



**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.



City of McLendon-Chisholm

Staff Report

Date: August 19, 2026

Agenda Item: 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.

Background:

The applicant, Johnny and Faye Stutts, are requesting a variance associated with the proposed subdivision of an approximately 7.89-acre property located at 1087 FM 1139. The property is currently owned by Johnny Stutts' mother, Lynn Stutts, who intends to subdivide the property and deed approximately 2.506 acres to the applicants for the construction of a new single-family residence. The remaining tract, containing approximately 5.343 acres and the existing residence, will remain with the current owner.

The property is zoned SF2.5 Single-Family Residential, which requires a minimum lot area of 2.5 acres. Both proposed tracts satisfy the minimum lot area requirement.

The applicant is requesting approval to allow both tracts to utilize a shared driveway access from FM 1139. The proposed residence will be located behind the existing residence and will be served by an extension of the existing driveway. The applicant proposes constructing a 2,300- to 2,500-square-foot single-family barndominium with metal siding and a metal roof. An existing barn located at the end of the current driveway will be demolished to accommodate the driveway extension.

According to the variance application, the applicants wish to build on the property where Johnny Stutts grew up so their children can do the same while remaining close to Faye Stutts' mother to provide assistance as needed.

Public Information Considerations :

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:

At sole discretion of the Board of Adjustment.

Attachments:

- Application
- Property survey

Presenter: Fabrice Kabona, City Manager



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

APPLICATION DATE: 7/21/26 CASE #: _____

APPLICANT NAME: Johnny & Faye Stutts

ADDRESS: 1087 FM 1139 Rockwall, TX 75087 PHONE NO.: (469) 585-7948

DESCRIPTION OF PROPERTY LOT NUMBER: Lot 1 BLOCK NUMBER: Block A

LEGAL DESCRIPTION OF PROPERTY: Stutts Subd, Block A, Lot 1, Acres 7.885

ADDRESS OF PROPERTY: 1087 FM 1139, Rockwall, TX 75082

REASON FOR REQUEST: I will be deeded back half of property. My family and I would like to build a home on the land so my kids can grow up on the property I grew up on. My mother is 71 years old and I would like to be close to her to help in case she needs it.

SIGNATURE OF APPLICANT [Signature]

Application Fee: \$500.00

DATE/AMOUNT PAID: _____

RECEIPT #: _____



LOT 7, BLOCK B
QUAIL CREEK - PHASE 2
CAB. D, SLIDE 183
P.R.R.C.T.

Q.C. PARTNERS LIMITED L.P.,
A TEXAS LIMITED PARTNERSHIP
VOL. 2782, PG. 66
D.R.R.C.T.

TRACT #2
PLACE OF
BEGINNING

3/8" IRE FOR REFERENCE
S 44°53'22" W - 0.51'

0.3'

0.0'

1/2" IRE

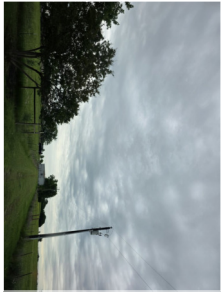
0.2'

LOT 1, BLOCK A
HERRING ADDITION
CAB. B, SLIDE 266
P.R.R.C.T.

TRACT #2
232,723 SQ.FT.
5.343 ACRES

QUAIL CREEK
CAB. C, SLIDE 181
P.R.R.C.T.

TRANG TRAN
INST. NO. 2024000012543
D.R.R.C.T.



THIS CERTIFICATION DOES NOT TAKE INTO
CONSIDERATION ADDITIONAL FACTS THAT AN
ACCURATE TITLE SEARCH AND OR
EXAMINATION MIGHT DISCLOSE.

This survey may fall under the platting rules and
regulations of the state of Texas governing local
code section 212.004 and/or section 232.001. Owner
should check with local governing authority to make
sure of compliance.

Bearings shown hereon are referenced to the Texas
coordinate system of 1983, North Central zone (4202),
and are based upon the North American Datum of 1983
(NAD 83), 2011 Adjustment, Epoch 2010.

LINE TABLE	
NO.	LENGTH
L1	210.57'
L2	210.57'
L3	211.97'

CURVE TABLE	
NO.	RADIUS
C1	2904.79'

TRACT #1
PLACE OF
BEGINNING

1.9'

53°22' E

2.4'

44°57'41" W

3/8" IRE

(CM) 3/8"

CL

3/8" IRE FOR REFERENCE
N 31°00'18" W - 2.70'

FARM TO MARKET 1139

STATE OF TEXAS:
COUNTY OF ROCKWALL:

TRACT #1

BEING all that certain lot, tract or parcel of land situated in the George P. Humphries Survey, Rockwall County, Texas, being a part of
Lot 1, Block A of Suttis Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, of an unrecorded plan, being a portion of
a called 7.89 acre tract of land described in deed to Mike Stutts and wife, Lynn Stutts, recorded in Volume 224, Page 688, Deed Records,
Rockwall County, Texas (D.R.R.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 3/8 inch iron rod found in the Northeast radial line of Farm to Market 1139, at the south corner of quail Creek, an
addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 181, Plat Records,
Rockwall County, Texas (P.R.R.C.T.), being the west corner of herein described tract of land;

