



**AGENDA  
BOARD OF ADJUSTMENT  
MAY 6, 2026**

**1371 WEST FM 550 - McLendon-Chisholm, Texas 75032 6:30 PM**

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS
3. PUBLIC HEARING
  - 3.1. A public hearing to receive comments for a request for a variance of City of McLendon-Chisholm regulations, reducing the side yard setback requirements from 25' to 19' for a detached garage. The property is zoned as Single Family Residential 1.5. The subject property is generally located in the Chisholm Crossing subdivision at 619 Stampede Run, McLendon-Chisholm, Texas 75032 and identified as Rockwall County Property ID 87272.
4. APPROVAL OF MINUTES
  - 4.1. Consider approving minutes for the March 18, 2026 Board of Adjustment
5. ITEMS FOR DISCUSSION
  - 5.1. Discuss and consider approval of a variance request to the City of McLendon-Chisholm Code of Ordinances to allow a reduction of the sideyard setback from 25 feet to 19 feet for one detached garage on one residential lot. The subject property is zoned Single Family 1.5 (SF 1.5) Rockwall Property ID 87272.
6. ADJOURN

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the Board of Adjustment of McLendon-Chisholm, Texas was posted or before 5:00 p.m., April 29, 2026 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



**MINUTES**  
**Board of Adjustment**  
**March 18, 2026**  
**1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032 6:30 PM**

1. CALL TO ORDER

**Chairman Gary Nickel called the meeting to order at 6:30 PM**

**Mr. Nickel explains to Mrs Donegan that because there are only 4 members, all 4 members must vote yes. He also explained the time frame of coming back to the board if**

**it were to be denied.**

**Peyton Sherman, City Planner, also made some clarifications, and once it was confirmed that the applicant was fully aware of the ramifications of continuing with only 4 members, Mr. Nickel moved forward.**

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

**Chairman Nickel led the invocation and both US and Texas Pledge.**

3. APPROVAL OF MINUTES

3.1. Consider approval of minutes from Feb. 18, 2026 BOA meeting

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOTIONED BY:</b>	Herb Harker
<b>SECONDED BY:</b>	Melody Osorio
<b>FOR:</b>	Unanimous
<b>AGAINST:</b>	None
<b>ABSTAIN:</b>	None

4. ITEMS FOR DISCUSSION

4.1. Discuss and consider approval of a variance request to the City of McLendon-

Chisholm Code of Ordinances to allow a reduction of the area requirements for one residential lot from 2.5 acres to 2.088 acres. Rockwall Property ID 12091.

**Mr. Nickel ask the applicant if there is anything she would like to add. Mr. Sherman request to give a short staff report and once the application is explained, he states that staff recommends approval.**

**Mrs. Donegan told the board she was wanting this variance so that she could sell the property for someone to build on. Mr Nickel asked if it would not have been easier to move or tear down the building. Mrs. Donegan explains they still use the building and it is set on concrete.**

**Mr. Nickel also suggested that the present building on her side of the property line also be given a variance, since the building is only 24 ft and a few inches and that way both properties have the variances they need to be in compliance. There is discussion about how to reword the variance, if moving the building was a better option and if the property line could just move out next to the building, reshaping the lot. There were also questions brought up about the frontage of the lots, once the variance is granted. There are several more comments and questions from the Board before Mr. Nickel calls for the vote.**

**The Motion made included a variance for the building on Mrs. Donegan's property allowing the building to be 24'.4" from the property line instead of 25", as well and the requested variance in the application for RCAD Property ID # 12091 allowing a reduction of the area requirements for one residential lot from 2.5 acres (currently zoned Single Family 2.5 (SF 2.5) to 2.088 acres including an adjusted street frontage of 113 linear ft.**

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOTIONED</b>	Herb Harker
<b>BY:</b>	
<b>SECONDED</b>	David Cross
<b>BY:</b>	
<b>FOR:</b>	Unanimous
<b>AGAINST:</b>	None
<b>ABSTAIN:</b>	None

5. ADJOURN

**Meeting was adjourned at 7:13 PM**

[MIN\_SIGNATURES]



City of McLendon-Chisholm

Staff Report

**Date:** May 6, 2026

**Applicant:** Dean Hoffman

**Owner:** Dean Hoffman

**Agenda Item:** Discuss and consider approval of a variance request to the City of McLendon-Chisholm Code of Ordinances to allow a reduction of the sideyard setback from 25 feet to 19 feet for one detached garage on one residential lot. The subject property is zoned Single Family 1.5 (SF-1.5). Rockwall Property ID 87272.

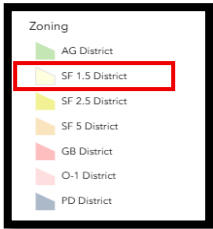
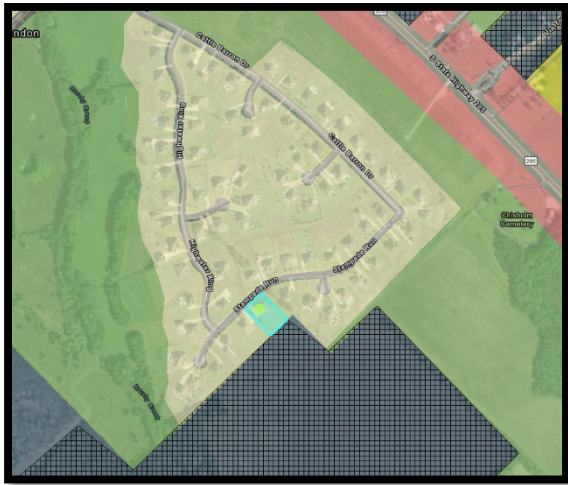
**Background:** The applicant has submitted a request for a variance to reduce the required side yard setback for a detached garage from twenty-five (25) feet to nineteen (19) feet, resulting in a six (6) foot encroachment into the established buildline. The subject property is zoned Single Family Residential 1.5 (SF 1.5). The applicant has submitted the request to the governing HOA of the Cattle Barron subdivision and has since obtained approval of the request by the HOA.

