



**AGENDA
BOARD OF ADJUSTMENT
AUGUST 19, 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 request for a variance to the City of McLendon-Chisholm Code of Ordinances to allow a shared driveway access in connection with the proposed subdivision of an approximately 7.89-acre tract located at 1087 FM 1139. The applicant proposes to subdivide the property into two residential tracts, with the existing residence remaining on one tract and a new single-family residence to be constructed on the second tract. The variance is requested to allow both residences to share a single driveway access from FM 1139.
 - 3.2. Public hearing to receive comments on 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 15 feet for the construction of a detached accessory building (garage). The subject property is zoned Agricultural (AG), consists of approximately 1.0 acre, and is legally described as Lot 26, Block C, Heritage Phase Three Addition, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, and is located at 222 Settlement Lane, McLendon-Chisholm, Texas 75032.
 - 3.3. Public Hearing to receive comments a request for a variance to the City of McLendon-Chisholm Code of Ordinances to allow a reduction of the required 25-foot side yard setback for property zoned Single-Family Residential (SF 1.5) to allow the construction of a detached accessory building (garage). The proposed garage would be located adjacent to the side property line that abuts an HOA-owned common area. The applicant is requesting the variance due to the lot configuration and existing site improvements, which limit the reasonable placement of the proposed detached garage while maintaining consistency with the surrounding neighborhood. The subject property is zoned Single-Family Residential (SF 1.5) and is legally described as Lot 16, Block A, Chisholm Crossing Phase One Addition, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, and is located at 6 Granite Ridge Drive, Rockwall, Texas 75032.
4. APPROVAL OF MINUTES

5. ITEMS FOR DISCUSSION

- 5.1. Discuss and consider a variance request to the City of McLendon-Chisholm Code of Ordinances to permit two proposed lots to share a single driveway access on property located at 1087 FM 1139, Rockwall, Texas, legally described as Lot 1, Block A, Sutts Subdivision.
- 5.2. Discuss and consider approval of a variance request to the City of McLendon-Chisholm Code of Ordinances to allow a reduction of the required 25-foot side yard setback to 15 feet for the construction of a detached accessory building on property zoned Agricultural (AG). The subject property is located at 222 Settlement Lane, McLendon-Chisholm, Texas, and is legally described as Lot 26, Block C, Heritage Phase Three Addition.
- 5.3. Discuss and consider approval of a variance request to the City of McLendon-Chisholm Code of Ordinances to allow a reduction of the required 25-foot side yard setback for the construction of a detached accessory building (garage) along the side property line. The subject property is zoned Single-Family Residential District (SF 1.5), is located at 6 Granite Ridge Drive, Rockwall, Texas 75032, and is legally described as Lot 16, Block A, Chisholm Crossing Phase One Addition.

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., August 11, 2026 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.