THENCE North 44 deg. 53 min. 22 sec. East, with the Southeast line of said quail Creek Addition a distance of 526.07 feet to a point for
corner;

THENCE South 45 deg. 02 min. 07 sec. East, a distance of 210.57 feet to a point in the Northwest line of a tract of land described in deed
to Trang Tran, recorded under Instrument no. 2024000012543 (D.R.R.C.T.);

THENCE South 44 deg. 57 min. 41 sec. West, a distance of 514.73 feet to a point in the Northeast line of said Farm to Market 1139, at the
west corner of said Tran tract, being the beginning of a curve to the left having a central angle of 04 deg. 08 min. 50 sec., a radius of
2904.79 feet, and a chord bearing and distance of North 48 deg. 07 min. 40 sec. West, 210.21 feet, from which a 3/8 inch iron rod found
for reference bears North 31 deg. 00 min. 18 sec. West, a distance of 2.70 feet;

THENCE Northwestly along said curve to the left an arc distance of 210.26 feet to the PLACE OF BEGINNING and containing 109,144 square
feet or 2.506 acres of land.

TRACT #2

BEING all that certain lot, tract or parcel of land situated in the George P. Humphries Survey, Rockwall County, Texas, being a part of
Lot 1, Block A of Suttis Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, of an unrecorded plan, being a portion of
a called 7.89 acre tract of land described in deed to Mike Stutts and wife, Lynn Stutts, recorded in Volume 224, Page 688, Deed Records,
Rockwall County, Texas (D.R.R.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch iron rod found in the Southwest line of a tract of land described in deed to Q.C. Partners Limited L.P., a Texas
limited partnership, recorded in Volume 2782, Page 66 (D.R.R.C.T.), at the North corner of Lot 1, Block A, Herring Addition, an addition
to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cab. B, Slide 266, Plat Records, Rockwall
County, Texas (P.R.R.C.T.), being the East corner of herein described tract of land;

THENCE South 44 deg. 57 min. 41 sec. West, a distance of 1102.90 feet to a point in the Northwest line of a tract of land described in
deed to Trang Tran, recorded under Instrument No. 2024000012543 (D.R.D.C.T.);

THENCE North 45 deg. 02 min. 07 sec. West, a distance of 210.57 feet to a point in the Southeast line of quail Creek, an addition to the
City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 181 (P.R.R.C.T.);

THENCE North 44 deg. 53 min. 22 sec. East, a distance of 1100.25 feet to a point in the Southwest line of Lot 7, Block B, Quail Creek -
Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Slide 183
(P.R.R.C.T.), at the East corner of said quail Creek Addition (Cab. C, Slide 181), from which a 3/8 inch iron rod found for reference
bears South 44 deg. 53 min. 22 sec. West, a distance of 0.51 feet;

THENCE South 45 deg. 45 min. 08 sec. East, a distance of 211.97 feet to the PLACE OF BEGINNING and containing 232,723 square feet or 5.343
acres of land.

2701 SUNSET RIDGE DRIVE, STE 303
ROCKWALL, TEXAS 75032
FIRM REGISTRATION NO. 10194366



CUT OUT SURVEY

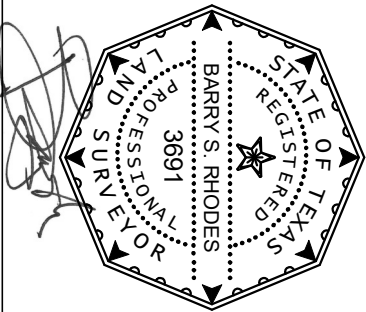
BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the
ground of property located at 1087 FARM TO MARKET 1139, in the City of ROCKWALL, ROCKWALL
County, Texas.

LEGEND	
WOOD FENCE	IRON FENCE
CHAIN LINK	WIRE FENCE
BOUNDARY LINE	EASEMENT SETBACK
CM - CONTROLLING MONUMENT	WFO - MONUMENT OF RECORD DIGNITY
1/2" YELLOW-CAPPED IRON ROD SET	POINT FOR CORNER
STAMPED "BURNS SURVEYING"	X-CUT FOUND OR SET (AS NOTED)
FENCE POST FOR CORNER	MONUMENT FOUND
EM - ELECTRIC METER	PE - POOL EQUIP
PE - POWER POLE	TELEPHONE
WATER METER	WATER VALVE
MANHOLE	UNLESS OTHERWISE NOTED

This parcel depicted hereon is a true, correct, and accurate representation
of the property as determined by survey; The lines and dimensions of said
property being as indicated by the plat; The size, location, and type(s) of
building(s) are as shown, all improvements being within the boundaries of
the property setback from the property lines the distance indicated.
TITLE AND ABSTRACTING WORK FURNISHED BY MICHAEL AND FAYE STUTTS
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 200'
Date: 05-01-2026
G. F. No.: N/A
Job no.: 202603809
Drawn by: BM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK
AND UNDERSIGNED IS NOT RESPONSIBLE TO
OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
MICHAEL AND FAYE STUTTS





LOT 7, BLOCK B
QUAIL CREEK - PHASE 2
CAB. D, SLIDE 183
P.R.R.C.T.