**Staff Recommendation:** Staff recommends approval of the variance request, as presented.

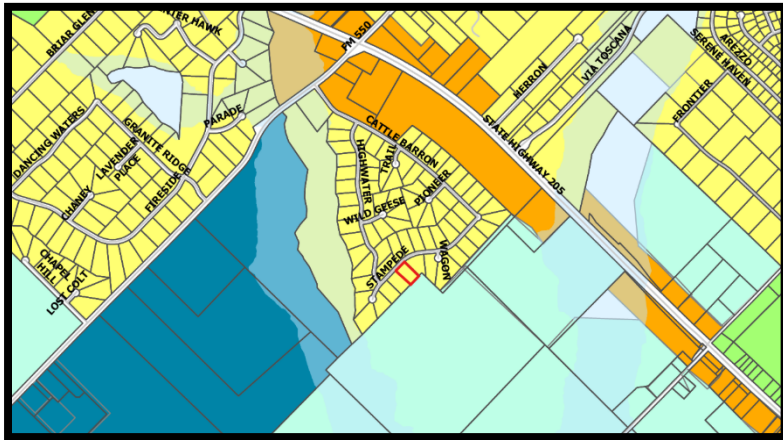
**Attachments:**

- Application
- Survey Exhibits

**Zoning:**



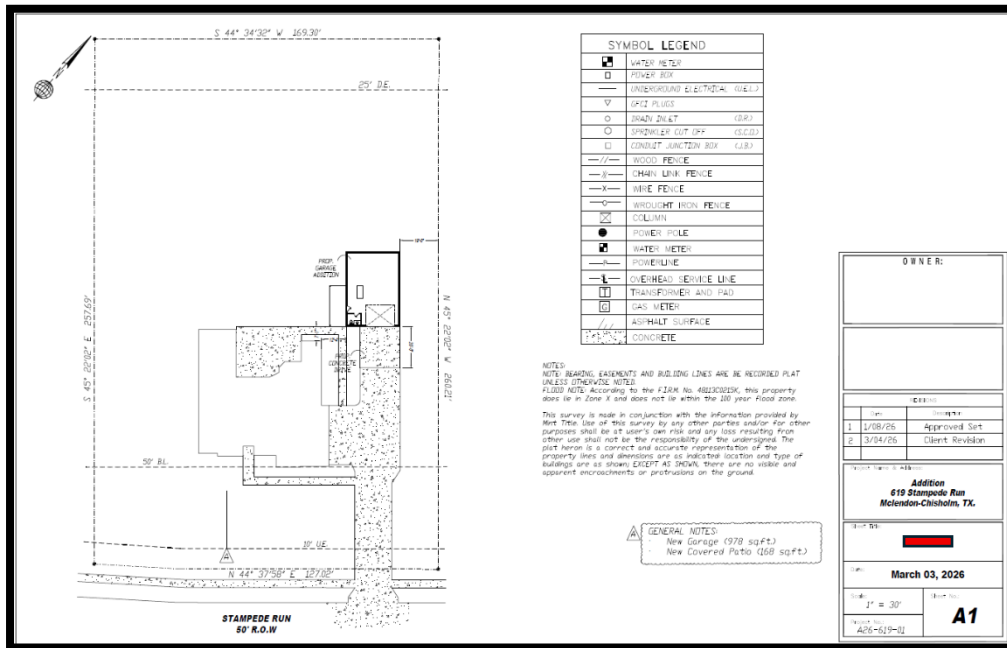
**Future Land Use Map:**



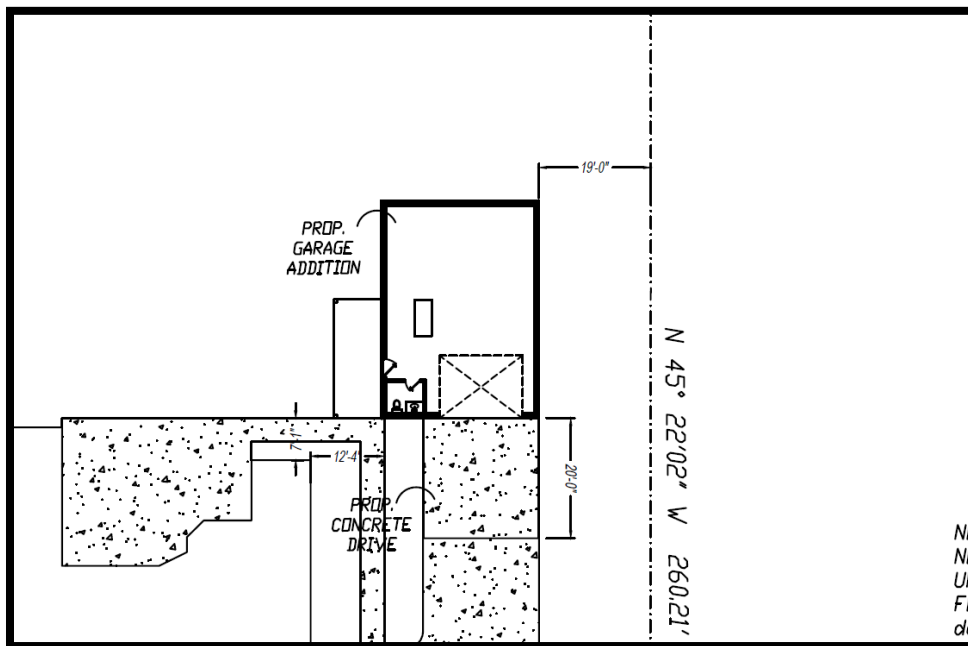
**RCAD:**



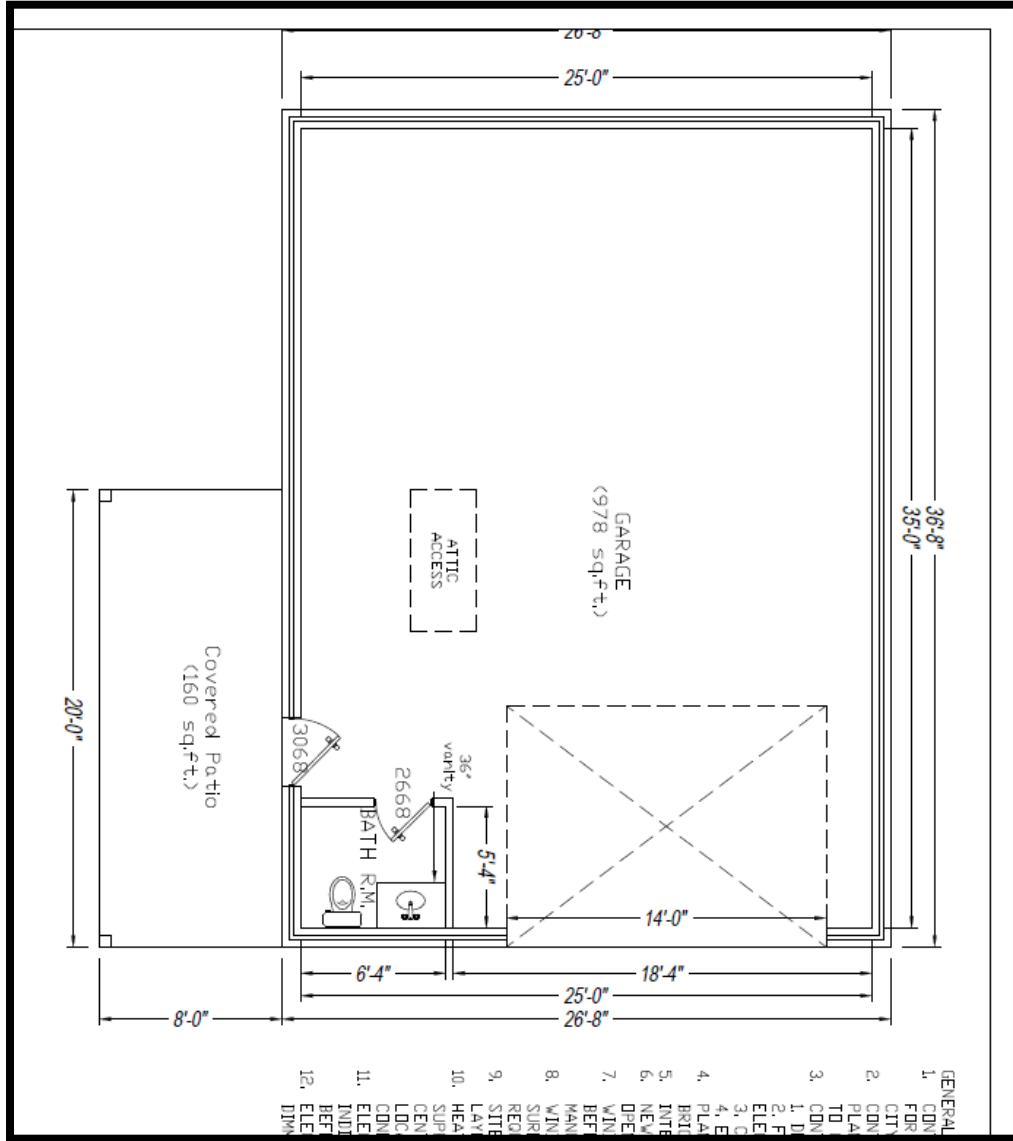
**Site Survey:**



**Enlarged:**

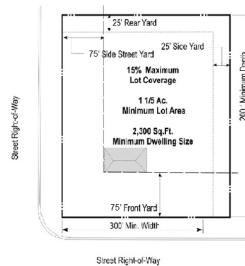


**Floor Plan:**



**§ 4-5. SF1.5 Single-Family Residential District.**

- A. General purpose and description. The Single-Family Residential District SF1.5 District is designed for residential lots having a minimum size of one and one-half acres when developed in connection with a subdivision development drawn from one tract consisting of at least ten dwellings.
- B. Permitted uses. In the “SF1.5” Single-Family Residential District, no building or land shall be used, and no building shall be constructed, reconstructed, altered or enlarged, unless otherwise permitted in accordance with section 3-1, Use of land and buildings.
- C. Area requirements. The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the area requirements table for the SF1.5 Zoning District (below).



SF1.5-Zoning District Area Requirements	
Minimum Lot Area	1 1/2 Acres
Minimum Lot Width	300 ft.
Minimum Lot Depth	200 ft.
Minimum Front Yard	100 ft.
Minimum Side Yard	25 ft. Interior 100 ft. Street
Minimum Rear Yard	20 ft.
Minimum Dwelling Size	2,300 sq. ft.
Maximum Lot Coverage	15 %
Maximum Building Height	45 ft.

- D. Off-street parking and loading requirements. Off-street parking and loading requirements shall conform to the provisions of section 6-7, Off-street parking and loading requirements.
- E. Accessory building and structure regulations. All regulations for accessory building or

accessory structures shall be in compliance with section 6-3, Accessory building regulations.  
(Ordinance 2011-06, sec. 1, adopted 10/11/11; Ordinance 2015-21 adopted 8/11/15)

