AGENDA
CITY COUNCIL MEETING
January 25, 2016 @ 6:00 p.m.
Council Chambers - Government Center
200 North 12th Street - Corsicana, Texas 75110

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **INVOCATION**

4. **MINUTES**
   Consider approving the minutes for the Regular Meeting of January 11, 2016.

5. **PUBLIC FORUM**
   Public Comments.

6. **PUBLIC HEARINGS**
   a. Receive public input regarding the request for a specific use permit for light manufacturing of traffic safety paint for Block 1006, Lot 7, also known as 1008 Oak Street.

   b. Receive public input regarding the request for a zoning change from Residential-3 (R-3) to Office (O) for Block 486, Lots 6 and 7, also known as 1624 West 3rd Avenue.

7. **ORDINANCES**
   a. Consider approving a request for a specific use permit for light manufacturing of traffic safety paint for Block 1006, Lot 7, also known as 1008 Oak Street. **PAGE 14**

   b. Consider approving a request for a zoning change from Residential-3 (R-3) to Office (O) for Block 486, Lots 6 and 7, also known as 1624 West 3rd Avenue. **PAGE 21**

8. **RESOLUTIONS**
   a. Consider approving an application for Historic Resource Designation submitted for 1200 Mills Place. **PAGE 37**

   b. Consider approving an application for Historic Appraised Tax Value Exemption submitted for 1200 Mills Place. **PAGE 39**

9. **APPOINTMENTS**

10. **REPORTS and MISCELLANEOUS ANNOUNCEMENTS**
    a. Presentation of the Corsicana Convention and Visitors Bureau Quarterly Report.

    b. Mayor/Council

11. **ADJOURN**

AGENDA INFORMATION

* **INFORMATION ON THE FOLLOWING PAGES IS SUBJECT TO CHANGE PRIOR TO COUNCIL MEETING.**

ITEM NO. 4

Date: January 25, 2016

Subject: **Minutes**

Comments:

A copy of the minutes for the Regular Meeting of January 11, 2016, are attached for review.

Recommendation: Approve the minutes as printed.

CITY OF CORSICANA
COUNTY OF NAVARRO
STATE OF TEXAS

Council Regular Session
January 11, 2016

The Corsicana City Council met in a Regular Session on January 11, 2016, in the Corsicana Government Center Council Chambers, 200 N. 12th Street, Corsicana, Texas. Mayor Chuck McClanahan called the meeting to order at 6:00 p.m. The following members were present: Tom Wilson, Council Member Precinct 1; Ruby Williams, Mayor Pro Tem and Council Member Precinct 2; John McClung, Council Member Precinct 3; and Don Denbow, Council Member Precinct 4.

Connie Standridge, City Manager; Kerri Anderson Donica, City Attorney; Terry Jacobson, Outside Counsel; Virginia Richardson, Director of Finance/City Secretary; Elizabeth Borstad, City Engineer; Randy Bratton, Police Chief; Charles Leist, Director of Environmental Services; Donald McMullan, Fire Chief; Sharon Jennings, Municipal Court Clerk; and other interested citizens were also present.

The invocation was given by Rev. Floyd Petersen with Trinity Baptist Church.

Approval of Minutes

The motion was made by Tom Wilson, and seconded by Ruby Williams, *to approve the minutes for the Joint Special Meeting of December 21, 2015, and the Work Session and Regular Meeting of December 28, 2015.* Motion passed, 5-0.

Public Forum

N/A

Public Hearings

N/A

Ordinances

N/A

Resolutions

Resolution 3844 (approved)

Items 8.a. through 8.f. were presented by City Secretary/Director of Finance Virginia Richardson.

The motion was made by Don Denbow, and seconded by John McClung, that Resolution 3844, *awarding the three-year capital lease/purchase financing for various equipment and projects to JPMorgan Chase Bank, N.A., in an amount not to exceed $284,662.* The motion passed, 5-0. Against: none.

RESOLUTION NO. 3844

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, AUTHORIZING THREE-YEAR CAPITAL LEASE/PURCHASE FINANCING FOR VARIOUS EQUIPMENT AND PROJECTS.

WHEREAS, Requests for Proposals (RFPs) were solicited for three-year capital lease/purchase financing for *various equipment and projects* approved for purchase under the 2016 fiscal year budget; and

WHEREAS, a three-year capital lease/purchase contract with JPMorgan Chase Bank, N.A. (Chase), for the purchase of 2016 budgeted equipment and projects is recommended; and

WHEREAS, the value of this lease shall not exceed $284,662; and

WHEREAS, the contract will be at the stated interest rate of 2.12% as quoted in Chase's RFP response; and the term of the contract will be for three years (36 months) as specified by the City in the RFP, with payments being made in arrears.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, that the three-year capital lease/purchase financing bid for the purchase of 2016 budgeted equipment and projects be awarded to JPMorgan Chase Bank, N.A., for an amount not to exceed $284,662.

PASSED and **APPROVED** by majority vote of the City Council of the City of Corsicana, Texas, this **11th** day of **January, 2016.**

Resolution 3845 (approved)

The motion was made by John McClung, and seconded by Tom Wilson, that Resolution 3845, *awarding the five-year capital lease/purchase financing for various vehicles, equipment and projects to JPMorgan Chase Bank, N.A., in an amount not to exceed $428,000.* The motion passed, 5-0. Against: none.

RESOLUTION NO. 3845

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, AUTHORIZING FIVE-YEAR CAPITAL LEASE/PURCHASE FINANCING FOR VARIOUS VEHICLES, EQUIPMENT, AND PROJECTS.

WHEREAS, Requests for Proposals (RFPs) were solicited for five-year capital lease/pnrchase financing for *various vehicles, equipment, and projects* approved for purchase under the 2016 fiscal year budget; and

WHEREAS, a five-year capital lease/purchase contract with Chase Equipment Finance, for the purchase of 2016 budgeted vehicles, equipment, and projects is recommended; and

WHEREAS, the value of this lease shall not exceed $428,000; and

WHEREAS, the contract will be at the stated interest rate of 2.03% as quoted in Chase's RFP response; and the term of the contract will be for five years (60 months) as specified by the City in the RFP, with payments being made in arrears.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, that the five-year capital lease/purchase financing bid for the purchase of 2016 budgeted vehicles, equipment, and projects be awarded to Chase Equipment Finance, for an amount not to exceed $428,000.