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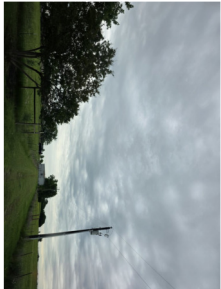
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S 44°53'22" W - 0.51'

LOT 1, BLOCK A
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CAB. B, SLIDE 266
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5.343 ACRES

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TRANG TRAN
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This survey may fall under the platting rules and regulations of the state of Texas governing local Code Section 212.004 and/or Section 232.001. Owner should check with local governing authority to make sure of compliance.

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LINE TABLE	
NO.	LENGTH
L1	210.57' S 45°02'07" E
L2	210.57' N 45°02'07" W
L3	211.97' S 45°45'08" E

CURVE TABLE			
NO.	RADIUS	LENGTH	DELTA
C1	2904.79'	210.26'	Δ=04°08'50" W

TRACT #1
PLACE OF
BEGINNING

3/8" IRE FOR REFERENCE
N 31°00'18" W - 2.70'

36.4'X60.3'
ONE STORY
METAL BLDG.
WITH SLAB

1.1' 14.2' 1.2' 0.7'

1.8' 26.8' 2.2' 109,144 SQ.FT.
2.506 ACRES

2.4' 44°53'22" E

28.7' SEE DETAIL

1.9' 53'22" E

2.4' 44°57'41" W

3/8" IRE FOR REFERENCE
N 44°53'34" E - 0.97'

(CM) 3/8" IRE

CL

FARM TO MARKET 1139

STATE OF TEXAS:
COUNTY OF ROCKWALL:

TRACT #1

BEING all that certain lot, tract or parcel of land situated in the George P. Humphries Survey, Rockwall County, Texas, being a part of Lot 1, Block A of Suttis Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, of an unrecorded plan, being a portion of a called 7.89 acre tract of land described in deed to Mike Stutts and wife, Lynn Stutts, recorded in Volume 224, Page 688, Deed Records, Rockwall County, Texas (D.R.R.C.T.), and being more particularly described by the following metes and bounds description:

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THENCE North 44 deg. 53 min. 22 sec. East, with the Southeast line of said quail Creek Addition a distance of 526.07 feet to a point for corner;

THENCE South 45 deg. 02 min. 07 sec. East, a distance of 210.57 feet to a point in the Northwest line of a tract of land described in deed to Trang Tran, recorded under Instrument no. 2024000012543 (D.R.R.C.T.);

THENCE South 44 deg. 57 min. 41 sec. West, a distance of 514.73 feet to a point in the Northeast line of said Farm to Market 1139, at the west corner of said Tran tract, being the beginning of a curve to the left having a central angle of 04 deg. 08 min. 50 sec., a radius of 2904.79 feet, and a chord bearing and distance of North 48 deg. 07 min. 40 sec. West, 210.21 feet, from which a 3/8 inch iron rod found for reference bears North 31 deg. 00 min. 18 sec. West, a distance of 2.70 feet;

THENCE Northwestly along said curve to the left an arc distance of 210.26 feet to the PLACE OF BEGINNING and containing 109,144 square feet or 2.506 acres of land.

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THENCE North 44 deg. 53 min. 22 sec. East, a distance of 1100.25 feet to a point in the Southwest line of Lot 7, Block B, quail Creek - Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Slide 183 (P.R.R.C.T.), at the East corner of said quail Creek Addition (Cab. C, Slide 181), from which a 3/8 inch iron rod found for reference bears South 44 deg. 53 min. 22 sec. West, a distance of 0.51 feet;

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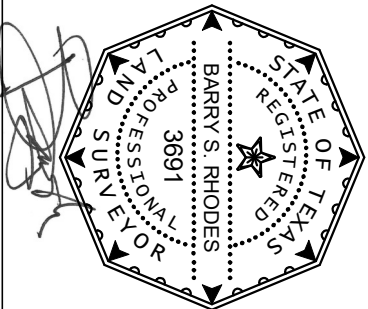
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This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 1087 FARM TO MARKET 1139, in the City of ROCKWALL, ROCKWALL County, Texas.

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FENCE POST FOR CORNER	MONUMENT FOUND
EM - ELECTRIC METER	PE - POOL EQUIP
PE - POWER POLE	TELEPHONE
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MANHOLE	(UNLESS OTHERWISE NOTED)

This parcel depicted hereon is a true, correct, and accurate representation of the property as determined by survey; The lines and dimensions of said property being as indicated by the plat; The size, location, and type(s) of building(s) are as shown, all improvements being within the boundaries of the property setback from the property lines the distance indicated. TITLE AND ABSTRACTING WORK FURNISHED BY MICHAEL AND FAYE STUTTS THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

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TRACT #1

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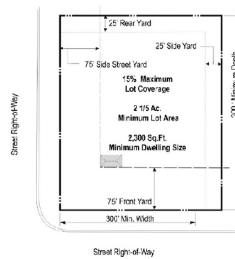
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THENCE South 45 deg. 45 min. 08 sec. East, a distance of 211.97 feet to the PLACE OF BEGINNING and containing 232,723 square feet or 5.343 acres of land.

§ 4-3. SF2.5 Single-Family Residential District.