## Exhibit 14A. Zoning Ordinance

### ARTICLE 1. GENERAL PROVISIONS

#### § 1-15. Zoning board of adjustment.

##### A. Creation, membership and procedures.

1. Zoning board of adjustment established. A zoning board of adjustment is hereby established in accordance with the provisions of Texas Local Government Code, § 211.008, as amended, regarding the zoning of cities and with the powers and duties as provided in said Code.
2. Membership. The zoning board of adjustments shall consist of five citizens of McLendon-Chisholm, each to be appointed or re-appointed by the city council and confirmed by the city council.
3. Terms of office. Members of the board shall serve for staggered terms of two years each. Three members and one alternate shall serve until June 30th of odd-numbered years, as heretofore appointed, and two members and one alternate, as heretofore appointed, shall serve until June 30th of even-numbered years, and therefore each member reappointed for each new appointee shall serve for a full term of two years unless removed as hereinabove provided.
4. Quorum. A quorum shall consist of three members to convene and conduct administrative action. However, four members are necessary to hear testimony and action on any quasi-judicial matter before the board.
5. Alternate members. The city council may appoint four alternate members of the board who shall serve in the absence of one or more of the regular members when requested to do so by the chairperson of the board, so that all cases to be heard by the board will always be heard by a minimum number of four members. These alternate members, when appointed, shall serve for the same period as the regular members, which is for a term of two years, and any vacancy shall be filled in the same manner and they shall be subject to removal by the same means and under the same procedures as the regular members.
6. Vacancies. Vacancies shall be filled by the city council for the unexpired term of any member, whose place becomes vacant for any cause, in the same manner as the original appointment was made.
7. Chairperson. The board shall elect its own chairperson, who shall serve for a period of one year or until a successor is elected.
8. Hearings. The hearings of the board shall be public. However, the board may go into executive session for discussion, but not for vote on any case before it. The board shall hear the intervention of any owner of property adjacent to, in the rear of, or across the street from a lot as to which the granting of any permit is pending, and shall also hear any other parties in interest.
9. Meetings. Regular meetings of the board shall be held at such times as the board may determine. Special meetings of the board shall be held at the call of the chairperson or at the

written request of two regular members of the board, said request to be submitted to the chairperson.

B. Rules and regulations.

1. Minutes. The board shall keep minutes of its proceedings, showing the vote of each member upon each question or, if absent or failing to vote, indicating such vote, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the mayor or a designee and shall be public record.
2. Board action. The board shall act by resolution in which four members must occur.
3. Additional rules and regulations. The board shall adopt from time to time such additional rules and regulations as it may deem necessary to carry into effect the provisions of the ordinance, and shall furnish a copy of the same to the zoning administrator and the mayor or a designee, all of which rules and regulations shall operate uniformly in all cases. All of its resolutions and orders shall be in accordance therewith.

C. Powers and duties of the board. 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.

D. Limitation on reapplications. When the board has denied a proposal, no new applications of similar nature shall be accepted by the board or scheduled for 12 months after the date of board denial. Applications which have been withdrawn, at or before, the board meeting may be resubmitted at any time for hearing before the board.

E. Vote of four members required. The concurring vote of four members of the board is necessary to:

1. Reverse an order, requirement, decision or determination of a mayor or his/her designee;
2. Decide in favor of an applicant on a matter on which the board is required to pass; or
3. Authorize a variation from the terms of a zoning ordinance;
4. Find and determine an appropriate amortization schedule or duration such that a nonconforming use or structure may be allowed to continue until fully amortized in accordance with such schedule or duration.

F. Appeals.

1. Procedure. Appeals may be taken to and before the zoning board of adjustment by any person aggrieved, or by any officer, department, board or bureau in the city. Such appeal shall be made by filing in the office of the mayor or a designee a notice of appeal and specifying the

grounds thereof. The office or department from which the appeal is taken shall forthwith transmit to the board all of the papers constituting the record from which the action appealed was taken.

2. Stay of proceedings. An appeal shall stay all proceedings in furtherance of the action appealed from unless the mayor or a designee shall certify to the zoning board of adjustment that, by reason of facts in the certificate, a stay would cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order which may be granted or by a court of equity, after notice to the office from whom the appeal was taken.
  3. Notice of hearing on appeal. The board shall fix a reasonable time for the hearing of the appeal or other matter referred to it, and shall mail notices of such hearing to the petitioner and to the owners of property lying within 200 feet of any point of the lot or portion thereof on which a variation is desired, and to all other persons deemed by the board to be affected thereby, such owners and persons being determined according to the current tax rolls of the city. Depositing of such written notice in the mail shall be deemed sufficient compliance therewith.
  4. Decision by board. The board shall decide the appeal within a reasonable time. Upon the hearing, any party may appear in person or by agent or attorney. The board may reverse or affirm wholly or partly or may modify the order, requirements, decision, or determination as in its opinion ought to be made in the premises, and to that end, shall have all powers of the officer or department from whom the appeal is taken.
- G. Variances. The board shall have the power to authorize upon appeal in specific cases such variances from the terms of this ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance will result in unnecessary hardship and so that the spirit of this ordinance shall be observed and substantial justice done, including the following:
1. Permit a variance in the yard requirements of any district where there are unusual and practical difficulties or unnecessary hardships in the carrying out of the provisions due to an irregular shape of the lot or topographical or other conditions, provided such variance will not seriously affect any adjoining property or the general welfare.
  2. Authorize, upon appeal, whenever a property owner can show that a strict application of the terms of this ordinance relating to the construction or alteration of buildings or structures will impose upon him unusual and practical difficulties or particular hardship, such variances from the strict application of the terms of this ordinance as are in harmony with its own general purpose and intent, but only when the board is satisfied that granting of such variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant a variance from the comprehensive plan as established by this ordinance and at the same time, the surrounding property will be properly protected.
  3. The board shall have the power to hear and decide appeals where it is alleged there is error of law in any order, requirements, decision or determination made by the mayor or his/her designee in the enforcement of this ordinance. Except as otherwise provided herein, the board shall have, in addition, the following specific powers:
    - (a) To permit the erection and use of a building or the use of premises for railroads if such uses are in general conformance with the master plan and present no conflict or nuisance to adjacent properties.
    - (b) To permit a public utility or public service or structure in any district, or a public utility or public service building of a ground area and of a height at variance with those provided for in the district in which such public utility or public service building is permitted to be located, when found reasonably necessary for the public health, convenience, safety, or general welfare.

