



**AGENDA
BOARD OF ADJUSTMENT
JUNE 17, 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. Public Hearing to receive comments on a variance to allow a reduction of the side yard setback from 25 feet to 10 feet for one detached garage on one residential lot. The subject property is zoned Single Family 1.5 (SF-1.5) and is located at 521 Highwater Crossing, Rockwall, Texas, also described as Lot 25, Block C, Chisholm-Crossing Phase IV Addition. Rockwall
4. APPROVAL OF MINUTES
 - 4.1. Consider approving minutes for BOA Meeting held May 6, 2026
5. ITEMS FOR DISCUSSION
 - 5.1. Discuss and consider approval of a variance to the City of McLendon-Chisholm Code of Ordinances to allow a reduction of the side yard setback from 25 feet to 10 feet for one detached garage on one residential lot. The subject property is zoned Single Family 1.5 (SF-1.5) and is located at 521 Highwater Crossing, Rockwall, Texas, also described as Lot 25, Block C, Chisholm-Crossing Phase IV Addition. Rockwall
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., June 10, 2026 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



City of McLendon-Chisholm Staff Report

Date: June 17, 2026

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 side yard setback from 25 feet to 10 feet for one detached garage on one residential lot. The subject property is zoned Single Family 1.5 (SF-1.5) and is located at 521 Highwater Crossing, Rockwall, Texas, also described as Lot 25, Block C, Chisholm-Crossing Phase IV Addition. Rockwall

Background:

The applicant, Mr. Daniel Tucker, is requesting a variance to allow the construction of a detached garage with a reduced side yard setback on the subject residential property located at 521 Highwater Crossing. The property is zoned Single Family 1.5 (SF-1.5) and consists of approximately 1.3 acres. The applicant proposes reducing the required 25-foot side yard setback to approximately 10 feet to accommodate the placement of the detached garage.

The applicant states that the existing swimming pool and limited rear yard area create constraints that make placement of the garage in another location impractical. Supporting materials submitted with the application include a property survey, site plan, building elevations, photographs, and adjacent property owner notification information.

Public Information Considerations :

On June 1, 2026, a notice of public hearing appeared in the Rockwall County Herald-Banner and Royse City Herald-Banner. Staff mailed notices to property owners within 200 feet of the subject site. Staff received no letters of support or opposition.

Options/Alternatives:

1. The BoA may approve the variance request, as presented.
2. The BoA may deny the variance.

Recommendation:

Staff recommend approval of the variance request, as presented.

Attachments:

- Application

- Property survey
- Site plan
- Building elevations

Presenter: Fabrice Kabona, City Manager



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

Email
dptdent@aol.com

APPLICATION DATE: _____ CASE #: _____

APPLICANT NAME: Daniel Tucker

ADDRESS: 521 Highwater Crossing PHONE NO.: 619-940-8602

Rockwall, Tx 75032
DESCRIPTION OF PROPERTY LOT NUMBER: 25 BLOCK NUMBER: C

LEGAL DESCRIPTION OF PROPERTY: 521 Highwater Crossing, Rockwall, Tx
Lot 25 Chisholm-Crossing TV 75032

ADDRESS OF PROPERTY: 521 Highwater Crossing, Rockwall, Tx 75032

REASON FOR REQUEST: Small backyard with existing pool precludes placing garage there. Only reasonable location for garage is side yard. Enforcement of 25' placement of building from fence line would relocate garage onto cement driveway. Request a 10' variance from common fence to prevent such intrusion.

SIGNATURE OF APPLICANT Daniel Tucker

Application Fee: \$500.00 ✓

DATE/AMOUNT PAID: 500.00

RECEIPT #: 2082

check

Received 051926 ✓
J Rhoades
Page 4 of 20

FOR CITY USE ONLY

DATE AND TIME OF MEETING SCHEDULED _____

REQUEST FOR VARIANCE GRANTED/DENIED.

IF DENIED, REASON: _____

CHECKLIST FOR BOARD OF ADJUSTMENT APPLICANT

The following items must be submitted along with the completed application before processing and scheduling.

1. Completed Application
completed
2. A survey or plat showing location of proposed improvements and existing structures as related to all boundary lines
Included in packet
3. Pictures and descriptions of project including materials descriptions
Included in packet
4. Names and Addresses of Legal Property Owners within 200 feet of property. (The city will need to send these out 11 Days or more giving notice of the meeting.)
Included in Packet

FINAL SURVEY

THIS IS TO CERTIFY THAT PERSONS UNDER MY DIRECTION HAVE, THIS DATE, MADE AN ON-THE-GROUND SURVEY OF PROPERTY LOCATED AT 521 HIGHWATER CROSSING, CITY OF MCLENDON-CHISHOLM, TEXAS, BEING LOT 25, BLOCK C, 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

