



**AGENDA  
BOARD OF ADJUSTMENT  
WEDNESDAY, NOVEMBER 13, 2024  
1371 WEST FM 550 - MCLENDON-CHISHOLM, TEXAS 75032  
7:00 PM**

Page

**1. CALL TO ORDER**

**2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS  
FLAGS**

**3. RULES OF DECORUM**

**4. CITIZEN COMMENTS**

**5. PUBLIC HEARING**

- 5.1. Public hearing to receive public comment regarding an application requesting one variance request to the City of McLendon-Chisholm Regulations on property located at Chisholm Crossing Phase IV-B, Block C, Lot 28, known as 616 Stampede Run, McLendon-Chisholm, Texas 75032. Regulation requires a minimum of 25 feet for side yard setbacks. The owner is requesting a reduction from 25 feet to 10 feet for the construction of a single detached garage.

**6. ITEMS FOR CONSIDERATION**

- 6.1. Consideration and Action for Charles Annis - The applicant is requesting approval of a variance to build a detached garage 10 feet from the property line due to an existing pool and encroachment issues in relation to the structure. The property is located at 616 Stampede Rd. McLendon-Chisholm, Texas 75032."

[BOA Staff Report Charles Annis 11.13.24](#)

[Charles Annis Application](#)

[616 Stampede Run Site Plan](#)

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## **7. ADJOURN**

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session in order to see 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 City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., November 8, 2024 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



BOARD OF ADJUSTMENT – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: November 8, 2024

Applicant: Charles Annis  
616 Stampede Run  
McLendon-Chisholm, Texas 75032

Representative: Carlos Marin

Property owner: Charles Annis  
616 Stampede Run  
McLendon-Chisholm, Texas 75032

Location: The property, located at 616 Stampede Run, McLendon-Chisholm, Texas 75032, is a 1.03-acre tract of land located in Chisholm Crossing Phase IV, with frontage on Stampede Run. Chisholm Crossing Phase IV-B, Block C, Lot 28, contains 1.03 acres of land. The Rockwall CAD property identification number is 87286.

BOARD OF ADJUSTMENT MEETING DATE: November 13, 2024

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**REQUEST:**

The applicant is requesting approval of a reduction in the required side yard setback from 25 feet to 10 feet for the construction of a single detached garage.

**[Powers and Duties of the Board of Adjustment]**

The board of adjustment shall have the power and exercise the duties of a board in accordance with Texas Local Government Code Chapter 211.009(a). Board members are representatives of the city and may:

1.

Hear and decide an appeal that alleges error in an order, requirement, decision, or determination made by a mayor or his/her designee in the enforcement of this ordinance;

2.

Hear and decide special exceptions to the terms of the zoning ordinance; in this regard the board may grant only special exceptions that are authorized by the express terms of the ordinance;

3.

Authorize in specific cases a variance from the terms of the zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done;

4.

Hear and decide other matters authorized by the council;

5.

To consider, decide, and make provisions for the amortization of an owner's investment in nonconforming uses or structures when specifically requested by the city council; and

6.

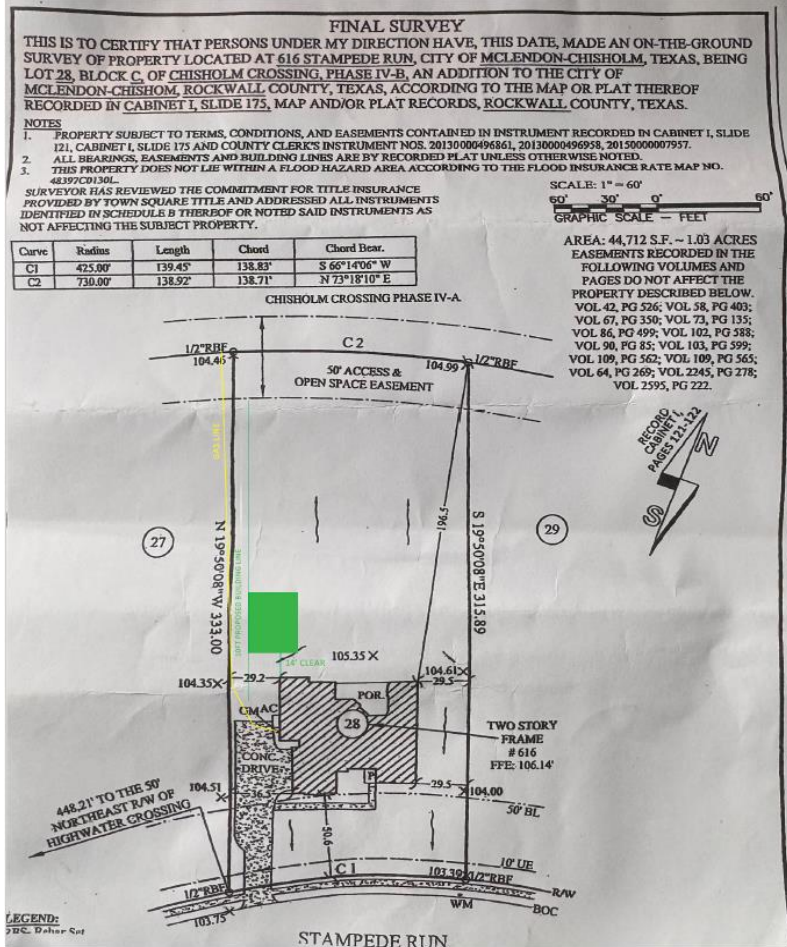
To subpoena witnesses, administer oaths and require the production of documents.