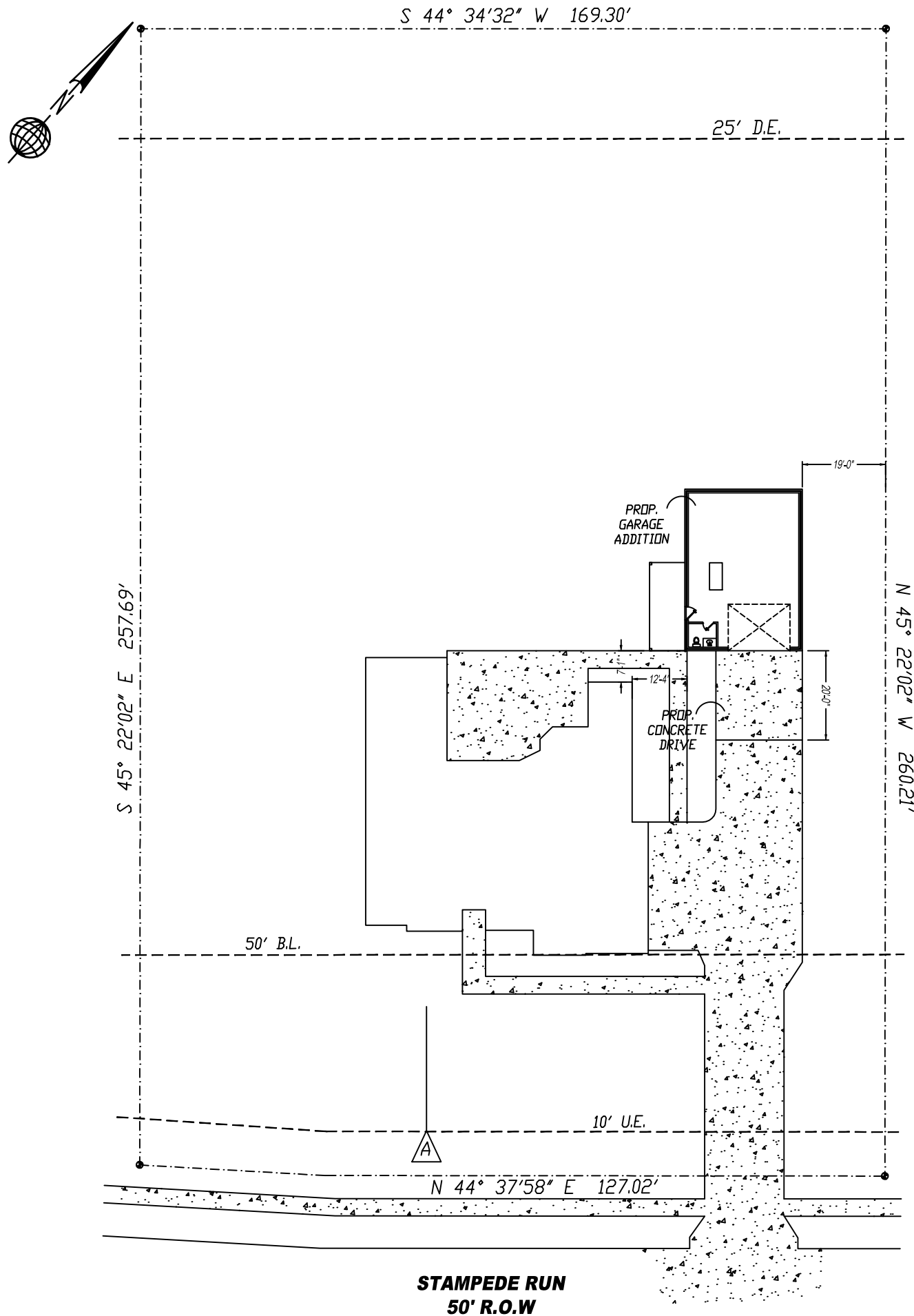
- (c) To grant a permit for the extension of a use, height or area regulation into an adjoining district, where the boundary line of the district divides a lot in a single ownership on the effective date of this ordinance.
  - (d) To permit the reconstruction of a non-conforming building which has been damaged by explosion, fire, act of God, or the public enemy, to the extent of more than 50 percent of its fair market value, where the board finds some compelling necessity requiring a continuance of the nonconforming use.
  - (e) To waive or reduce the parking and loading requirements in any of the districts, when (i) the character or use of the building is such as to make unnecessary the full provision of parking or loading facilities; or (ii) when such regulations would impose an unreasonable hardship upon the use of the lot. The board shall not waive or reduce such requirements merely for the purpose of granting an advantage or a convenience.
  - (f) A written application for variance shall be submitted together with the required fee, accompanied by an accurate legal description, maps, site plans, drawings and any necessary data, demonstrating:
  - (g) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district;
  - (h) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
  - (i) That the special conditions and circumstances do not result from the actions of the applicant;
  - (j) That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures or buildings in the same district; and
  - (k) No non-conforming use of neighboring lands, structures, or buildings in the same district and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.
- H. Authorized special exceptions. The board shall have the power to hear and decide special exceptions in the districts indicated below, subject to full and complete compliance with any and all conditions listed, together with such other conditions as the board may impose for protection of the public health or safety:

<b>Special Exception</b>	<b>District Where Permitted</b>
A Special Exception may be granted for fence regulations if such special exception is found to be within the general purpose and intent of section <b>6-8</b> , Screening and Buffer Regulations	All Districts
Additional height of non-residential structure may be added in compliance with section <b>6-4</b> , A2, upon granting of a Special Exception	Non-commercial Districts
Parking space requirements may be reduced upon documentation by a study and approval of a Special Exception as per section <b>6-7</b>	Non-Residential Districts
Relief from illumination requirement of 20 footcandle as per section <b>6-12</b>	All Districts
Relief from prohibited lighting elements as per section <b>6-12</b>	All Districts

Special Exception	District Where Permitted
Relief from exterior building material	Non-residential Districts
Relief from time limit for cargo containers located in residentially zoned districts as per section <b>6-14</b>	Residential Districts
Relief from maximum number of cargo containers permitted as per section <b>6-14</b>	"LI" Zoning District

- I. Changes. The board shall have no authority to change any provisions of this ordinance and its jurisdiction is limited to hardship and borderline cases which may arise from time to time. The board may not change the district designation of any land either to a more or less restrictive zone. It is the intent of this ordinance that all questions of interpretation and enforcement shall be first presented to the mayor or his/her designee, that such questions shall be presented to the board only on appeal from the decision of the mayor or his/her designee and that recourse from the decisions of the zoning board of adjustment shall be to the courts as provided by the laws of the State of Texas.