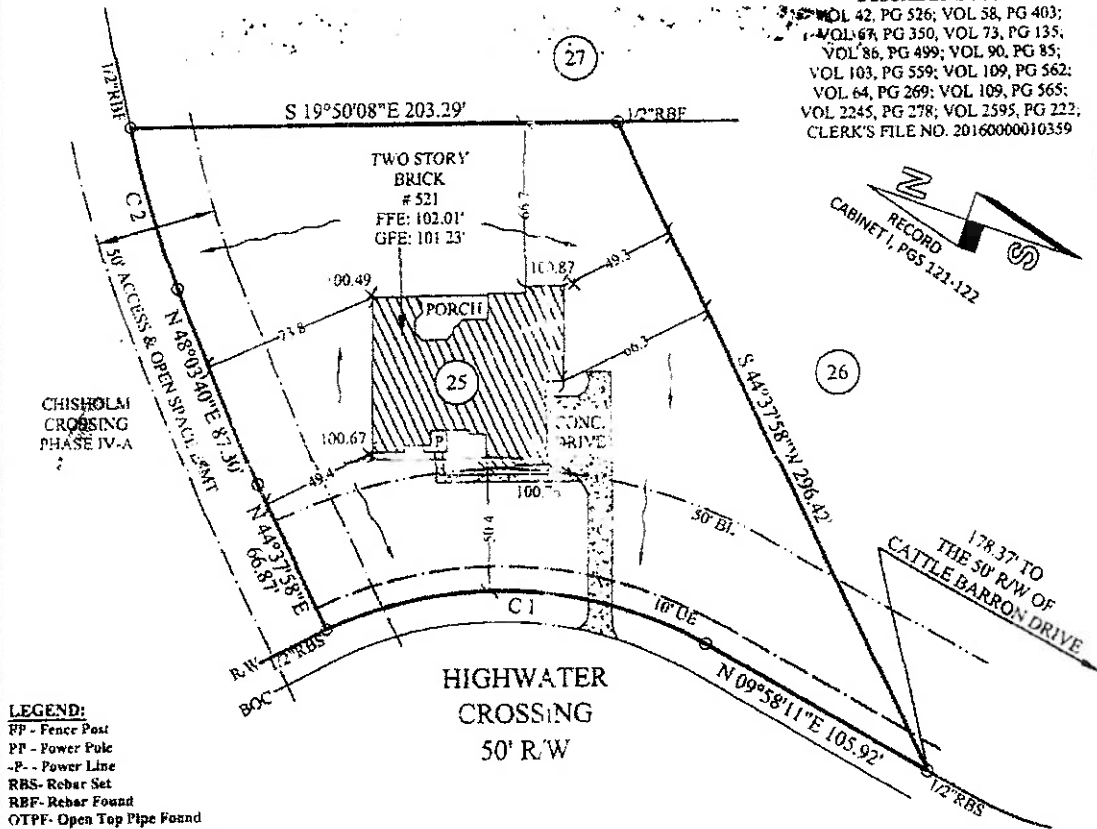
1. PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN CABINET I, SLIDE 121; AND CLERK'S FILE NO(S). 20130000496861, 20130000496958, AND 20150000007957
2. ALL BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
3. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO.48397C0130L.

Curve	Radius	Length	Chord	Chord Bear.
C1	175.00'	164.83'	158.81'	N 17°00'0" W
C2	730.00'	68.46'	68.44'	N 54°10'9" E

SCALE: 1" = 60'
 60' 30' 0' 60'
 GRAPHIC SCALE - FEET
 AREA: 45,736 S.F. ~ 1.05 ACRES

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

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 90, PG 85;
 VOL 103, PG 559; VOL 109, PG 562;
 VOL 64, PG 269; VOL 109, PG 565;
 VOL 2245, PG 278; VOL 2595, PG 222;
 CLERK'S FILE NO. 2016000010359



- LEGEND:**
- FP - Fence Post
 - PP - Power Pole
 - P- - Power Line
 - RBS - Rebar Set
 - RBF - Rebar Found
 - OTPF - Open Top Pipe Found
 - CTPF - Crimp Top Pipe Found
 - BL - Building Line
 - DE - Drainage Easement
 - PE - Perpetual Easement
 - SSE - Sanitary Sewer Easement
 - UE - Utility Easement
 - WLE - Water Line Easement
 - CPEE - Centerpoint Energy Easement
 - CPE AE - Centerpoint Energy Aerial Easement
 - X- Fence
 - D- Drainage Easement
 - S- Sewer Easement
 - CB - Catch Basin
 - R/W - Right of Way
 - CONC - Concrete
 - Dk - Deck
 - P - Porch
 - Pat - Patio
 - S - Stoop

FLATWORK (DRIVE & WALKS) - 1,897 SF
 NOTE: BASE ELEVATION IS ASSUMED.
 (FOR REFERENCE ONLY)

I, David J. Baggett, Texas Registered Professional Land Surveyor No. 6226, do hereby certify that the survey plat hereon is a true and correct representation of the above described property, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground and that there are no protrusions from or encroachments onto said property by any such improvements except as shown hereon.

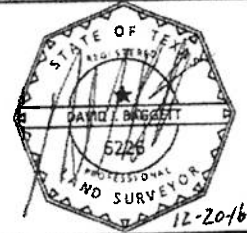
ACCEPTED BY _____ ACCEPTED BY _____ DATE _____

SURVEY FOR:
ALTURA HOMES
 SUBDIVISION: CHISHOLM CROSSING
 LOT: 25 BLOCK: C PHASE: IV-B
 KING LATHAM SURVEY ABST. NO. 133
 CITY OF MCLENDON-CHISHOLM
 ROCKWALL COUNTY, TEXAS

FIELD WORK DATE: 12/19/2016
 20161201312 ALTURA DB: KA FC: CC

CARTER & CLARK
LAND SURVEYORS AND PLANNERS

2780 Peachtree Industrial Boulevard
 Duluth, GA 30097
 PH: 770.495.9793
 Toll Free: 866.637.1048
 www.carterandclark.com
 FIRM LICENSE: 10193759



Native Grasses - Open field with some trees along back P.L.

230.29'

68.4'