PASSED and **APPROVED** by majority vote of the City Council of the City of Corsicana, Texas, this **11th** day of **January, 2016.**

Resolution 3846 (approved)

The motion was made by Tom Wilson, and seconded by Ruby Williams, that Resolution 3846, *awarding the ten-year capital lease/purchase financing for a Caterpillar D6 Bulldozer and Accessories to JPMorgan Chase Bank, N.A., in an amount not to exceed $550,000.* The motion passed, 5-0. Against: none.

RESOLUTION NO. 3846

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, AUTHORIZING TEN-YEAR CAPITAL LEASE/PURCHASE FINANCING FOR A CATERPILLAR D6 BULLDOZER AND ACCESSORIES.

WHEREAS, Requests for Proposals (RFPs) were solicited for ten-year capital lease/purchase financing for *a Caterpillar D6 Bulldozer and accessories;* and

WHEREAS, a ten-year capital lease/purchase contract with JPMorgan Chase Bank, N.A., for a Caterpillar D6 Bulldozer and accessories is recommended; and

WHEREAS, the value of this lease shall not exceed $550,000; and

WHEREAS, the contract will be at the stated interest rate of 2.367% and the term of the contract will be for ten years (120 months), with payments being made in arrears.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, that the ten-year capital lease/purchase financing bid for a Caterpillar D6 Bulldozer and accessories be awarded to JPMorgan Chase Bank, N.A., for an amount not to exceed $550,000.

PASSED and **APPROVED** by majority vote of the City Council of the City of Corsicana, Texas, this **11th** day of **January, 2016.**

Resolution 3847 (approved)

The motion was made by Ruby Williams, and seconded by Tom Wilson, that Resolution 3847, *authorizing the debt issuance and authorized officials for the three-year capital lease/purchase financing for various equipment and projects in the amount of $284,662 to JPMorgan Chase Bank, N.A.* The motion passed, 5-0. Against: none.

RESOLUTION NO. 3847

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, APPROVING THREE-YEAR CAPITAL LEASE FINANCING OF VARIOUS EQUIPMENT AND PROJECTS; NAMING AUTHORIZED OFFICERS; AND RELATED MATTERS.

WHEREAS, CITY OF CORSICANA, TEXAS *("Lessee")* proposes to enter into Schedule A by and between Lessee and JPMorgan Chase Bank, N.A. *("Lessor")*, subject to and incorporating the terms of that certain **VARIOUS EQUIPMENT AND PROJECTS LEASE/PURCHASE AGREEMENT** (the *"Master Lease"*), by and between Lessee and Lessor, to enable Lessee to finance the lease/purchase acquisition of up to $284,662 principal amount of the various equipment and projects (as defined in Schedule A with the intent that the interest portion of the Rental Payments (as defined in the Master Lease) therefore, in an amount not to exceed 2.12% per annum, be excluded from gross income for federal income tax purposes and, as security for such Rental Payments, Lessee has agreed to grant a first lien security interest in the various equipment and projects to Lessor, and to make payments, as set forth in Schedule A, sufficient to pay both the principal and interest portion of the Rental Payments under the Master Lease and Schedule A; and

WHEREAS, the Master Lease and Schedule A has been presented to this meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS AS FOLLOWS:

Section 1. The City Council agrees to enter into the Master Lease and Schedule A pursuant to the Master Lease in order to finance acquisition of the various equipment and projects in a principal amount of up to $284,662 at an interest rate not to exceed 2.12% per annum and, in order to secure the Master Lease and Schedule A, to grant a first lien security interest in the various equipment and projects, in accordance with said Master Lease and Schedule A.

Section 2. That any one or more of the authorized Officers of Lessee listed in Section 3 below be, and each of them hereby is, authorized to execute, acknowledge and deliver in the name and on behalf of Lessee to Lessor the Master Lease and Schedule A to be in substantially the form presented to this meeting with such changes as the signing officer shall determine to be advisable. Further, said Authorized Officers are authorized to execute, acknowledge and deliver in the name and on behalf of Lessee any other agreement, instrument, certificate, representation and document, and to take any other action as may be advisable, convenient or necessary to enter into such Master Lease and Schedule A; the execution thereof by any such Authorized Officer shall be conclusive as to such determination.

Section 3. That for the purpose of this resolution, the following persons, or the persons holding the following positions, are *"Authorized Officer"* duly authorized to enter into the transaction contemplated by this resolution in the name and on behalf of Lessee:

Title	*Name*
City Manager	Connie Standridge
Director of Finance/City Secretary	Virgmia Richardson

Section 4. That there is hereby authorized the continuing execution and delivery by the Authorized Officers or any one of them in the name of and on behalf of Lessee the Schedule A and Attachments in substantially the form presented to this meeting with such changes as the signing officer shall determine advisable, and the execution thereof shall be conclusive as to such determination.

Section 5. The Lease of the various equipment and projects which is described in or incorporated by reference in the Schedule A to the Agreement is hereby approved by the City Council of the City of Corsicana, Texas. The Authorized Officers shall be authorized to make replacements or otherwise substitute other similar equipment for any of the items so described or incorporated if necessary due to inability of the Vendor to deliver the various equipment and projects, so long as such substitution does not frustrate the purpose of Lessee for which the

various equipment and projects is being leased or result in an increase in the amount required to be paid by Lessee for the various equipment and projects, as provided in Section 1 hereof.

Section 6. That this Resolution shall take effect immediately.

PASSED and **APPROVED** by majority vote of the City Council of the City of Corsicana, Texas, this **11th** day of **January, 2016**.

