement that is present. Ms. Arnold proceeds to ask members if they have any questions for the City. Board Member Jon Prevost and Randall Wilder asked for clarification regarding the alley and utility easement. They questioned if that was the same utility easement that was briefly discussed in the previous variance request. Ms. Arnold assures the Board Members that it is in the same alley. Chairman Deanna Kuykendall asked the Board Members if any further questions were needing to be asked which they said no to. Jason Rose, owner of 2120 Cosmo Way in Argyle Tx approached the podium to speak on the agenda item. Mr. Rose mentioned to the Board and the public that he was the original developer. He explains to the Board members his intent when purchasing the home was to fully renovate it with his business partner, however shortly after they realized it was a responsibility they did not want to pursue. Therefore, they platted the lots to prevent them from being sold separately, thinking someone would purchase the lots and the home together. Ian McClean later purchased the house and shortly after he started renovating the house, he asked Mr. Rose and his partner if they would be willing to sell the remaining lots, which they did. Mr. Rose mentions none of the properties were historically protected. Jason mentions that after many renovations that Applicant Ian has done to the home, he has added 100+ years to

the home. Mr. Rose also mentions Applicant Ian Mclean has public gatherings for the community at times and has spent a decent amount of money improving the house and the lots. Mr. Rose mentions that Ian Mclean keeps up with the maintenance of the alley even though it is not required of him to do so. Board Member Randall Wilder questions Mr. Rose about whether there is a way to move the cabana to meet the required setbacks. Mr. Rose explains that with the odd shaped lot it's a bit difficult as well as other reasonings. Board Member Jon Neal asks Mr. Rose if he is the architect that drew the plans Mr. McLean provided. Mr. Rose confirms that he did draw the architectural pictures since he is an architect and mentions the square footage of the cabana they plan to build. Chairman Deanna Kuykendall asks the public if there is anyone else wishing to speak regarding the agenda item. Ms. Thompson approaches the speaking podium and briefly discusses that she was granted a variance of 0' setback and sees nothing wrong with her neighbor being granted his variance. She mentions she supports everything he has done to the property and that it has improved their neighborhood. Chairman Deanna Kuykendall ask if anyone else would like to speak. Applicant Ian Mclean approaches the stand and explains that Mr. Rose has mentioned almost everything there is to know about the property. He explains that he has worked hard on preserving the look of the front of the house. Applicant Ian Mclean explains to the Board Members that his full intent is to utilize the large backyard. Applicant Ian Mclean explains to the Board that he does not believe his request should be a big deal. Chairman Deanna Kuykendall proceeds to ask if there are any letters or emails received regarding the agenda item. Ms. Arnold mentioned to Chairman Deanna Kuykendall that she should have 2 responses. Chairman Deanna Kuykendall proceed to read the responses received both in favor of the agenda item approval.

Chairman Deanna Kuykendall proceeds to ask if there are no further question if she could get a motion to close the Public Hearing. A motion was made by Vice Chairman Larry Jagours to close the public hearing. Board Member Randall Wilder seconded the motion. The Board voted unanimously to close the public hearing.

The Board Members then discussed individual opinions regarding the variance. Board Member Jon Prevost mentions that he does not see why they wouldn't approve

this variance if they previously approved of their neighbors. Board Member Larry Jagours discusses with the members how he feels and expresses that the renovations completed have significantly enhanced the property. All the Members agree with Board Members Jon Prevost and Randall Wilder.

Board Member Randall Wilder makes a motion to approve the variance as written. Board Member Jon Prevost seconded the motion. The Board Members voted unanimously in favor of the motion and approved the Agenda item.

ADJOURN

Vice Chairman Larry Jagours made a motion to Adjourn. Seconded by Board Member Jon Prevost. The Board voted unanimously to adjourn at 7:11 pm.

SIGNED:

DEANNA KUYKENDALL, Board Chair
LARRY JAGOURS, Board Vice Chair
ATTEST:

MONICA CASTILLEJA, Meeting Clerk

City of McKinney, Texas