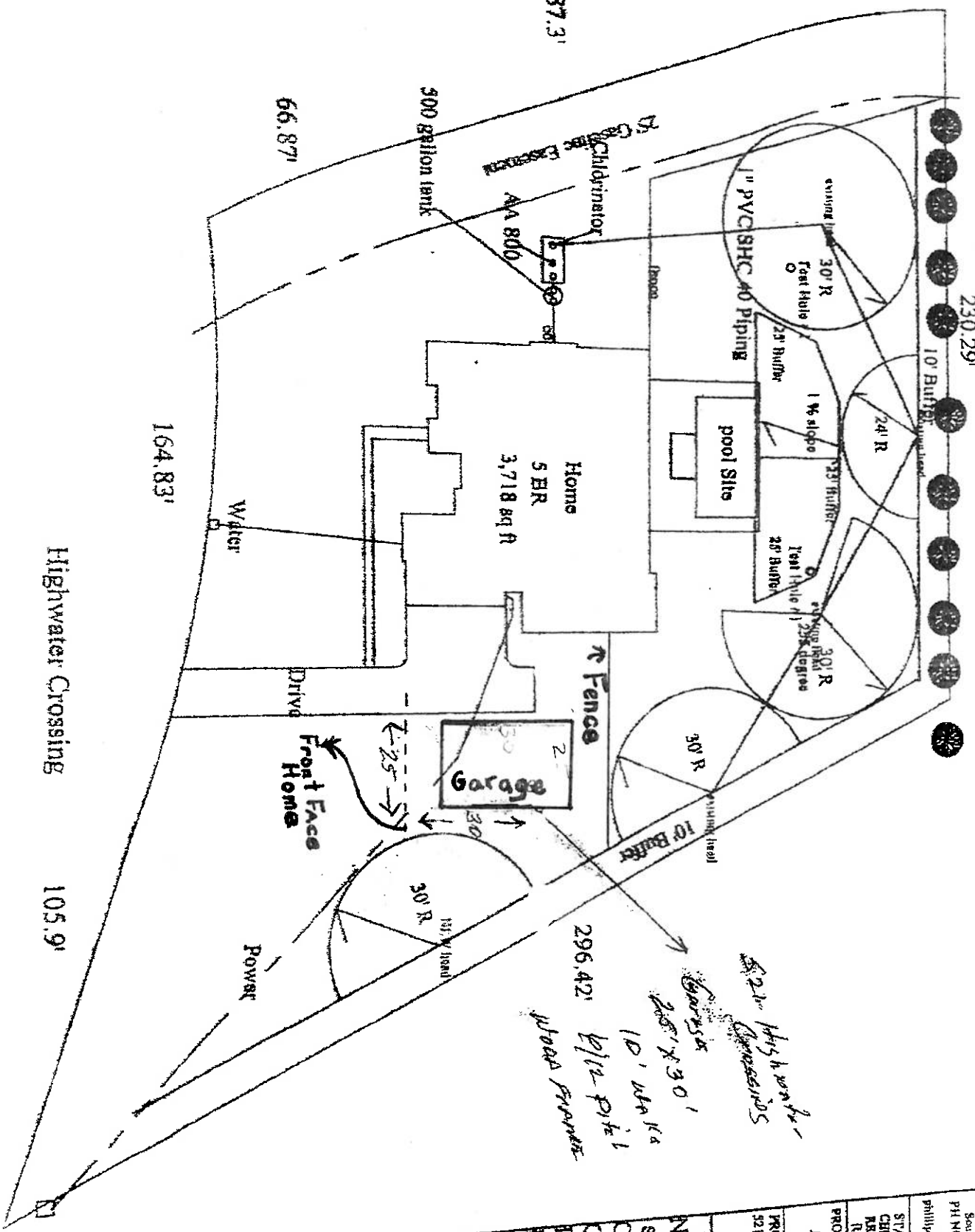
87.3'

66.87'

164.83'