Resolution 3848 (approved)

The motion was made by Don Denbow, and seconded by John McClung, that Resolution 3848, *authorizing the debt issuance and authorized officials for the five-year capital lease/purchase financing for various vehicles, equipment and projects in the amount of $428,000 to JPMorgan Chase Bank, N.A.* The motion passed, 5-0. Against: none.

RESOLUTION NO. 3848

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, APPROVING FIVE-YEAR CAPITAL LEASE FINANCING OF AN VARIOUS VEHICLES, EQUIPMENT, AND PROJECTS; NAMING AUTHORIZED OFFICERS; AND RELATED MATTERS.

WHEREAS, CITY OF CORSICANA, TEXAS *("Lessee")* proposes to enter into Schedule A by and between Lessee and JPMorgan Chase Bank, N.A. *("Lessor")*, subject to and incorporating the terms of that certain **VARIOUS VEHICLES, EQUIPMENT, AND PROJECTS LEASE/PURCHASE AGREEMENT** (the *"Master Lease"*), by and between Lessee and Lessor, to enable Lessee to finance the lease/purchase acquisition of up to $428,000 principal amount of the various vehicles equipment and projects (as defined in Schedule A with the intent that the interest portion of the Rental Payments (as defined in the Master Lease) therefore, in an amount not to exceed 2.03% per annum, be excluded from gross income for federal income tax purposes and, as security for such Rental Payments, Lessee has agreed to grant a first lien security interest in the various vehicles equipment and projects to Lessor, and to make payments, as set forth in Schedule A, sufficient to pay both the principal and interest portion of the Rental Payments under the Master Lease and Schedule A; and

WHEREAS, the Master Lease and Schedule A has been presented to this meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS AS FOLLOWS:

Section 1. The City Council agrees to enter into the Master Lease and Schedule A pursuant to the Master Lease in order to finance acquisition of the various vehicles equipment and projects in a principal amount of up to $428,000 at an interest rate not to exceed 2.03% per annum and, in order to secure the Master Lease and Schedule A, to grant a first lien security interest in the various vehicles equipment and projects, in accordance with said Master Lease and Schedule A.

Section 2. That any one or more of the authorized Officers of Lessee listed in Section 3 below be, and each of them hereby is, authorized to execute, acknowledge and deliver in the name and on behalf of Lessee to Lessor the Master Lease and Schedule A to be in substantially the form presented to this meeting with such changes as the signing officer shall determine to be advisable. Further, said Authorized Officers are authorized to execute, acknowledge and deliver in the name and on behalf of Lessee any other agreement, instrument, certificate, representation and document, and to take any other action as may be advisable, convenient or necessary to enter into such Master Lease and Schedule A; the execution thereof by any such Authorized Officer shall be conclusive as to such determination.

Section 3. That for the purpose of this resolution, the following persons, or the persons holding the following positions, are *"Authorized Officer"* duly authorized to enter into the transaction contemplated by this resolution in the name and on behalf of Lessee:

Title	*Name*
City Manager	Connie Standridge
Director of Finance/City Secretary	Virginia Richardson

Section 4. That there is hereby authorized the continuing execution and delivery by the Authorized Officers or any one of them in the name of and on behalf of Lessee the Schedule A and Attachments in substantially the form presented to this meeting with such changes as the signing officer shall determine advisable, and the execution thereof shall be conclusive as to such determination.

Section 5. The Lease of the various vehicles equipment and projects which is described in or incorporated by reference in the Schedule A to the Agreement is hereby approved by the City Council of the City of Corsicana, Texas. The Authorized Officers shall be authorized to make replacements or otherwise substitute other similar equipment for any of the items so described or incorporated if necessary due to inability of the Vendor to deliver the various vehicles equipment and projects, so long as such substitution does not frustrate the purpose of Lessee for which the various vehicles equipment and projects is being leased or result in an increase in the amount required to be paid by Lessee for the various vehicles equipment and projects, as provided in Section 1 hereof.

Section 6. That this Resolution shall take effect immediately.

PASSED and **APPROVED** by majority vote of the City Council of the City of Corsicana, Texas, this **11th** day of **January, 2016.**

Resolution 3849 (approved)

The motion was made by John McClung, and seconded by Tom Wilson, that Resolution 3849, *authorizing the debt issuance and authorized officials for the ten-year capital lease/purchase financing for a Caterpillar D6 Bulldozer and Accessories in the amount of $550,000 to JPMorgan Chase Bank, N.A.* The motion passed, 5-0. Against: none.

RESOLUTION NO. 3849

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, APPROVING TEN-YEAR CAPITAL LEASE FINANCING OF A CATERPILLAR D6 BULLDOZER AND ACCESSORIES; NAMING AUTHORIZED OFFICERS; AND RELATED MATTERS.

WHEREAS, CITY OF CORSICANA, TEXAS *("Lessee")* proposes to enter into Schedule A by and between Lessee and JPMorgan Chase Bank, N.A. *("Lessor")*, subject to and incorporating the terms of that certain **CATERPILLAR D6 BULLDOZER AND ACCESSORIES LEASE/PURCHASE AGREEMENT** (the *"Master Lease"*), by and between Lessee and Lessor, to enable Lessee to finance the lease/purchase acquisition of up to $550,000 principal amount of the Caterpillar D6 Bulldozer and Accessories (as defined in Schedule A with the intent that the interest portion of the Rental Payments (as defined in the Master Lease) therefore, in an amount not to exceed 2.367% per annum, be excluded from gross income for federal income tax purposes and, as security for such Rental Payments, Lessee has agreed to grant a first lien security interest in the Caterpillar D6 Bulldozer and Accessories to Lessor, and to make payments, as set forth in Schedule A, sufficient to pay both the principal and interest portion of the Rental Payments under the Master Lease and Schedule A; and

WHEREAS, the Master Lease and Schedule A has been presented to this meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS AS FOLLOWS:

Section 1. The City Council agrees to enter into the Master Lease and Schedule A pursuant to the Master Lease in order to finance acquisition of the Caterpillar D6 Bulldozer and Accessories in a principal amount of up to $550,000 at an interest rate not to exceed 2.367% per annum and, in order to secure the Master Lease and Schedule A, to grant a first lien security interest in the Caterpillar D6 Bulldozer and Accessories, in accordance with said Master Lease and Schedule A.

