



**AGENDA  
BOARD OF ADJUSTMENT  
Wednesday, Nov. 19, 2025**

**1371 WEST FM 550 - McLendon-Chisholm, Texas 75032 7:00 PM**

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS
3. PUBLIC HEARING
  - 3.1. Public Hearing to receive comments on the consideration of the proposed variance request to the City of McLendon-Chisholm regulations for a reduction of the side yard setback for a primary residential structure on a vacant lot. This property is located at 1253 Wales Drive, McLendon-Chisholm, Texas 75032 in the Kingsbridge Planned Development Community. RCAD Property ID # 71034.
  - 3.2. Public Hearing to receive comments for a request of variance to the City of McLendon-Chisholm regulations for a reduction of the side yard setback for a detached garage from 25' to 15' located at 415 Estate Lane, Rockwall Texas, 75032
  - 3.3. Public Hearing to receive comments on the proposed variance request to the City of McLendon-Chisholm regulations for an additional accessory dwelling unit. The property is located at 103 Rose Marie Lane, Rockwall Texas 75032. RCAD Property ID #60833
  - 3.4. Public Hearing to receive comments for a proposed variance request to the City of McLendon-Chisholm regulations for a detached dwelling guest house. This property is located at 404 Cattle Barron Drive, Rockwall Texas 75032. RCAD Property ID #85399.
4. APPROVAL OF MINUTES
5. ITEMS FOR DISCUSSION
  - 5.1. Discuss and consider approval of a variance for a reduction of the required front yard setback for a new single-family residential structure in the Kingsbridge subdivision from 35 feet to 25 feet. Property address is 1253 Wales Dr. Rockwall, Texas 75032. Rockwall CAD Property ID 71035
  - 5.2. Discuss and consider approval of a variance for an additional dwelling unit on the subject property located at 103 Rose Marie Lane in the Single Family (SF 2.5) Zoning District.

5.3. Discuss and consider approval of a variance in a reduction of the required side yard setback for a detached garage located at 415 Estate Lane in the Heritage Planned Development District from 25 feet to 15 feet.

6. ADJOURN

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session in order to seek confidential legal advice from the City Attorney on any agenda item herein.

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the Board of Adjustment of McLendon-Chisholm, Texas was posted on or before 5:00 p.m., Nov. 12, 2025 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.