- A. General purpose and description. The Single-Family Residential District-SF2.5 is designed to accommodate lots that have a minimum size of two and one-half acres. Developments under this district will have a low density and development characteristics similar to those now existing in most platted subdivisions.
- B. Permitted uses. In the SF2.5 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 SF2.5 Zoning District (below).



SF2.5 - Zoning District Area Requirements	
Minimum Lot Area	2 1/2 Acres
Minimum Lot Width	300 ft.
Minimum Lot Depth	200 ft.
Minimum Front Yard	75 ft.
Minimum Side Yard	25 ft. Interior 75 ft. Street
Minimum Rear Yard	25 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 2008-07, sec. 3, 6-10-2008)



City of McLendon-Chisholm

Staff Report

Date: August 19, 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 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.

Background:

The applicant, Mr. Nick Perez, is requesting a variance to allow the construction of a detached accessory building with a reduced side yard setback on the subject property located at 222 Settlement Lane. The property is zoned Agricultural (AG). The applicant proposes reducing the required 25-foot side yard setback to 15 feet to accommodate the construction of the proposed detached accessory building.

According to the application, the applicant is requesting to utilize the existing 15-foot building line for the detached garage rather than the required 25-foot side yard setback. The applicant states that complying with the 25-foot setback would place the detached garage in the middle of the backyard, obstructing the view from the residence and the rear porch. The submitted property survey illustrates the proposed location of the accessory building in relation to the existing residence, property lines, driveway, and other site improvements.

Public Information Considerations :

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:

At sole discretion of the Board of Adjustment.

Attachments:

- Application
- Property survey
- Building specifications

Presenter: Fabrice Kabona, City Manager



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

APPLICATION DATE: June 26 2026 CASE #: _____

APPLICANT NAME: Nick Perez

ADDRESS: 222 Settlement Lane PHONE NO.: 432-661-6447

DESCRIPTION OF PROPERTY LOT NUMBER: 26 BLOCK NUMBER: C Heritage Phase 3

LEGAL DESCRIPTION OF PROPERTY: Being Lot 26, Block C, Phase Three, an additon of the City of
McLendon-Chisholm, Rockwall County, Texas, according to the Plat thereof recorded under clerk's file No.
20240000022069, Plat Records, Rockwall County, Texas

ADDRESS OF PROPERTY: 222 Settlement Lane, McLendon-Chisholm, TX 75032

REASON FOR REQUEST: Detached garage setback. We would like to use the survey build line of 15 feet off the p
Property line. The 25' would put the building right in the middle of the back yard. Bloccking the view from inside the
house and the back porch.

SIGNATURE OF APPLICANT 

Application Fee: \$500.00

DATE/AMOUNT PAID: 063026 - PD BY

RECEIPT #: _____ CC

Nick Perez

222 Settlement lane

30x40x12 Shop & 10x40 Porch

Detached Garage Material

-8" i-beam columns

-10" i-beam Rafters

-8" sidewall girt/purlin

-8" purlin roof supports

-26G PBR panels on side walls 40yr man. Warranty

-26G commercial grade trim on build

-Osby decking on roof, with underlayment, singles to match home

-Stone wainscot around build 4', Brick above stone on front face of build

-Commercial grade sectional garage doors matching home

FINAL SURVEY

THIS IS TO CERTIFY THAT PERSONS UNDER MY DIRECTION HAVE, THIS DATE, MADE AN ON-THE-GROUND SURVEY OF PROPERTY LOCATED AT 222 SETTLEMENT LANE, BEING LOT 26, BLOCK C, OF HERITAGE, PHASE THREE, AN ADDITION TO THE CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 20240000022069, PLAT RECORDS, ROCKWALL COUNTY, TEXAS

NOTES

1. PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN CLERK'S FILE NO(S) 20240000022069, 20230000014899, 20230000016781, 20230000016754, 20250000012206.
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 FEMA FLOOD MAP NO. 48397C0110L.