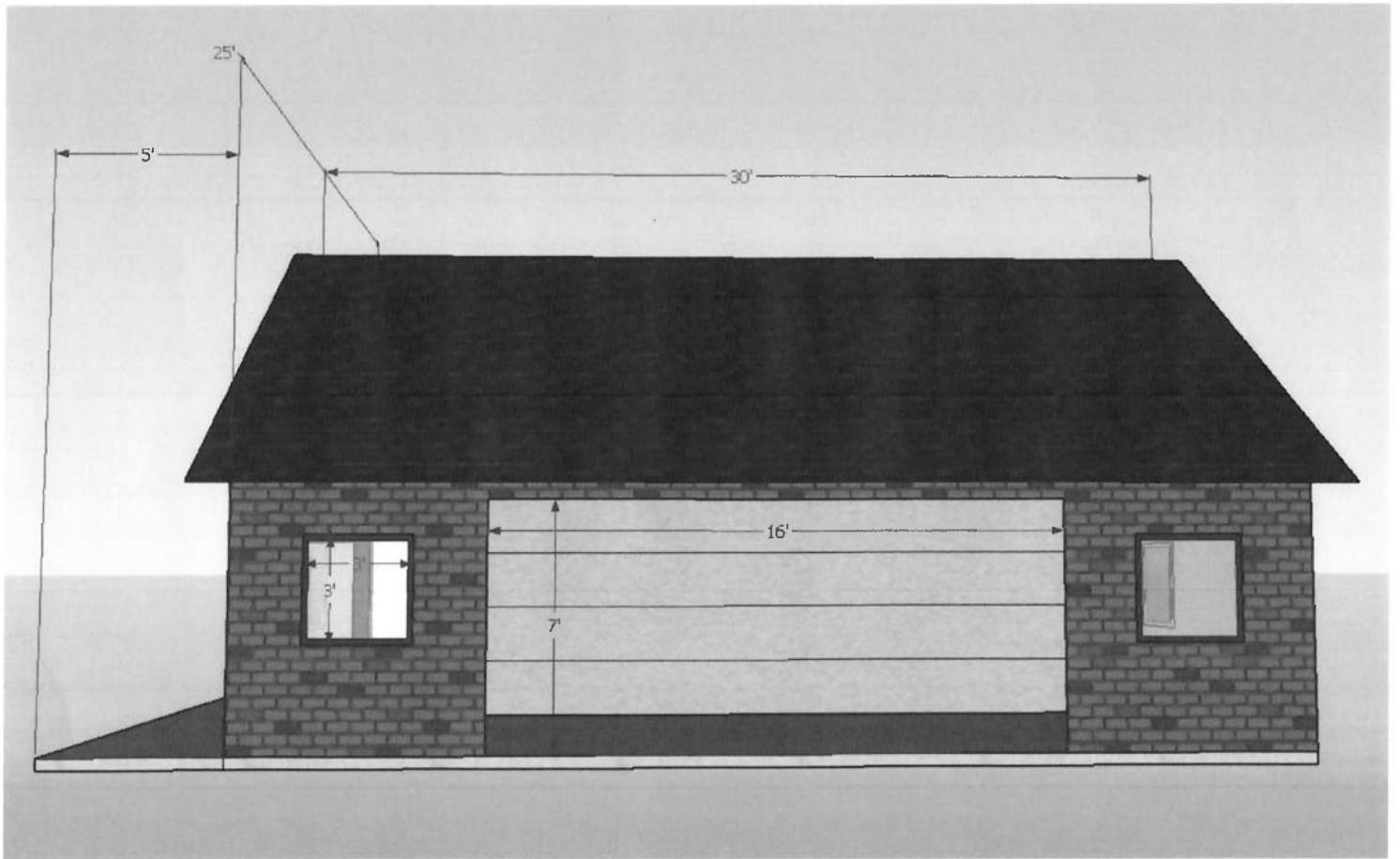
Highwater Crossing

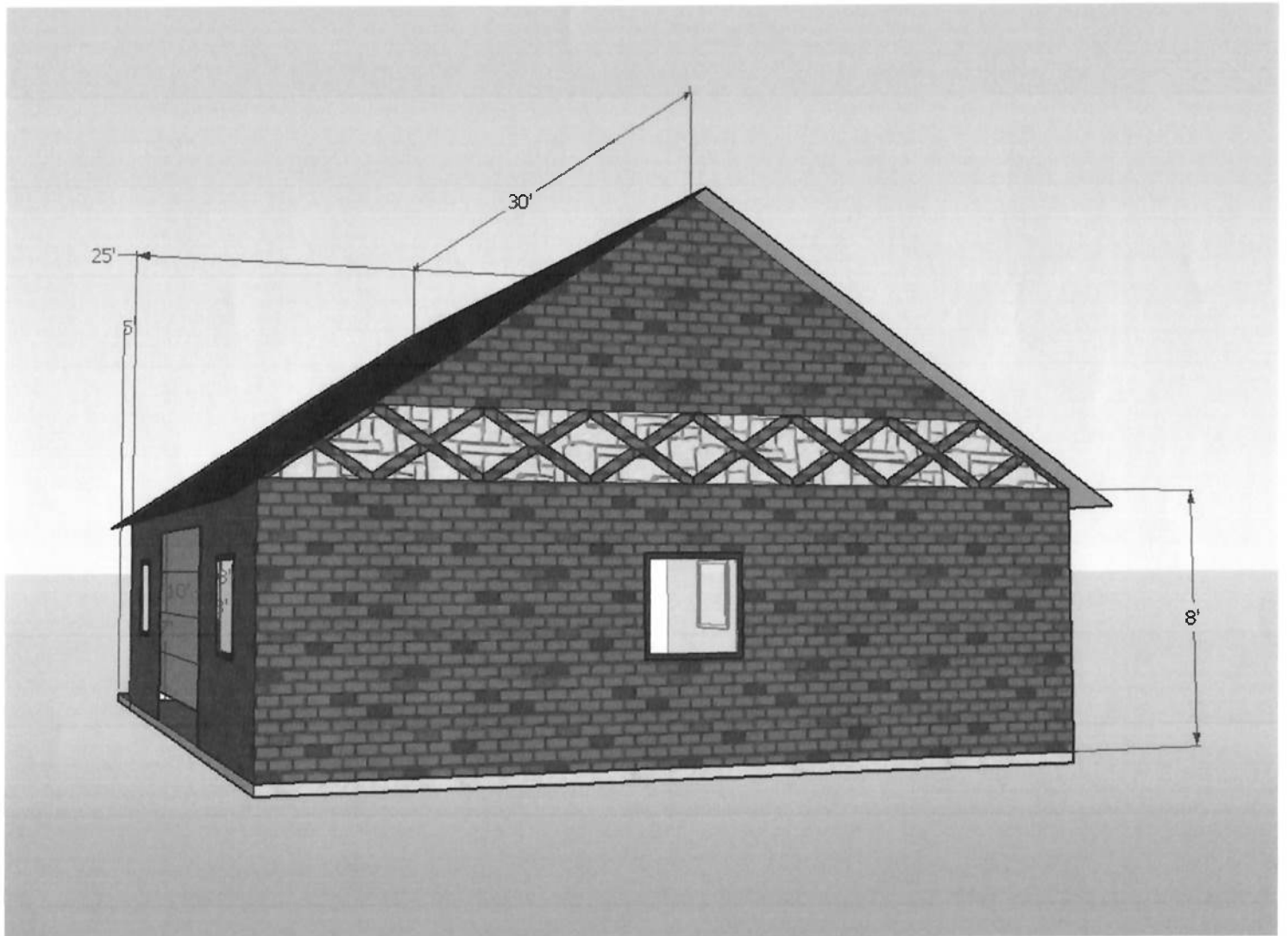
105.9'