(Ordinance 2017-22, ex. 1, adopted 12/19/17; Ordinance 2019-05 adopted 5/28/19)



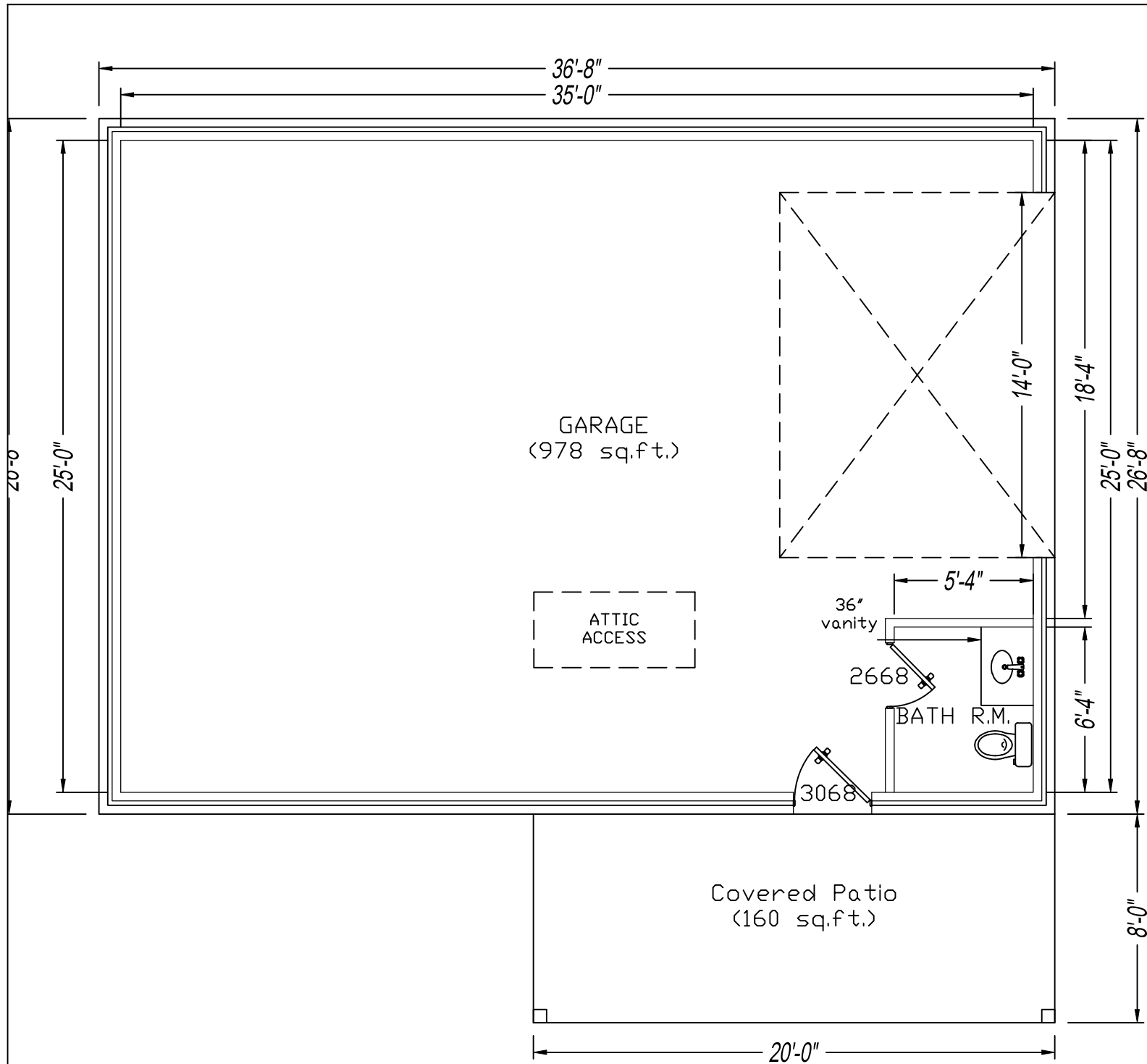
SYMBOL LEGEND	
	WATER METER
	POWER BOX
	UNDERGROUND ELECTRICAL (U.E.L.)
	GFCI PLUGS
	DRAIN INLET (D.R.)
	SPRINKLER CUT OFF (S.C.O.)
	CONDUIT JUNCTION BOX (J.B.)
	WOOD FENCE
	CHAIN LINK FENCE
	WIRE FENCE
	WROUGHT IRON FENCE
	COLUMN
	POWER POLE
	WATER METER
	POWERLINE
	OVERHEAD SERVICE LINE
	TRANSFORMER AND PAD
	GAS METER
	ASPHALT SURFACE
	CONCRETE

NOTES:  
 NOTE: BEARING, EASEMENTS AND BUILDING LINES ARE BE RECORDED PLAT UNLESS OTHERWISE NOTED.  
 FLOOD NOTE: According to the F.I.R.M. No. 48113C0215K, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Mint Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat heron is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

**GENERAL NOTES:**  
 · New Garage (978 sq.ft.)  
 · New Covered Patio (168 sq.ft.)

OWNER:		
REVISIONS		
	Date	Description
1	1/08/26	Approved Set
2	3/04/26	Client Revision
Project Name & Address:		
<b>Addition 619 Stampede Run Mclendon-Chisholm, TX.</b>		
Sheet Title:		
<b>SITE PLAN</b>		
Date:		
<b>March 03, 2026</b>		
Scale:	Sheet No.:	
1" = 30'	<b>A1</b>	
Project No.:		
A26-619-01		