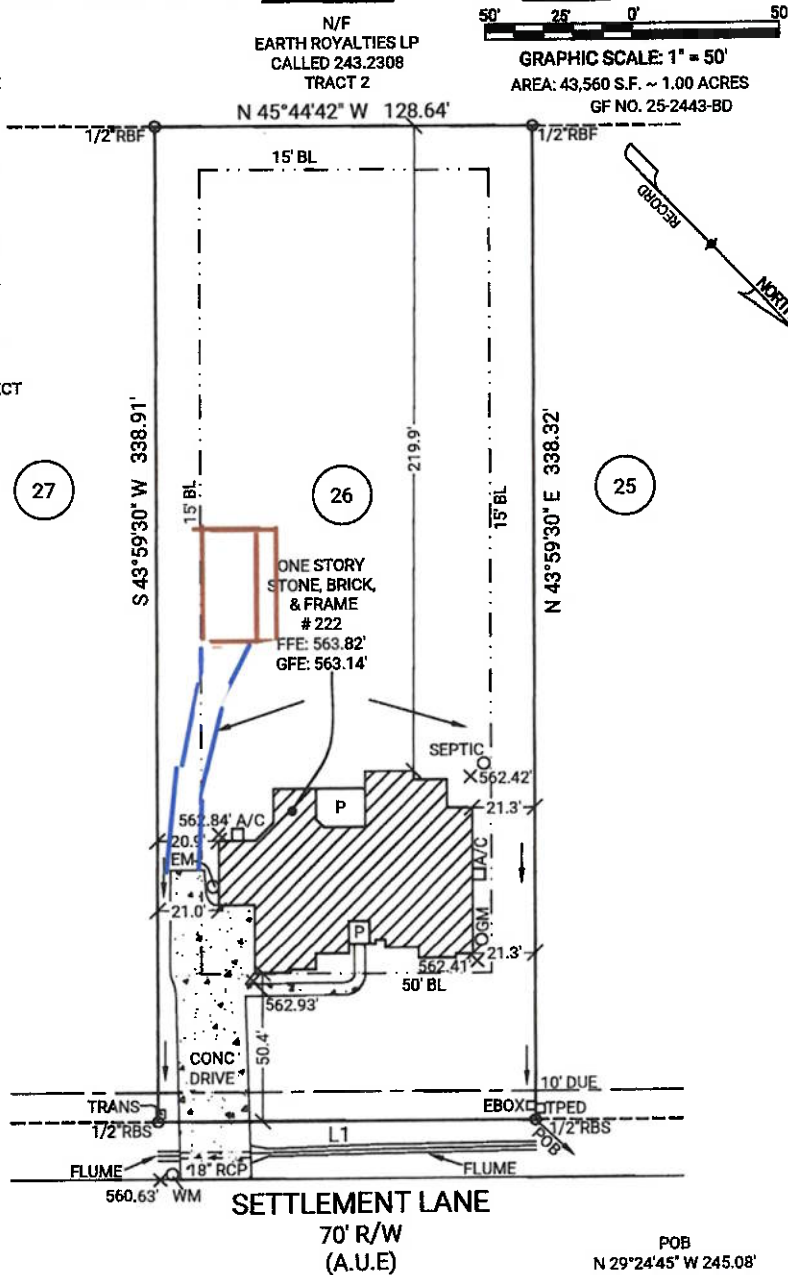
SURVEYOR HAS REVIEWED THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY AND ADDRESSED ALL INSTRUMENTS IDENTIFIED IN SCHEDULE B THEREOF OR NOTED SAID INSTRUMENTS AS NOT AFFECTING THE SUBJECT PROPERTY.

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE PROPERTY DESCRIBED BELOW:
VOL 1149, PG 86; VOL 2915, PG 6;
VOL 145, PG 536

Line	Bearing	Distance
L1	S 46°00'30" E	128.64'

LEGEND

R/W	Right of Way
BL	Building Line
N/F	Now or Formerly
DUE	Drainage And Utility Easement
FFE	Finished Floor Elevation
GFE	Garage Floor Elevation
P	Porch
CL	Centerline
FH	Fire Hydrant
CONC	Concrete
-X-	Fence
RBF	Rebar Found
RBS	Rebar Set
CL	Center Line
CB	Catch Basin
EM	Electric Meter
EBOX	Electric Box
TPED	Telephone Pedestal
WM	Water Meter
TRANS	Transformer
GM	Gas meter



FLATWORK (DRIVE&WALKS) = 2,238 SF
NOTE: COMMON PRIVACY FENCES CONSTRUCTED BY BUILDER

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 _____

GENERAL NOTES: This Map or Plat is subject to any additional easements or restrictions of record. Contact utility contractor for location prior to construction (if applicable). This plat is for exclusive use to the parties of this transaction and Santa Fe Title, LLC. Use by third parties is at their own risk. This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet. The field date upon which this plat is based has a closure precision of one foot in 10,000+ feet and an angular error of 7 seconds per angle point and was adjusted using the compass rule. Equipment used: Leica TS13 Robotic Total Station.

SUB: Heritage
LOT: 26 BL: C PH: 3
City of McLendon-Chisholm, Rockwall County, Texas

FINAL SURVEY FOR:



PLAT DATE: 11/26/2025
FIELD WORK DATE: 11/25/2025
20250709027 ALT-DTX FC: BC

CARTER + CLARK
SURVEYORS • PLANNERS • ENGINEERS
1735 North Brown Road, Suite 400
Lawrenceville, GA 30043
866.637.1048
www.carterandclark.com
FIRM LICENSE: 10193759

This survey substantially complies with the Texas Society of Professional Surveyors requirements for a Category 1A, Standard Land Survey. Survey made on the ground and there are no visible easements or encroachments, except as shown.





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
2. A survey or plat showing location of proposed improvements and existing structures as related to all boundary lines
3. Pictures and descriptions of project including materials descriptions
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.)

NAME = SHAIKH RASOOL
ADDRESS = 218 SETTLEMENT LANE ROCKWALL
TEXAS, 75032 - 682-559-8650

Name: Jose Campos
Address: 226 Settlement Lane, McLendon-Chisholm, TX 75032 (214) 476-7975



City of McLendon-Chisholm Staff Report

Date: Augst 19, 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 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.

Background:

The applicant, Mr. Shannon Smith, is requesting a variance to allow the construction of a detached accessory building (garage) with a reduced side yard setback on the subject property located at 6 Granite Ridge Drive. The property is zoned Single-Family Residential (SF 1.5). The applicant proposes reducing the required 25-foot side yard setback adjacent to the HOA-owned common area to accommodate the construction of the proposed detached garage.