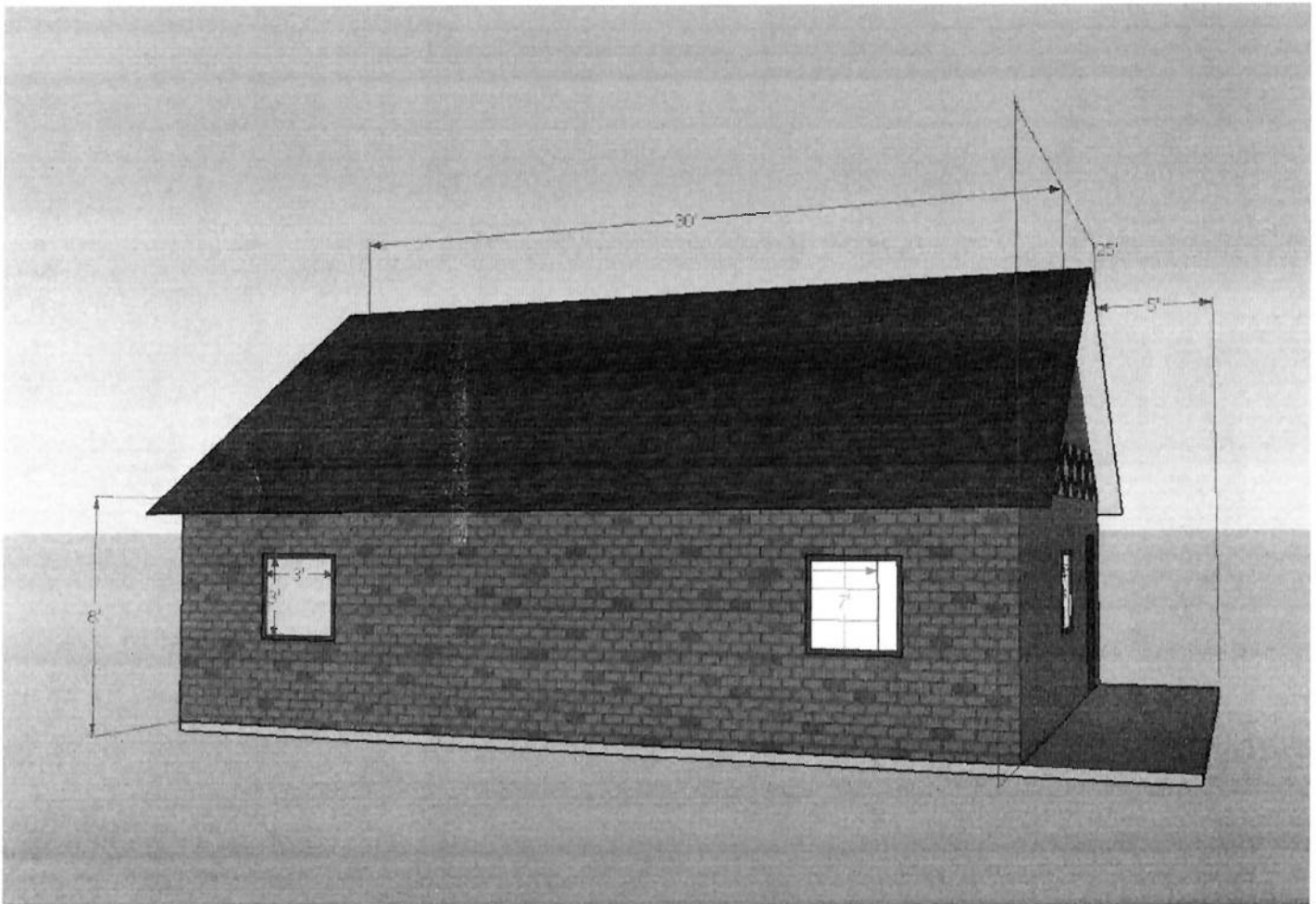


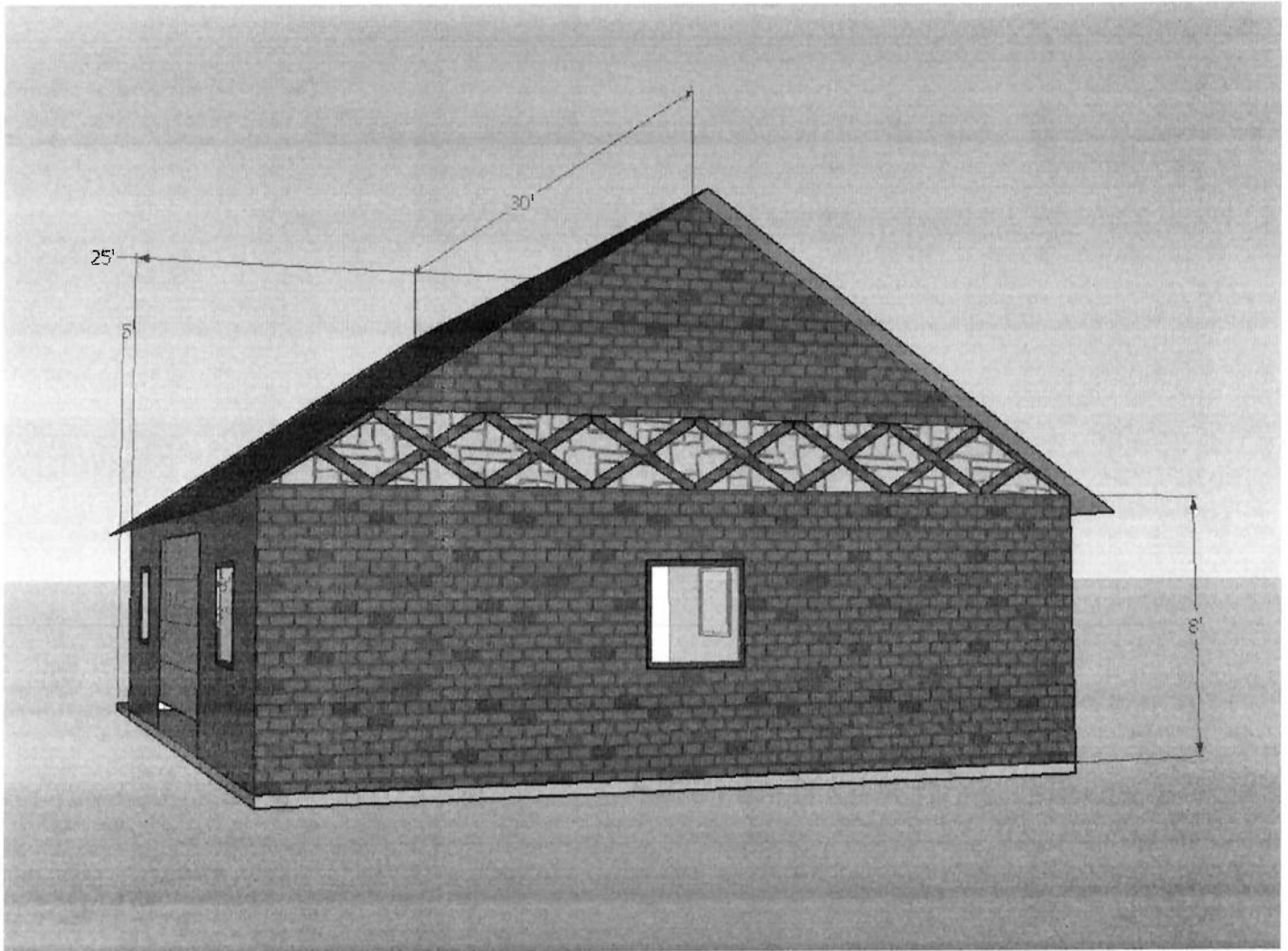
P.O. Box 274 Scurry, TX 75158 P.L. NO (214) 507-8521 Daniel philipmarler@pml.com	
STATE OF TEXAS CERTIFICATE OR REGISTRATION #: 182604 - 819819	
PROJECT NAME: Daniel Tucker	
PROJECT ADDRESS: 521 Highwater Crossing Rockwall, Texas 75082	
NOTES: No trees in spray area Chisholm Crossing Est. IV B Blk C; lot 25 PUMP ON TIMER	
1.05 Acre Tract	
REVISIONS DATE:	
DRAWN BY: Phillip Marler	
SCALE: 1"=40'	
DATE: 1/23/24	
SHEET # 1	

