



**MINUTES**  
**Board of Adjustment**  
**November 19, 2025**  
**1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032 7:00 PM**

**COUNCIL** Gary Nickel David Cross  
**PRESENT:** Melody Osorio Stanley Brothers  
Herb Harker

**STAFF** Fabrice Kabona, City Manager  
**PRESENT:** Angela Jennings, City Secretary  
Peyton Sherman, City Planner

1. CALL TO ORDER

**Board of Adjustments Chairman, Gary Nickel started the meeting at 7:03**

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

**Chairman Nickel lead the board in both the US and Texas pledges.**

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.

**Mr. Nickel opens the first Public Hearing.....**

**Chris Nixon spoke and wanted to make sure that the plan being approved was the same plan that he and City Planner had spoke about .**  
**Closes the Public Hearing.**

- 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

**Public Hearing for item 3.2 opened by Gary Nickel**

**There were no comments.**

**Public Hearing closed.**

- 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

**Mr. Nickel opens public hearing for Item 3.3**

**There are no comments**

**Public Hearing is closed**

- 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.

**Public Hearing was opened for item 3.4**

**Mr. Nickel announces that the item was withdrawn by the applicant.**

**There were no comments.**

**Public Hearing was closed.**

**4. APPROVAL OF MINUTES**

- 4.1. Minutes for Sept. 10, 2025 Board of Adjustment Meeting

**Chairman Nickel asks for a motion to approve the minutes for Sept 10, 2026**

<b>RESULT:</b>	Approved
<b>MOTIONED BY:</b>	Stanley Brothers
<b>SECONDED BY:</b>	Herb Harker
<b>FOR:</b>	5
<b>AGAINST:</b>	None
<b>ABSTAIN:</b>	None

**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

**Chairman Nickel introduces the next item and ask the applicant to present his project.**

**Applicant tells the board that they need the variance so that they can build the bigger garage with the house because it is a large family.**

**There were several questions from the Board members that were answered by either the applicant or by the city planner, Peyton Sherman.**

**There were questions about the site plan and the drawings were explained by Peyton Sherman. There was several minutes of conversation between the board members and more explanation from the applicant.**

**Mr. Nickel called for a motion to approve.**

<b>RESULT:</b>	To Approve
<b>MOTIONED BY:</b>	Melody Osorio
<b>SECONDED BY:</b>	Stanley Brothers
<b>FOR:</b>	5-0
<b>AGAINST:</b>	None
<b>ABSTAIN:</b>	None

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.

**Chairman Nickel explains to the board why the applicant is coming to the board for a variance.**

**He ask the applicant to come and explain the project. She explains that they want to build the additional ADU for her parents.**

**Gary Nickel ask the board if they have any questions for the applicant.**

**There were questions from the board about where the home was going to be located. Applicant approached with a larger survey copy to show the board. During the conversation that took place the applicant introduced a larger home that she had presented to Peyton prior to the plan they were presented with at the meeting.**

**David Cross asked if there were plans for the first home plans.**

**The applicant had the set of plans and the board asked how they should change the motion to include the larger dwelling.**

Once the applicant decided how she wanted the dwelling to set on the lot the chairman called for a vote. There were several minutes of conversation between the members of the board.

<b>RESULT:</b>	Motion to approve 63
<b>MOTIONED BY:</b>	David Cross
<b>SECONDED BY:</b>	Melody Osorio
<b>FOR:</b>	Unanimous
<b>AGAINST:</b>	None
<b>ABSTAIN:</b>	None

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.

Chairman Nickel has a few questions about the request. City Planner answers the questions and a motion is called for.

<b>RESULT:</b>	Motion to approve the requested setback
<b>MOTIONED BY:</b>	Herb Harker
<b>SECONDED BY:</b>	David Cross
<b>FOR:</b>	5-0
<b>AGAINST:</b>	None
<b>ABSTAIN:</b>	None

6. ADJOURN

Melody Osorio makes a motion to adjourn.  
Stanley Brothers seconds the motion.  
Meeting Adjourned.

[MIN\_SIGNATURES]