



NOTICE OF MEETING

NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENT WILL MEET IN A REGULAR SESSION IN THE SENATOR FLORENCE SHAPIRO COUNCIL CHAMBERS LOCATED AT 1520 K AVENUE, PLANO, TEXAS AT 3:00 P.M. TUESDAY, JANUARY 24, 2023.

Emails regarding agenda items may be submitted to BOAcomments@plano.gov by 1:00 p.m. the day of the meeting.

The Board of Adjustment may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.

PUBLIC COMMENTS

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The Board of Adjustment will hear comments of public interest. Time constraints may be directed by the Chair of the Board of Adjustment. Specific factual information, explanation of current policy, or clarification of Board of Adjustment authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.

APPROVAL OF MINUTES

1. Approval of Minutes: August 26, 2025, meeting.

ZONING VARIANCE REQUESTS

Public Hearing Items:

Applicants are limited to fifteen (15) minutes presentation time with a five (5) minute rebuttal, if needed. Remaining speakers are limited to thirty (30) total minutes of testimony time, with three (3) minutes assigned per speaker. The Presiding Officer may amend these times as deemed necessary.

Non-Public Hearing Items:

The Presiding Officer will permit public comment for items on the agenda not posted for a Public Hearing. The Presiding Officer will establish time limits based upon the number of speaker requests, length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Speakers will be called in the order requests are received until the cumulative time is exhausted.

2. VARIANCE APPLICATION #25-20Z 1516 East Parker Road

- a. Subsection 9.600.4 (A) of Article 9, Division 2, of the Zoning Ordinance, to allow a decrease in the required rear property line setback for an existing alley-served garage, from 20 feet to 3 feet, resulting in a variance of 17 feet.
- b. Subsection 13.900.1 (B.iv) of Article 13, Division 2, of the Zoning Ordinance, to allow a decrease in the required separation of an existing detached accessory building enclosed on 3 or more sides from the main building, from 10 feet to 0.5 feet (6 inches), resulting in a variance of 9.5 feet.
- c. Subsection 13.900.1 (B.v) of Article 13, Division 2, of the Zoning Ordinance, to allow a decrease in the required rear property line setback for an existing garage entered from the alley, from 20 feet to 3 feet, resulting in a variance of 17 feet.
- d. Subsection 13.900.1 (B.viii) of Article 13, Division 2, of the Zoning Ordinance, to allow an increase in the maximum height for an existing detached accessory building located in the required rear yard, from 10 feet to 11 feet, resulting in a variance of 1 foot.

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3. VARIANCE APPLICATION #25-21Z 3520 Willow Bend Drive

- a. Subsection 13.500.2 (C) of Article 13, Division 2, of the Zoning Ordinance, to allow the front yard to be obstructed by a fence, from 40 inches to up to 72 inches above the ground, resulting in a variance of 32 inches.
- b. Subsection 20.200.1 of Article 20, Division 4, of the Zoning Ordinance, to allow an increase in the permitted height of a fence within the required front yard from 40 inches to 72 inches, resulting in a variance of 32 inches.

EXECUTIVE SESSION

4. Executive Session

The Board of Adjustment will convene into Executive Session, pursuant to Section 551.071 of the Texas Government Code, to consult with its attorneys and obtain advice regarding Shoal Creek Homeowner’s Association, Inc. and Kyle Shidler v. Board of Adjustment of the City of Plano, Texas.

OTHER

- 5. Staff Report on applications submitted.

The City of Plano encourages participation from all citizens. The facility has accessible restroom facilities, drinking fountains, and power assist entrance doors. The facility is easily accessed from public sidewalks and parking areas, with designated accessible parking nearby. If you require additional assistance or reasonable accommodations under the Americans with Disabilities Act for this meeting or facility, including ASL interpreters, you should submit an ADA Reasonable Accommodation Request Form to the ADA Coordinator at least 48 hours in advance. If you need assistance completing the form, please call 972-941-7152. Complete or download the ADA Reasonable Accommodation Request Form at <https://www.plano.gov/395/Accessibility-Accommodations>.

Date Posted: October 14, 2025