The applicant, Ms. Shannon Smith, is requesting a variance to reduce the required 25-foot side yard setback to allow the construction of a detached accessory building (garage) along the side property line adjacent to the HOA-owned common area.

Public Information Considerations :

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:

At sole discretion of the Board of Adjustment.

Attachments:

- Application

- Property survey
- Building specifications

Presenter: Fabrice Kabona, City Manager



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

APPLICATION DATE: July 1, 2026 CASE #: _____

APPLICANT NAME: Shannon Smith

ADDRESS: 6 Granite Ridge Dr. Rockwall, Tx 75032 PHONE NO.: 707-724-2061

DESCRIPTION OF PROPERTY LOT NUMBER: 16 BLOCK NUMBER:

A

LEGAL DESCRIPTION OF PROPERTY:

Being Lot 16, Block A of Chisholm Crossing Phase One, an addition to the City of McLendon-Chisholm, Rockwall Count, Texas, according to the amended plat thereof recorded in Cabinet F, Slide 343, Plat Records, Rockwall Count, Texas

ADDRESS OF PROPERTY: 6 Granite Ride Dr. Rockwall, TX 75032

REASON FOR REQUEST: Homeowner is requesting a variance from the required side/rear yard setback as outlined in the City of McLendon-Chisholm Zoning Ordinance, to construct a detached garage along the property line that abuts HOA-owned common area.

Due to the lot configuration and existing improvements, strict enforcement of the setback requirement would create a practical difficulty for the homeowner, limiting the reasonable placement of a detached garage elsewhere on the property. Granting the variance would allow the homeowner to make a reasonable improvement while maintaining consistency with the surrounding neighborhood.

Houses w/in a 200ft radius: Sanders / 8 Granite Ridge Dr. Rockwall, TX 75032
Wimpee / 101 Lavender Pl. Rockwall, TX 75032

SIGNATURE OF APPLICANT 

Application Fee: \$500.00

DATE/AMOUNT PAID: July 1, 2026 / \$500.00

RECEIPT #: _____

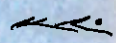
 **Texas**
DRIVER LICENSE
Director: *Letitia C. Miller*

DRIVER LICENSE

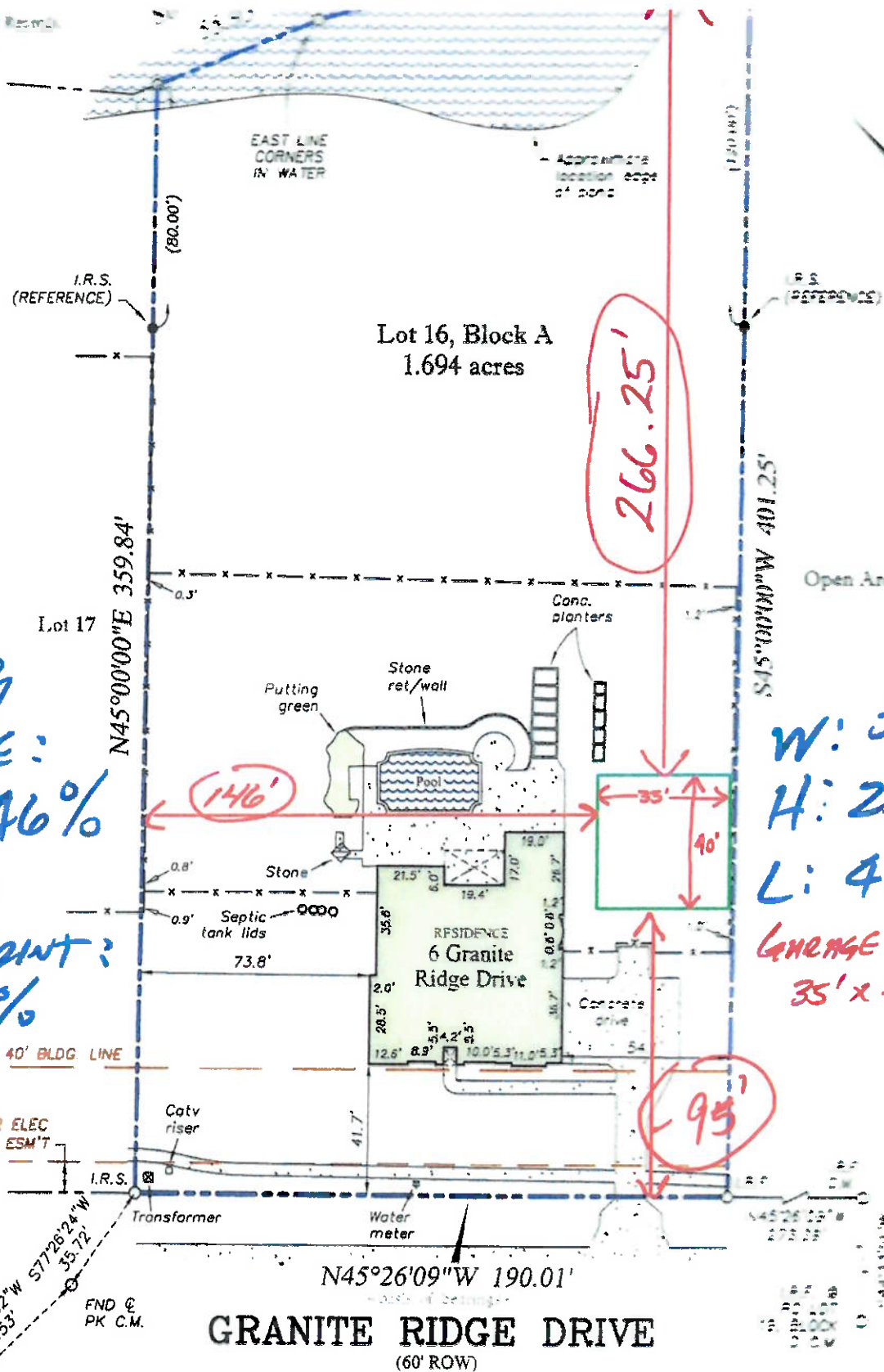
4d. DL: **48106126** 9. Class: **CM**
4b. Exp: **08/08/2030**
3. DOB: **08/08/1977** 4a. Iss: **06/17/2022** 