Section 2. That any one or more of the authorized Officers of Lessee listed in Section 3 below be, and each of them hereby is, authorized to execute, acknowledge and deliver in the name and on behalf of Lessee to Lessor the Master Lease and Schedule A to be in substantially the form presented to this meeting with such changes as the signing officer shall determine to be advisable. Further, said Authorized Officers are authorized to execute, acknowledge and deliver in the name and on behalf of Lessee any other agreement, instrument, certificate, representation and document, and to take any other action as may be advisable, convenient or necessary to enter into such Master Lease and Schedule A; the execution thereof by any such Authorized Officer shall be conclusive as to such determination.

Section 3. That for the purpose of this resolution, the following persons, or the persons holding the following positions, are *"Authorized Officer"* duly authorized to enter into the transaction contemplated by this resolution in the name and on behalf of Lessee:

Title	*Name*
City Manager	Connie Standridge
Director of Finance/City Secretary	Virginia Richardson

Section 4. That there is hereby authorized the continuing execution and delivery by the Authorized Officers or any one of them in the name of and on behalf of Lessee the Schedule A and Attachments in substantially the form presented to this meeting with such changes as the signing officer shall determine advisable, and the execution thereof shall be conclusive as to such determination.

Section 5. The Lease of the Caterpillar D6 Bulldozer and Accessories which is described in or incorporated by reference in the Schedule A to the Agreement is hereby approved by the City Council of the City of Corsicana, Texas. The Authorized Officers shall be authorized to make replacements or otherwise substitute other similar equipment for any of the items so described or incorporated if necessary due to inability of the Vendor to deliver the Caterpillar D6 Bulldozer and Accessories, so long as such substitution does not frustrate the purpose of Lessee for which the Caterpillar D6 Bulldozer and Accessories is being leased or result in an increase in the amount required to be paid by Lessee for the Caterpillar D6 Bulldozer and Accessories, as provided in Section 1 hereof.

Section 6. That this Resolution shall take effect immediately.

PASSED and **APPROVED** by majority vote of the City Council of the City of Corsicana, Texas, this **11th** day of **January, 2016**.

Appointments:

N/A

Reports/Miscellaneous Announcements:

Sales Tax is up -- 11.82% this month over last year the same month

January 18, 2016	Martin Luther King, Jr. Holiday - First United Methodist Church will host a gathering
January 19, 2016	Cook Education Center will host the 3rd Annual Martin Luther King, Jr.

	Breakfast from 7:00 to 9:00 a.m.
February 4, 2016	Corsicana & Navarro County Chamber of Commerce Awards Banquet at IOOF Event Center, Social Hour is 5:00 p.m. The program will start at 6:00 p.m.

Executive Session

Mayor McClanahan recessed into Executive Session at 6:09 p.m., to receive attorney's advice on pending litigation pursuant to 551.071 of the Texas Government Code and to receive attorney's advice on legal matters pursuant to Section 551.071(2) of the Texas Government Code.

Return to Open Session:

Mayor McClanahan called the meeting to Open Session at 7:04 p.m. No action was taken by council.

Adjournment

There being no further business, the Mayor declared the meeting adjourned at 7:04 p.m.

Attested This, the 25th day of January 2016

Finance Director/City Secretary

Attested This, the 25th day of January 2016

Mayor

***** ***** ***** ***** ***** *****

ITEM NO. 5

Date: January 25, 2016

Subject: **Public Forum**

Comments: Receive comments from public, if any.

Recommendation: No action required.

ITEM NO. 6

Date: January 25, 2016

Subject: **Public Hearings**

Comments:

a. Receive public input regarding the request for a specific use permit for light manufacturing of traffic safety paint for Block 1006, Lot 7, also known as 1008 Oak Street.

b. Receive public input regarding the request for a zoning change from Residential-3 (R-3) to Office (O) for Block 486, Lots 6 and 7, also known as 1624 West 3rd Avenue.

Recommendation: N/A

ITEM NO. 7A

Date: January 25, 2016

Subject: **Consider a request for a specific use permit for the light manufacturing of traffic safety paint for Block 1006, Lot 7, also known as 1008 Oak Street.**
Owner: Ronald Watkins
Applicant: Lynn Hartley of Corsicana Traffic Safety Coatings, Inc.

Comments: The property is located on Oak Street, north of Roane Rd and east of Business 45. The property is currently zoned as Light Industrial (I-1). The applicant is requesting a Specific Use Permit to allow the manufacture of traffic safety paint at this location.

Corsicana Traffic Safety Coatings, Inc. is proposing to manufacture latex (water based) traffic paint. The applicant has indicated that only small quantities of methanol and texanol will be used in the product. Storage of these materials will be in 5 gallon metal buckets, grounded outside when not in use. All hazardous materials will be stored securely in metal containers, grounded and locked.

According to the Zoning Ordinance, a Specific Use Permit is required for "Light Manufacturing or Industrial Use" in Light Industrial zoning districts.

Notifications were sent to five (5) surrounding property owners with two (2) approvals and one (1) protest returned.