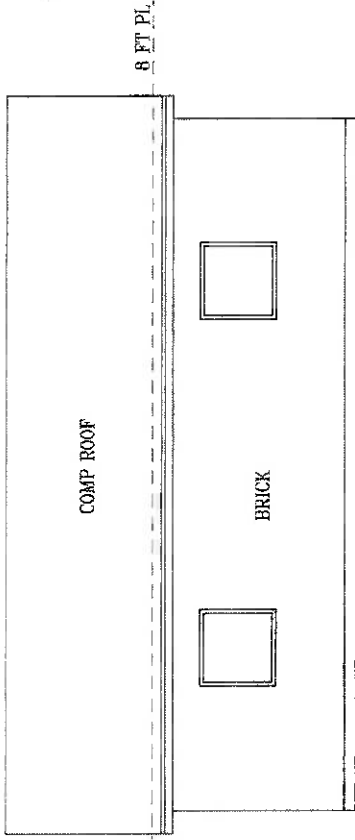
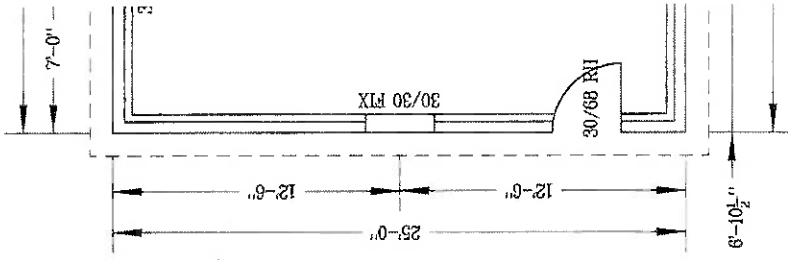