**Background Information:**

The required side yard setback is 25 feet, however there is a swimming pool present, and the proposed single detached garage would be too close to the pool. There is an existing gas line that is shown on the survey. The current zoning for this development (Chisholm Crossing, Phase IV-B) is a PD – Planned Development that follows the City of McLendon-Chisholm's Single Family (SF) 1.5 zoning district regulations with minor modifications.

Based upon the site plan provided by the applicant, the minimum distance from the side property line to the planned detached garage, which will be adjacent to the pool, is 10 feet.

**Requested Survey**



Aerial view of subject property





APPLICATION TO REQUEST A HEARING  
BEFORE THE CITY OF MCLENDON-CHISHOLM  
BOARD OF ADJUSTMENT

DATE OF APPLICATION 9/12/24 CASE # \_\_\_\_\_

NAME OF APPLICANT CHARLES ANNIS

ADDRESS 616 STAMPEDE RUN PHONE NO. 214-226-6466

BUSINESS PHONE NO. \_\_\_\_\_

DESCRIPTION OF PROPERTY LOT NUMBER 28 BLOCK NUMBER C

LEGAL DESCRIPTION OF PROPERTY: \_\_\_\_\_

CHISHOLM CROSSING PHASE IV-B

ADDRESS OF PROPERTY: 616 STAMPEDE RUN ROCKWALL TX 75082

REASON FOR REQUEST: \_\_\_\_\_

NEW DETACHED GARAGE WOULD HAVE TO ~~BE~~ BE BUILT INTO EXISTING SWIMMING POOL AND AN EXISTING GAS LINE WOULD HAVE TO BE MOVED.

SIGNATURE OF APPLICANT Charles Annis

Applicant must provide a survey or plat showing location of proposed improvements and existing structures as related to all boundary lines, pictures and descriptions of project, materials descriptions and list of property owners and address within 200'.

FEE \$400.00 and All Consulting Fees DATE/AMOUNT PAID: \_\_\_\_\_

RECEIPT #: \_\_\_\_\_

FOR CITY USE ONLY  
DATE AND TIME OF MEETING SCHEDULED \_\_\_\_\_

REQUEST FOR VARIANCE GRANTED/DENIED.  
IF DENIED, REASON: \_\_\_\_\_

\_\_\_\_\_

Updated 10/09/2017 Board of Adjustments - Application

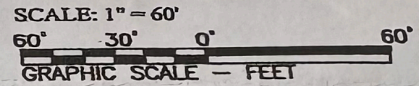
### FINAL SURVEY

THIS IS TO CERTIFY THAT PERSONS UNDER MY DIRECTION HAVE, THIS DATE, MADE AN ON-THE-GROUND SURVEY OF PROPERTY LOCATED AT 616 STAMPEDE RUN, CITY OF MCLENDON-CHISHOLM, TEXAS, BEING LOT 28, BLOCK C, OF CHISHOLM CROSSING, PHASE IV-B, AN ADDITION TO THE CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, SLIDE 175, MAP AND/OR PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

**NOTES**

1. PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN CABINET I, SLIDE 121, CABINET I, SLIDE 175 AND COUNTY CLERK'S INSTRUMENT NOS. 20130000496861, 20130000496958, 2015000007957.
2. ALL BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
3. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48397C0130L.