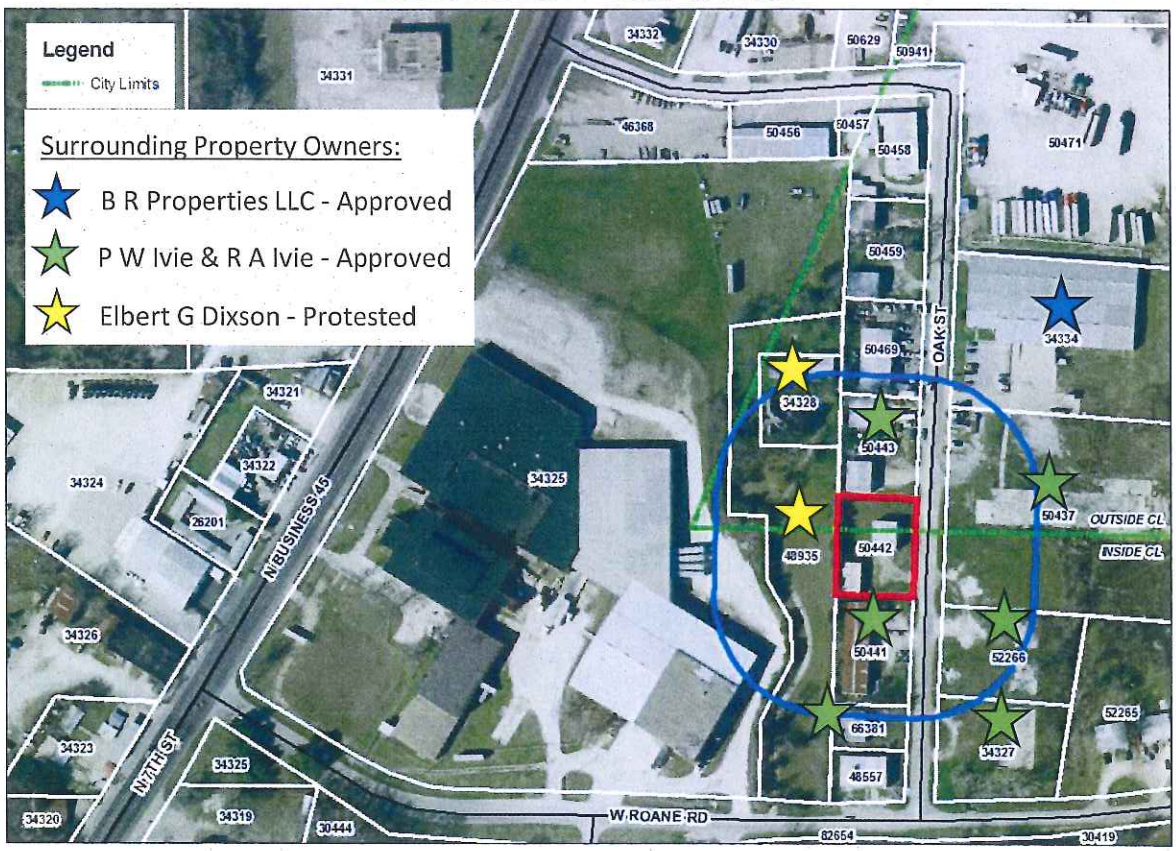
If the SUP is approved, the company is required to comply with the performance standards for Industrial Zones that have been established in Section 8-700 of the Zoning Ordinance. The Ordinance states that no use shall cause, create, or allow the emission of air contaminates or odorous matter at any level prohibited by State law or in excess of State or National environmental or pollution standards as determined by the US Environmental Protection Agency, Texas State Department of Health or the Texas Commission on Environmental Quality, as the case may be.

Recommendation: Consider the request.

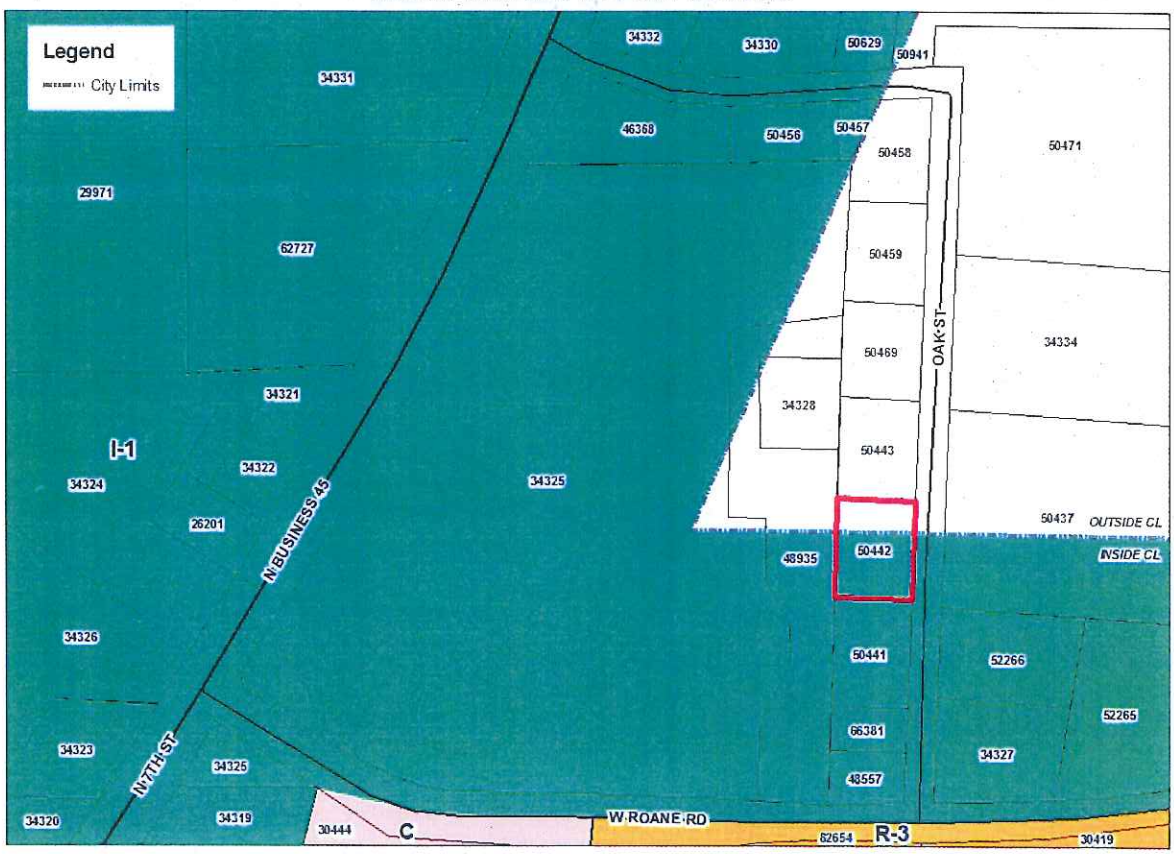
MOTION:

I MOVE TO APPROVE A SPECIFIC USE PERMIT FOR LIGHT MANUCTURING OF TRAFFIC SAFETY PAINT AT 1008 OAK STREET.