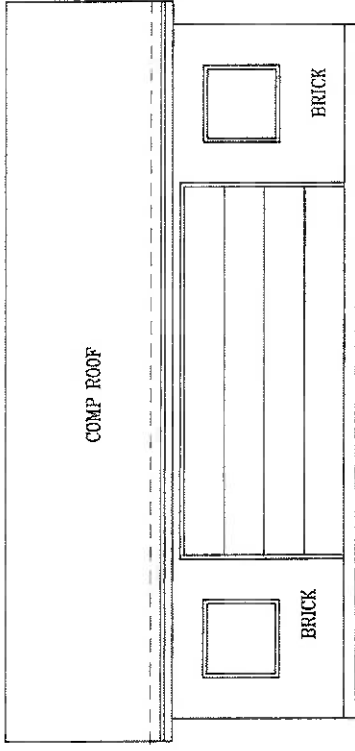




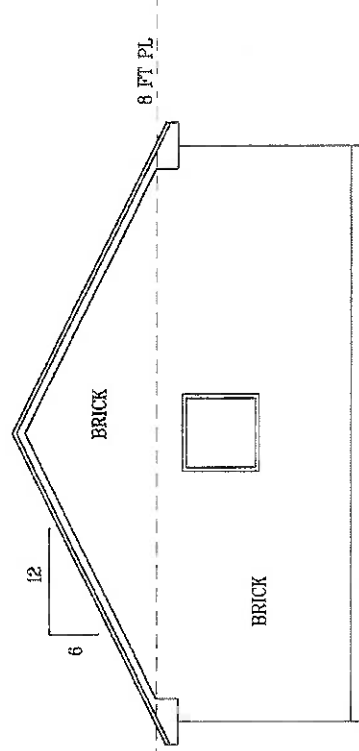




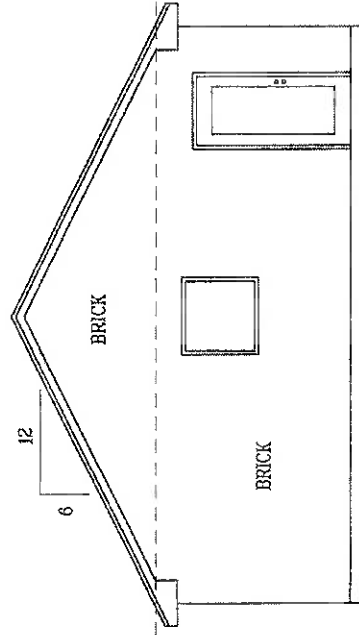
REAR ELEVATION



FRONT ELEVATION

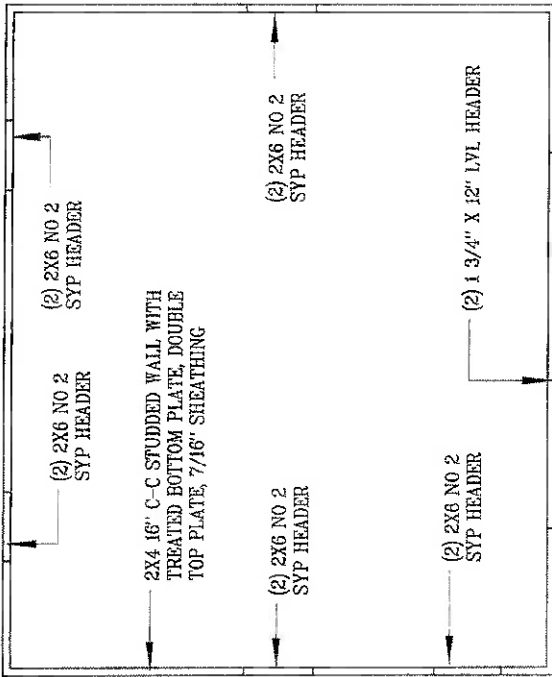


RIGHT ELEVATION

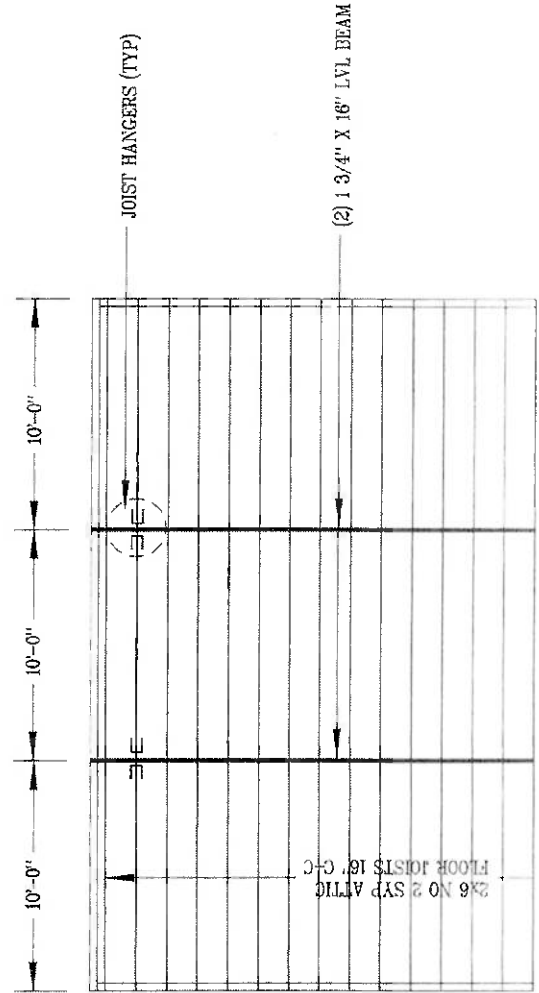
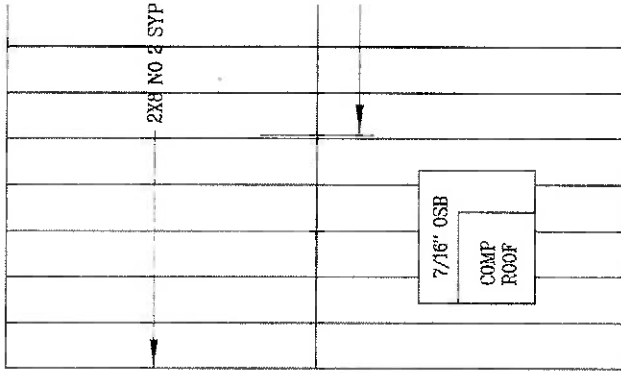


LEFT ELEVATION

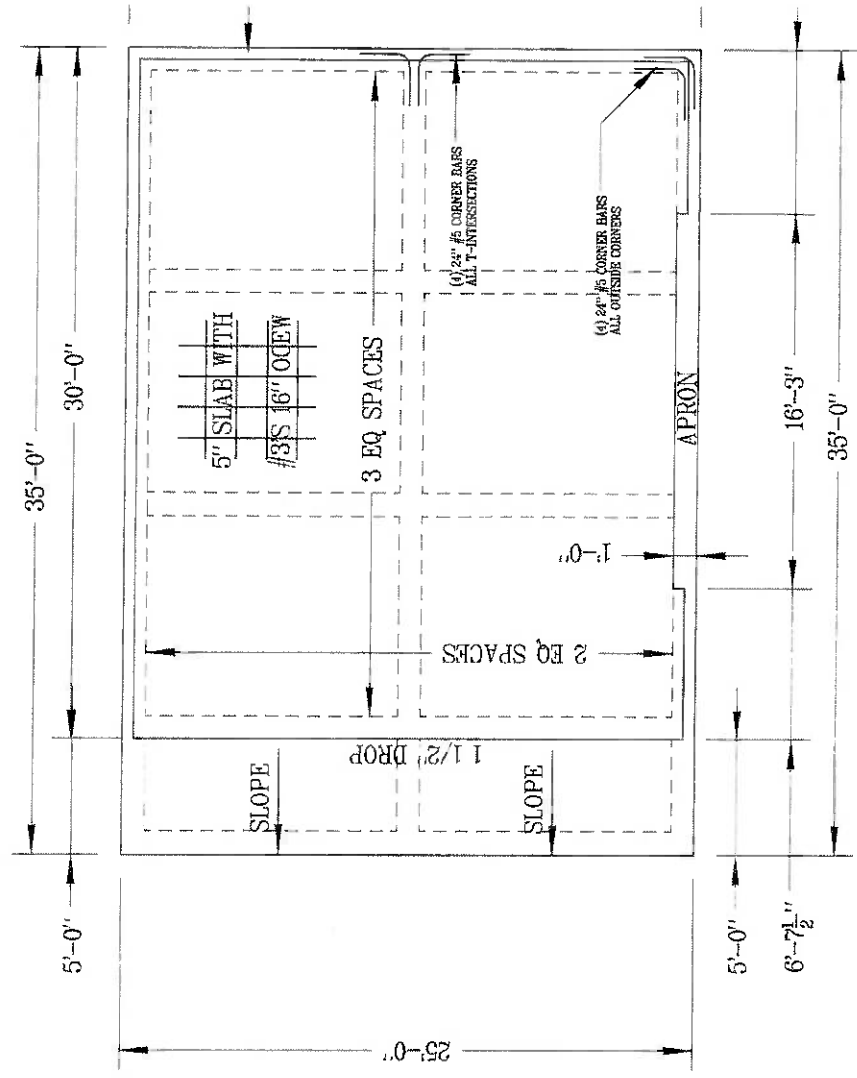




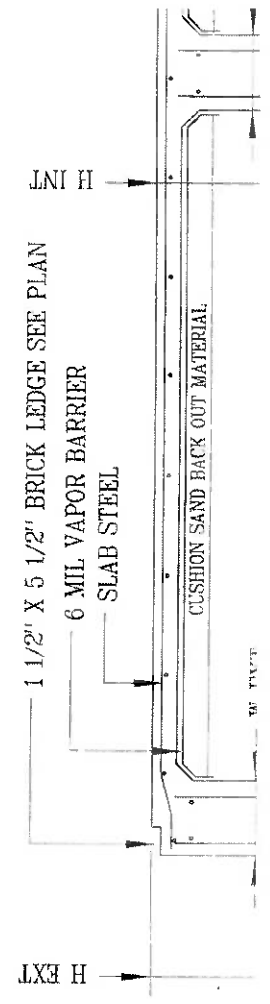
WALLS AND HEADERS



SPECIFICATIONS	
H EXT	28"
W EXT	12"
H INT	24"
W INT	10"
H BB	N/A
W BB	N/A
T	6"
SLAB STEEL	#3'S 16" OCEW
BAM STEEL EXTERIOR AND BOTTOM SUPPORT STEEL EXT	(2) #5'S TOP AND BOTTOM #3'S 24" CENTERS
BAM STEEL INTERIOR AND BOTTOM SUPPORT STEEL INT	(2) #5'S TOP AND BOTTOM #3'S 48" CENTERS
BAM STEEL BOND BEAM	N/A
SUPPORT STEEL BOND BEAM	N/A



FOUNDATION PLAN



- FOUNDATION NOTES:
- 3500 PSI CONCRETE @ 28 DAYS.
 - 60 KSI STEEL, 30 BAR DIA MIN LAP SPICES.
 - 1 1/2" MIN COVER SLAB STEEL. 2" MIN COVER BEAM STEEL.
 - VAPOR BARRIER SHALL BE CUT AT BEAMS.
 - SLAB MAT STEEL MAY BE TIED EVER OTHER.