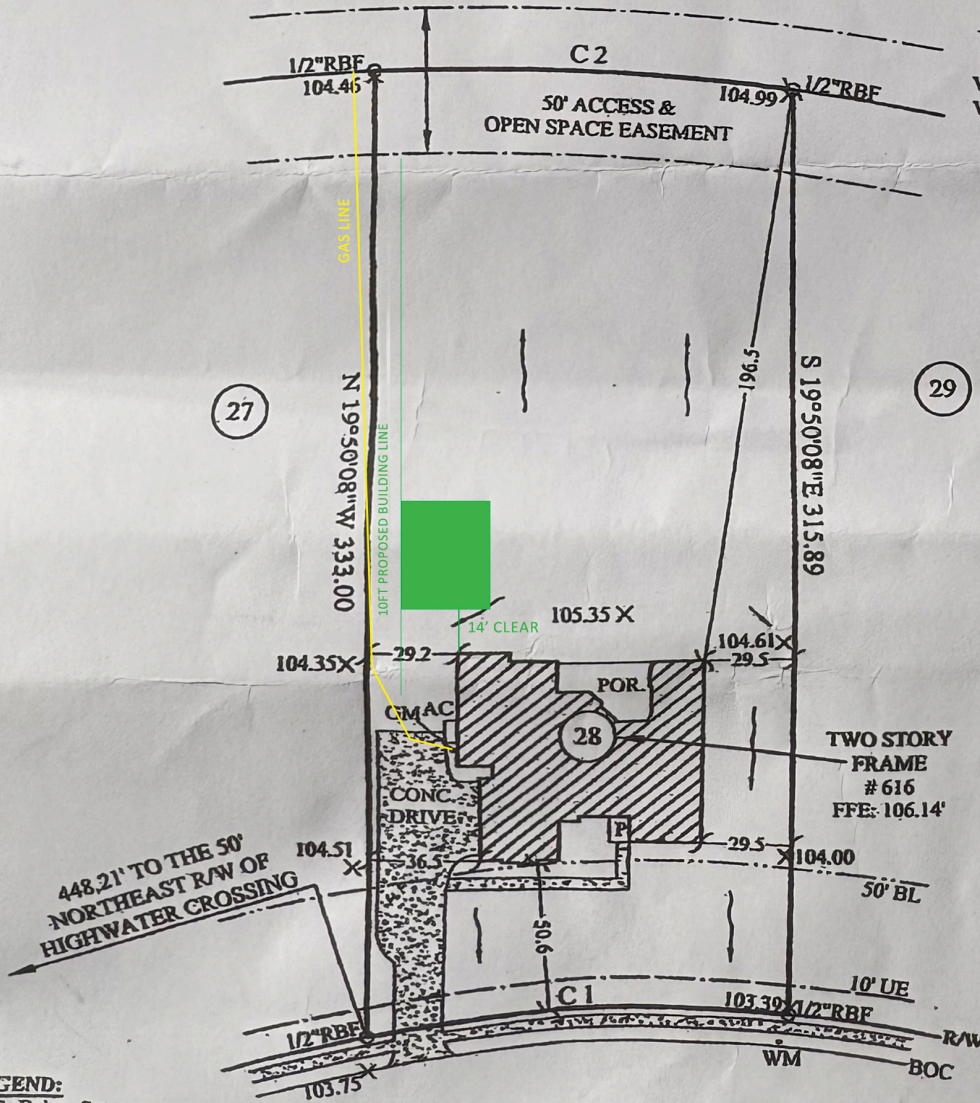
SURVEYOR HAS REVIEWED THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY TOWN SQUARE TITLE AND ADDRESSED ALL INSTRUMENTS IDENTIFIED IN SCHEDULE B THEREOF OR NOTED SAID INSTRUMENTS AS NOT AFFECTING THE SUBJECT PROPERTY.



AREA: 44,712 S.F. ~ 1.03 ACRES  
 EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE PROPERTY DESCRIBED BELOW.  
 VOL 42, PG 526; VOL 58, PG 403;  
 VOL 67, PG 350; VOL 73, PG 135;  
 VOL 86, PG 499; VOL 102, PG 588;  
 VOL 90, PG 85; VOL 103, PG 599;  
 VOL 109, PG 562; VOL 109, PG 565;  
 VOL 64, PG 269; VOL 2245, PG 278;  
 VOL 2595, PG 222.

Curve	Radius	Length	Chord	Chord Bear.
C1	425.00'	139.45'	138.83'	S 66°14'06" W
C2	730.00'	138.92'	138.71'	N 73°18'10" E

CHISHOLM CROSSING PHASE IV-A



**LEGEND:**  
 DPC Dehor Sp