1008 OAK ST
BLOCK 1006 LOT 7 - PROP ID 50442



1008 OAK ST
BLOCK 1006 LOT 7 - PROP ID 50442



CORSICANA
EST. 1848

NOTICE OF SPECIFIC USE PERMIT (SUP) APPLICATION

NOTICE is hereby given to owners of property adjacent to and to all other persons, as provided by the law, that the Planning & Zoning Commission for the City of Corsicana, Texas, will hold a public hearing **Thursday, January 21, 2016 at 2:00 p.m.** and the City Council will hold a public hearing **Monday, January 25, 2016 at 6:00 p.m.** in the Council Chambers of the Government Center, 200 North 12th Street, to consider the following request and at which time and place all interested persons will be given an opportunity to be heard.

Consider a request for a specific use permit for the light manufacturing of traffic safety paint for Block 1006, Lot 7, also known as 1008 Oak Street.
Owner: Ronald Watkins
Applicant: Lynn Hartley of Corsicana Traffic Safety Coatings, Inc.

As an interested property owner in this area you are requested to make your views known by attending these hearings. It is also requested that you express your views on this application by returning the form below to Planning & Zoning, 200 North 12th Street, Corsicana, TX 75110. If you have any questions regarding this application, please contact the Planning & Zoning Department at 903-654-4870.

SUP – 1008 Oak St
Date: January 21, 2016

As an interested property owner in this area, I PROTEST / APPROVE (circle one) the requested Application represented above because:

I protest this if it is going to put out any kind of fumes that I might interfere with my breathing. I have COPD and have a hard time breathing. If it doesn't enterfere my breathing I don't protest it.

SIGNED Peggy Dixson
ADDRESS 1020 E. Chatfield Rd., Corsicana, TX 75110
DATE 1-6-16

THESE FORMS MAY NOT BE REPRODUCED BY ANYONE OTHER THAN THE CITY OF CORSICANA.

CORSICANA
EST. 1848

NOTICE OF SPECIFIC USE PERMIT (SUP) APPLICATION

NOTICE is hereby given to owners of property adjacent to and to all other persons, as provided by the law, that the Planning & Zoning Commission for the City of Corsicana, Texas, will hold a public hearing **Thursday, January 21, 2016 at 2:00 p.m.** and the City Council will hold a public hearing **Monday, January 25, 2016 at 6:00 p.m.** in the Council Chambers of the Government Center, 200 North 12th Street, to consider the following request and at which time and place all interested persons will be given an opportunity to be heard.

> Consider a request for a specific use permit for the light manufacturing of traffic safety paint for Block 1006, Lot 7, also known as 1008 Oak Street.
> Owner: Ronald Watkins
> Applicant: Lynn Hartley of Corsicana Traffic Safety Coatings, Inc.

As an interested property owner in this area you are requested to make your views known by attending these hearings. It is also requested that you express your views on this application by returning the form below to Planning & Zoning, 200 North 12th Street, Corsicana, TX 75110. If you have any questions regarding this application, please contact the Planning & Zoning Department at 903-654-4870.

SUP – 1008 Oak St
Date: January 21, 2016

As an interested property owner in this area, I PROTEST / APPROVE (circle one) the requested Application represented above because:

We need all the business we can get

SIGNED [illegible]

ADDRESS 3000 W Bus 45

DATE 1-6-16

THESE FORMS MAY NOT BE REPRODUCED BY ANYONE OTHER THAN THE CITY OF CORSICANA.

CORSICANA
EST. 1848

NOTICE OF SPECIFIC USE PERMIT (SUP) APPLICATION

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> Consider a request for a specific use permit for the light manufacturing of traffic safety paint for Block 1006, Lot 7, also known as 1008 Oak Street.
> Owner: Ronald Watkins
> Applicant: Lynn Hartley of Corsicana Traffic Safety Coatings, Inc.

As an interested property owner in this area you are requested to make your views known by attending these hearings. It is also requested that you express your views on this application by returning the form below to Planning & Zoning, 200 North 12th Street, Corsicana, TX 75110. If you have any questions regarding this application, please contact the Planning & Zoning Department at 903-654-4870.

SUP – 1008 Oak St
Date: January 21, 2016

As an interested property owner in this area, I PROTEST / APPROVE (circle one) the requested Application represented above because:

We need all business we can get

SIGNED [illegible]

ADDRESS 2000 W Bus 45

DATE 1/6/16

THESE FORMS MAY NOT BE REPRODUCED BY ANYONE OTHER THAN THE CITY OF CORSICANA.

CORSICANA
EST. 1848

NOTICE OF SPECIFIC USE PERMIT (SUP) APPLICATION

NOTICE is hereby given to owners of property adjacent to and to all other persons, as provided by the law, that the Planning & Zoning Commission for the City of Corsicana, Texas, will hold a public hearing **Thursday, January 21, 2016 at 2:00 p.m.** and the City Council will hold a public hearing **Monday, January 25, 2016 at 6:00 p.m.** in the Council Chambers of the Government Center, 200 North 12th Street, to consider the following request and at which time and place all interested persons will be given an opportunity to be heard.

Consider a request for a specific use permit for the light manufacturing of traffic safety paint for Block 1006, Lot 7, also known as 1008 Oak Street.
Owner: Ronald Watkins
Applicant: Lynn Hartley of Corsicana Traffic Safety Coatings, Inc.

As an interested property owner in this area you are requested to make your views known by attending these hearings. It is also requested that you express your views on this application by returning the form below to Planning & Zoning, 200 North 12th Street, Corsicana, TX 75110. If you have any questions regarding this application, please contact the Planning & Zoning Department at 903-654-4870.