SEE FRAMING PLAN

H2.5 HURRICAIN STRAPS EVERY RAFTER

7/16" OSB SHEATHING NAILED ON 6" CENTERS ON EDGES AND 1-FOOT CENTERS INTERIOR WITH 8d MIN NAILS. VERTICAL JOINTS SHALL BE OFFSET A MINIMUM OF TWO STUD SPACINGS.

2X4 OR 2X6 STUDDED WALL 16" CENTERS

SHEATHING NAILED TO BOTTOM PLATE 6" CENTERS

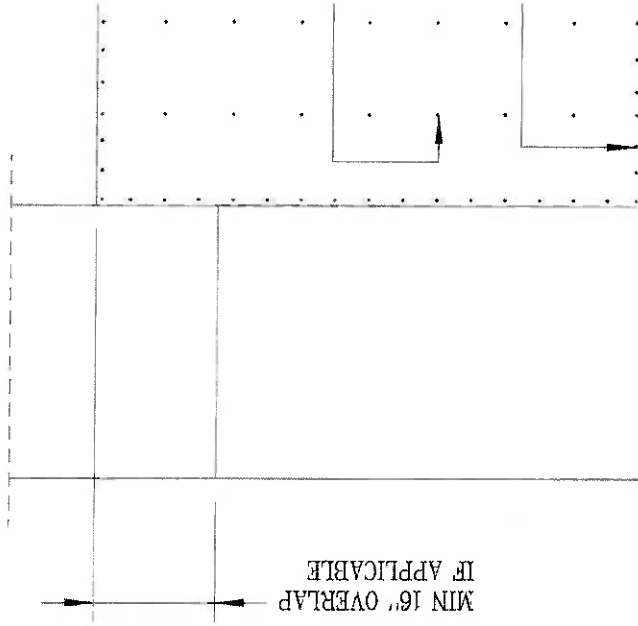
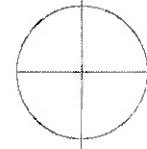
9" X 1/2" DIA "J" BOLTS ON 4-FOOT CENTERS MAX LOCATED A MAXIMUM OF 9-INCHES FROM THE JOINTS OF ANY BOTTOM PLATES OR ANY CORNERS

WALL CROSS-SECTION



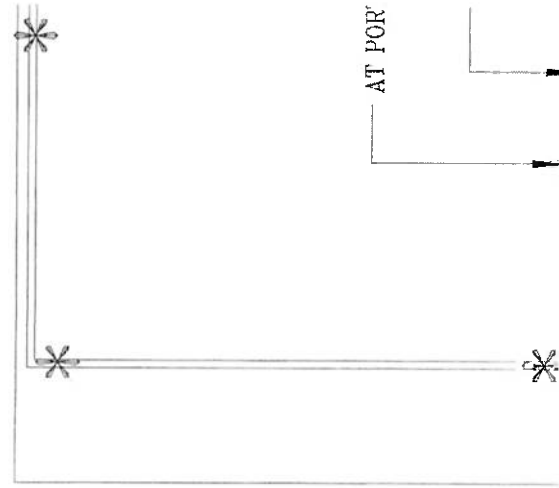
DETACHED GARAGE WIND BRACING DETAILS

SHEAR WALL SYSTEM DESIGNED TO MEET THE 2021 IRC FOR MAXIMUM WIND SPEED OF 115 MPH



MIN 16" OVERLAP IF APPLICABLE

SHEATHING J



AT POR





Neighbors 10' Adjustment



Addresses of Residents Within 200' of Applicants Residence

Duong and Thao Nguyen
518 Highwater Crossing
Rockwall, Texas 75032

Jorge and Veronica Salazar
520 Highwater Crossing
Rockwall, Texas 75032

Didiar and Ivonne Padilla
522 Highwater Crossing
Rockwall, Texas 75032

Wesley and Leigh Anne O'Hara
523 Highwater Crossing
Rockwall, Texas 75032

Tammy Lewis
524 Highwater Crossing
Rockwall, Texas 75032

Michael and Dianna Vallance
501 Wild Geese
Rockwall, Texas 75032

David and Joy Brunson
502 Wild Geese
Rockwall, Texas 75032

Jose Bautista
503 Wild Geese
Rockwall, Texas 75032

Danny and Jennifer Fields
504 Wild Geese
Rockwall, Texas 75032

Regina Sue Rowand Trust
616 Stampede Run
Rockwall, Texas 75032

Roy and Vilma Chavez
617 Stampede Run
Rockwall, Texas 75032

Shannon and Trey Vault
618 Stampede Run
Rockwall, Texas 75032

Dean and Mary Hoffman
619 Stampede Run
Rockwall, Texas 75032

Buey Family Trust
621 Stampede Run
Rockwall, Texas 75032

NOTICE OF PUBLIC HEARING

CITY OF McLENDON-CHISHOLM BOARD OF ADJUSTMENT

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

The Board of Adjustment of the City of McLendon-Chisholm, Texas, will hold a public hearing to consider a request for a variance to the City of McLendon-Chisholm Code of Ordinances to allow a reduction of the required side yard setback from 25 feet to 10 feet for the construction of one detached garage on one residential lot.

The subject property is zoned Single Family 1.5 (SF-1.5), consists of approximately 1.3 acres, and is legally described as Lot 25, Block C, Chisholm Crossing Phase IV Addition, City of McLendon-Chisholm, Rockwall County, Texas, and is generally located at 521 Highwater Crossing, Rockwall, Texas 75032.

A public hearing will be held by and before the Board of Adjustment of the City of McLendon-Chisholm, Texas, on Wednesday, June 17, 2026, at 6:30 p.m., at McLendon-Chisholm City Hall, located at 1371 West FM 550, McLendon-Chisholm, Texas 75032, for all persons interested in the above request.

For additional information, please visit the City website at www.mclendon-chisholm.com

All interested persons are invited to appear and be heard.

Angela Jennings, City Secretary