1. **SMITH**
2. **SHANNON SCOTT**
8. **6 GRANITE RIDGE DR**
ROCKWALL, TX 75032

12. Rest: **NONE** 9a. End: **NONE**
16. Hgt: **5'-04"** 16. Sex: **M** 18. Eyes: **BRO**
6. DD: **16128220068137745844** **_**

 **DISABLED VETERAN**  **AIR FORCE**





EXISTING
HOUSE:
4.46%
GARAGE
FOOTPRINT:
1.9%

W: 33'
H: 25'
L: 40'
GARAGE:
35' x 40'

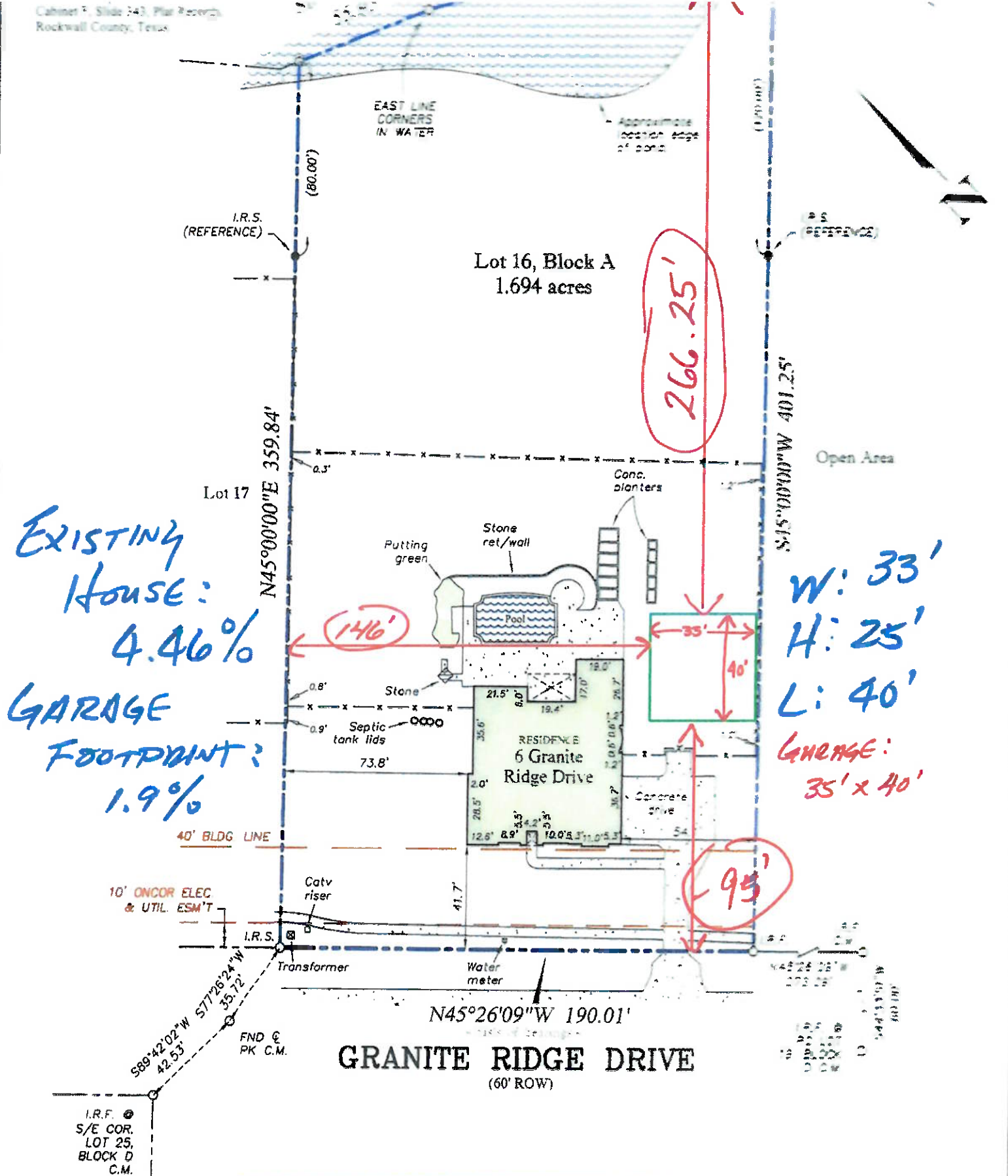


Notes:
Easement as recorded in Vol. 1365, Pg. 202 does not affect subject property to the best of my knowledge