==========

SUP – 1008 Oak St
Date: January 21, 2016

As an interested property owner in this area, I PROTEST / APPROVE (circle one) the requested Application represented above because:

SIGNED William Blank Hand

ADDRESS [redacted] 1101 Oak Street

DATE 1/7/16

THESE FORMS MAY NOT BE REPRODUCED BY ANYONE OTHER THAN THE CITY OF CORSICANA.

Planning & Zoning * 200 North 12th Street * Corsicana, Texas 75110 * 903-654-4870 * 903-654-4892

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, AMENDING AND CHANGING THE OFFICIAL MAP OF THE CITY OF CORSICANA, TEXAS AS DESCRIBED IN CHAPTER 12, ARTICLE 12.100, SECTION 3-100 OF THE ZONING ORDINANCE OF THE CITY OF CORSICANA TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTY TO INCLUDE A SPECIFIC USE PERMIT FOR MANUFACTURING OF TRAFFIC SAFETY PAINT.

WHEREAS, the Planning and Zoning Commission recommends that the hereinafter property be granted a Specific Use Permit for the manufacturing of traffic safety paint in a Light Industrial (I-1) District; and

WHEREAS, the City Council has determined that an annual review of the Specific Use Permit will be in the best interest of the City and of the adjoining property owners.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS:

That the Zoning Map of the City of Corsicana shall be amended and changed to include a Specific Use Permit for the manufacturing of traffic safety paint within the limits of Industrial-1 (I-1) District on the following described property:

Block 1006, Lot 7
according to the official map of the
City of Corsicana, Texas; also known
and described as 1008 Oak Street

and the above-described property shall hereinafter be subject to the regulations as provided for said District in the City Zoning Ordinance.

PASSED, APPROVED AND ADOPTED this **25th** day of **January, 2016.**

_____
Chuck McClanahan, Mayor

ATTEST:

_____
Virginia Richardson, City Secretary

APPROVED AS TO FORM:

_____
Kerri Anderson Donica, City Attorney

ITEM NO. 7B

Date: January 25, 2016

Subject: **Consider a request for a zoning change from Residential – 3 (R-3) to Office (O) for Block 486, Lots 6 and 7, also known as 1624 West 3rd Avenue. Owner/Applicant: H. R. Sanders**

Comments: The property is a vacant lot located on the north side of West 3rd Avenue between North 24th Street and North 26th Street. The property is currently zoned as Residential-3 (R-3).

The applicant is requesting a zoning change to Office (O) to allow for a wider range of uses on the lot for future development. There is no specific development planned for the lot at this time.

Notifications were sent to sixteen (16) surrounding property owners with two (2) approvals and two (2) protests returned.

The Future Land Use Plan designates this area as Approach Way Mixed Use which is a designation that describes the diversity of uses found along major arterials leading into the City. In many cases, original single-family lots have been redeveloped for various forms of commercial use. Mixed commercial use found in this district includes diverse service uses (e.g. vehicular service center, insurance offices, etc.), retail, light industrial, manufacturing, warehouse, hotel/motel, outdoor storage, and office. In addition, some vestige of the original single-family use remains as well as the occasional injection of new multi-family development. According to the Plan, future development in this District should be limited to commercial uses exclusively.

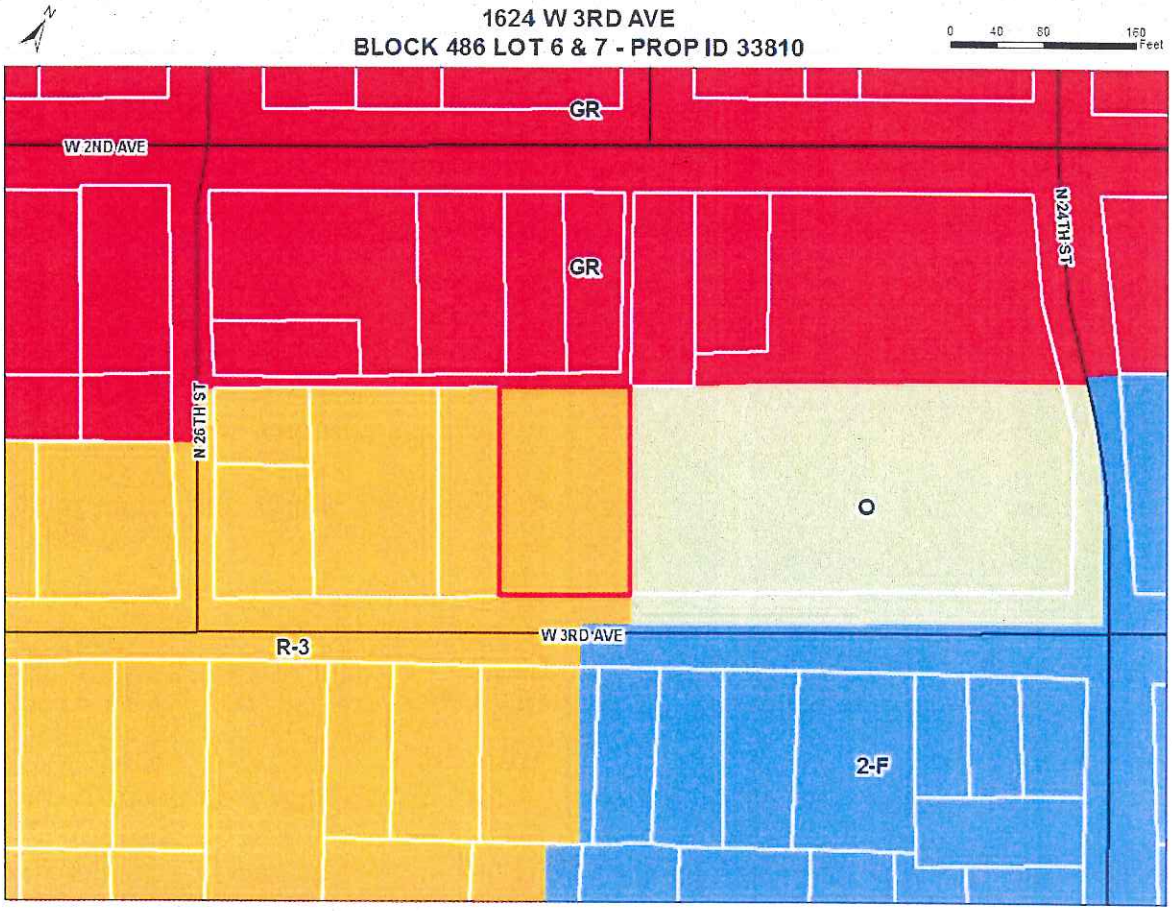
See the attached table for a comparison between the uses allowed in Residential-3 and Office zoning.