**GENERAL NOTES**

1. CONTRACTOR TO CONFORM TO ALL 2021 IRC BUILDING CODES, APPLY FOR ALL PERMITS AND INSPECTIONS TO COMPLETE WORK AS PER CITY AND UNIFORM BUILDING CODES.
2. CONTRACTOR/OWNER/CLIENT ALTERATIONS OR SUBSTITUTIONS TO THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER/CLIENT TO COORDINATE WITH THE RELEASED DOCUMENTS.
3. CONTRACTOR TO SCHEDULE MEETINGS WITH ROGUE ACQUISITIONS.
  1. DEMOLITION COMPLETE-PRE-FRAMING-FOUNDATION FORMS COMPLETE.
  2. FRAMING COMPLETION, PLUMBING START, ALSO MEET WITH ELECTRICIAN.
  3. CABINETS/TRIM START.
  4. ELECTRICAL & PLUMBING TRIM OUT COMPLETE-FINAL PUNCH LIST.
4. PLAN DIMENSIONS ARE TO FACE OF STUD OR EXTERIOR FACE OF BRICK/FOUNDATION.
5. INTERIOR DIMENSIONS ARE TO FACE OF GYP. BOARD.
6. NEW VINYL CASEMENT WINDOWS ARE TO FIT EXISTING MASONRY OPENINGS.
7. WINDOWS NOTED ON PLANS NEED TO BE VERIFIED BY FRAMER BEFORE FRAMING TO MAKE SURE WINDOWS ORDERED, AND CURRENT MANUFACTURERS DIMENSIONS ARE ACCURATELY NOTED.
8. WINDOWS SPECIFIED NEED TO BE CHECKED BY INSTALLED TO BE SURE CURRENT MANUFACTURING DIMENSIONS MEET EGRESS REQUIREMENTS IN SLEEPING ROOMS.
9. SITE CONCRETE/PAVING SHALL BE LAID OUT AS DIMENSIONED. FINAL LAYOUT SHALL BE APPROVED BY OWNER BEFORE FINAL POUR.
10. HEATING AND COOLING SYSTEM SHALL BE DESIGNED BY INSTALLER. SUPPLY AND RETURN VENTS SHALL ALIGN WITH THE LIGHT OR CENTER ON WALLS AND CEILING AREAS. THERMOSTATS SHALL BE LOCATED CENTRALLY 10° FROM JAMB OF ADJACENT DOOR TO AVOID CONFLICT WITH FURNISHINGS & TRIM.
11. ELECTRICAL INSTALLER SHALL LOCATED ROUGH IN BOXES AS INDICATED ON PLANS, WALK THE PROJECT WITH BUILDER/OWNER BEFORE PULLING WIRE FOR FINAL APPROVAL OF LOCATIONS.
12. ELECTRICAL OUTLET, SWITCHES SHALL BE DECORA STYLE, WHITE. DIMMERS SHALL BE DECORA SWITCHES AND

OWNER:  
**Dean Hoffman**  
**619 Stampede Circle**  
**McLendon-Chislom, TX.**

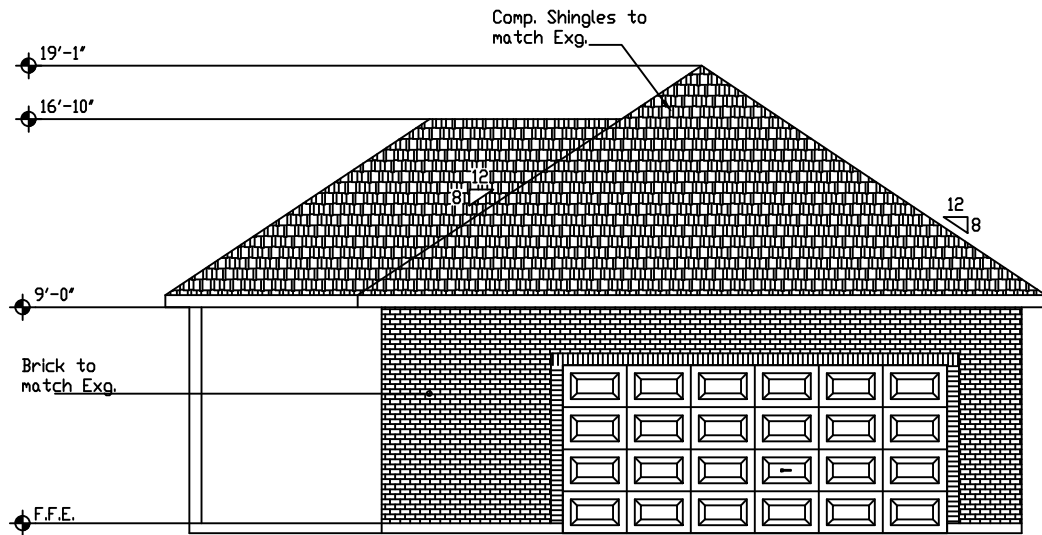
REVISIONS		
	Date	Description
1	1/08/26	Approved Set
2	1/21/26	Client Revision
3	03/12/26	Client Revision

Project Name & Address:  
**Addition**  
**619 Stampede Circle**  
**McLendon-Chislom, TX.**