SURVEYORS CERTIFICATION
The undersigned does hereby certify that this survey was this day made at the request of the property legally described herein and is correct to the best of my knowledge there are no public encroachments, conflicts, shortages or errors, boundary line conflicts, encroachments, overlapping of instruments, mistakes or rights of way that I have been advised of except as shown herein. Use of this document is solely intended for the transaction indicated on the title "holder" referenced herein. No other use is





DETACHED GARAGE 35' X 40' FOOTPRINT 25' TALL

DESIGNED TO MATCH MAIN HOUSE

EXTERIOR MATERIALS

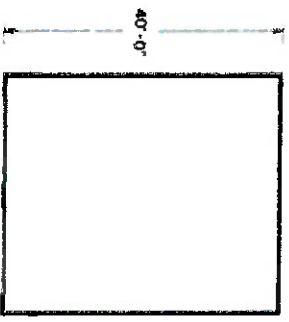
- BRICK: MIX OF DARK WEATHERED BRICK TO MATCH MAIN HOUSE
- MORTAR: LIGHT GRAY
- ROOF: ARCHITECTURAL SHINGLES COLOR: CHARCOAL
- TRIM / FASCIA: PAINTED SOFFIT, FASCIA & TRIM TO MATCH MAIN HOUSE
- ACCENT: BLACK HARDWARE & LIGHTING TO MATCH MAIN HOUSE
- GARAGE DOORS: WOOD LOOK CARRIAGE STYLE WITH WINDOWS

BUILDING DIMENSIONS

FOOTPRINT: 35'-0" W X 40'-0" D

OVERALL HEIGHT: 25'-0" (TO TOP OF ROOF RIDGE)

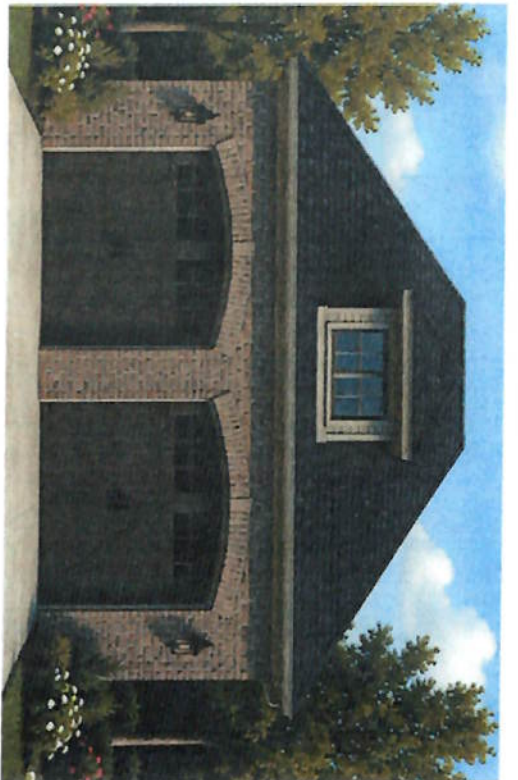
PLAN VIEW (FOOTPRINT)



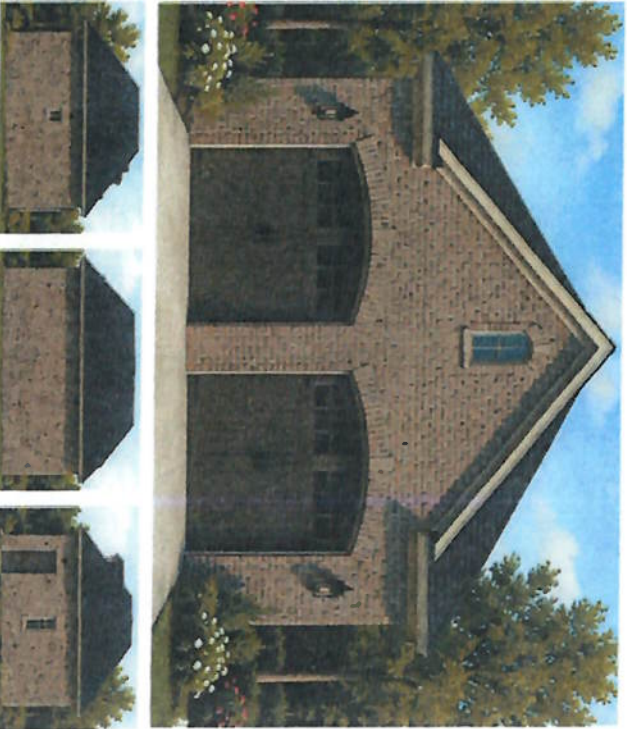
OPTION 1 - CLASSIC FRONT GABLE



OPTION 2 - HIP ROOF WITH DORMER



OPTION 3 - FRONT GABLE WITH ARCH DETAIL



OPTION 4 - PORTE-COCHERE STYLE