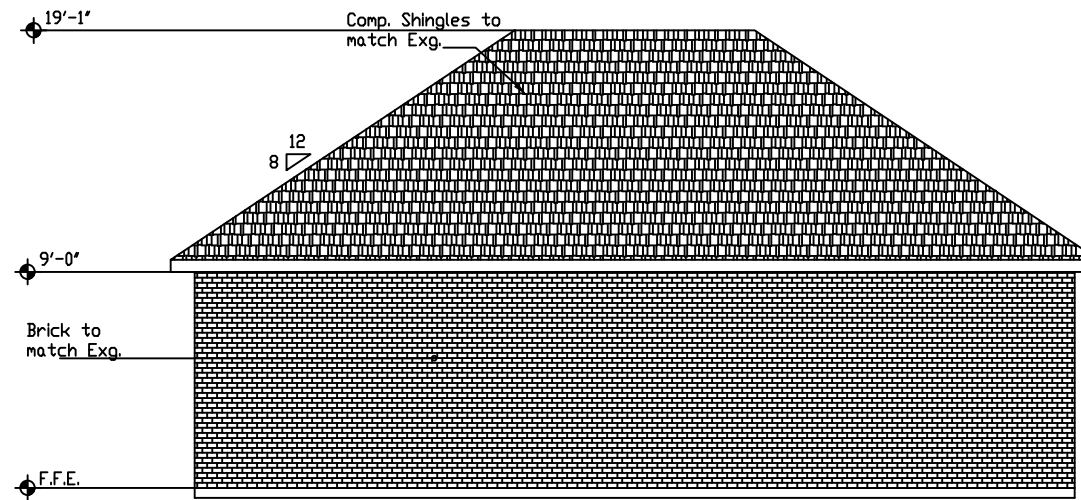
Sheet Title:  
**Finish Floor Plan**

Date: **March 12, 2026**

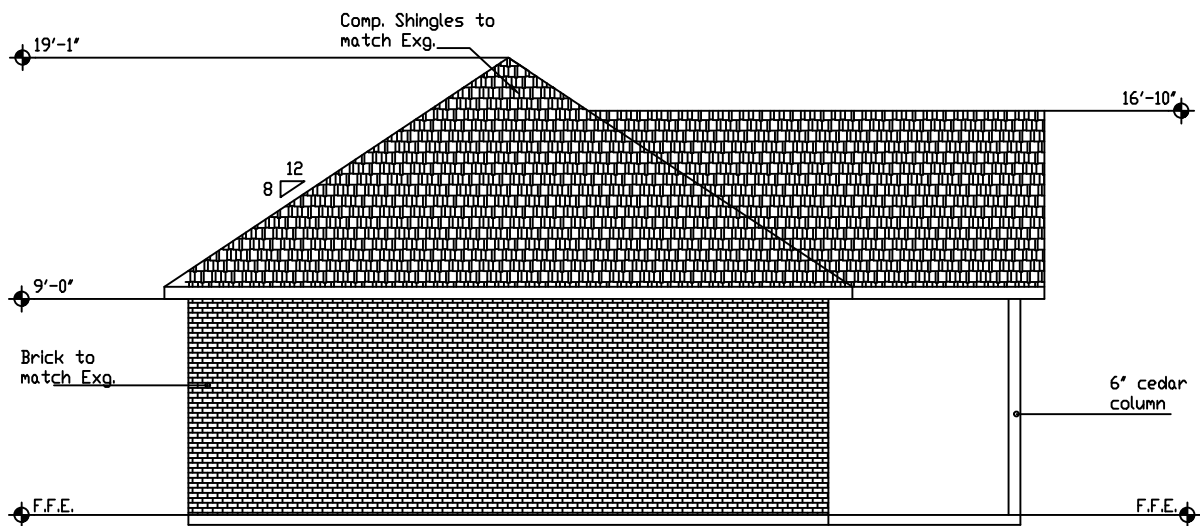
Scale:	Sheet No.:
	<b>A2</b>
Project No.:	
A25-619-06	



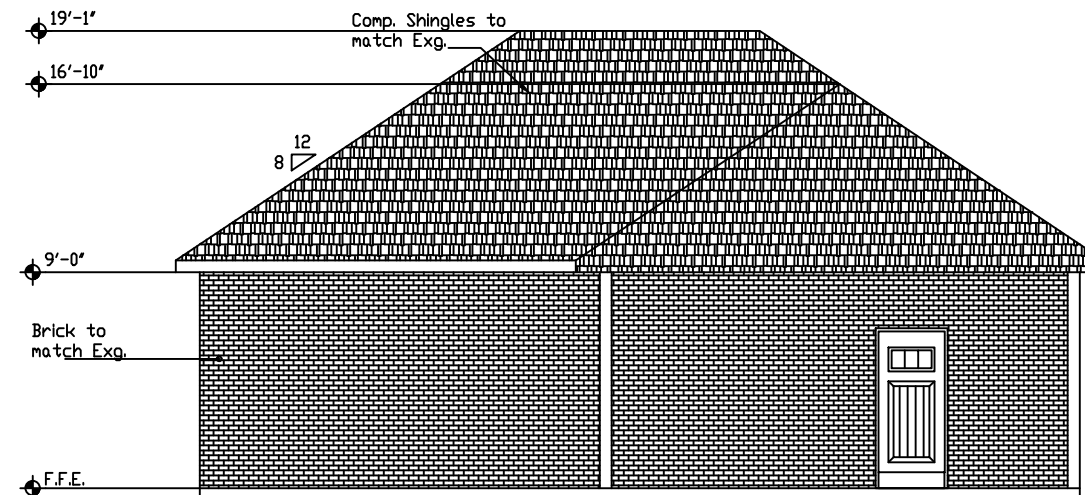
**1** Front Elevation  
Scale: 1/8"=1'-0"



**2** Right Elevation  
Scale: 1/8"=1'-0"



**3** Rear Elevation  
Scale: 1/8"=1'-0"



**4** Left Elevation  
Scale: 1/8"=1'-0"

OWNER: <b>Dean Hoffman</b> <b>619 Stampede DR.</b> <b>Mclendon-Chishlom, TX.</b>		
REVISIONS		
	Date	Description
1	1/08/26	Approved Set
2	1/20/26	Client Revision
3		
Project Name & Address: <b>ADDITION</b> <b>619 Stampede DR.</b> <b>Mclendon-Chishlom, TX.</b>		
Sheet Title: <b>ELEVATION PLAN</b>		
Date: <b>March 12, 2026</b>		
Scale: 1\8" = 1'-0"	Sheet No.: <b>A3</b>	
Project No.: A26-619-01		