Recommendation: Consider the request.

MOTION:

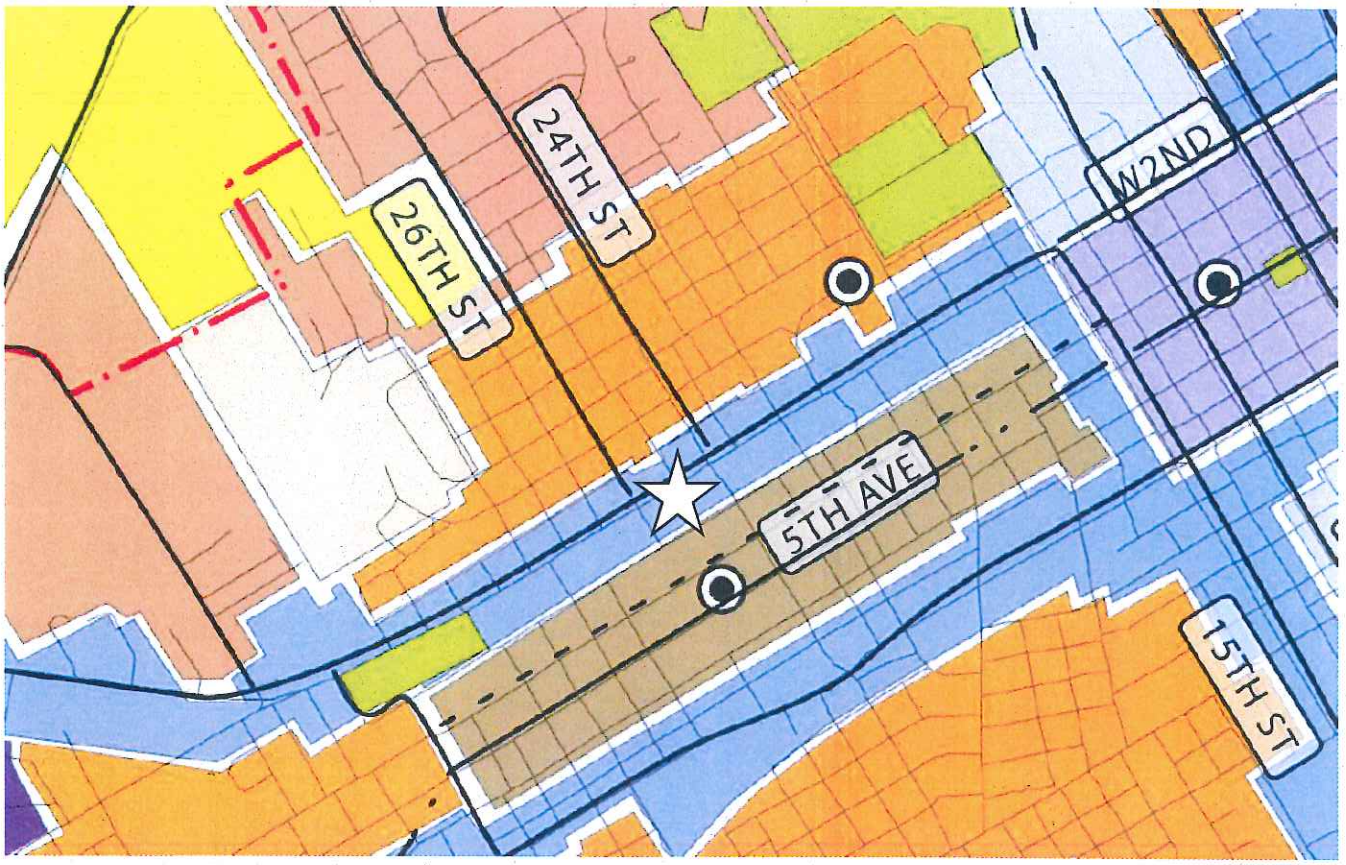
I MOVE TO APPROVE A ZONING CHANGE FROM RESIDENTIAL–3 TO OFFICE FOR 1624 WEST 3RD AVENUE.

1624 W 3RD AVE
BLOCK 486 LOT 6 & 7 - PROP ID 33810
0 40 80 160 Feet
W 2ND AVE
W 3RD AVE
N 24TH ST
Surrounding Property Owners:
City National - Approved
Talkington - Approved
Wood - Protested
Banks - Protested
29069
29070
28871
28872
28873
28850
28849
28845
26424
33813
33812
33811
82901
33817
33822
50401
33819
33808
33809
33810
33806
33827
48973
32365
32364
32363
32417
32416
32415
32414
33135
33134
33133
33132
33127
33128
33129
35847
33130
32361
32362
32418
32419
33136
33137
33136
33125
33131
35851


1624 W 3RD AVE
BLOCK 486 LOT 6 & 7 - PROP ID 33810
0 40 80 160 Feet
GR
W 2ND AVE
GR
N 24TH ST
N 26TH ST
O
R-3
W 3RD AVE
2-F

1624 W 3RD AVE
BLOCK 486 LOT 6 & 7 - PROP ID 33810

FUTURE LAND USE PLAN



Approach Way Mixed Use - describes the diversity of uses found along major arterials leading into the City. Mixed commercial use found in this district includes diverse service uses (e.g. vehicular service center, insurance offices, etc.), retail, light industrial, manufacturing, warehouse, hotel/motel, outdoor storage, and office. Future development in this District should be limited to commercial uses exclusively.

CORSICANA
EST. 1848

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> Consider a request for a zoning change from Residential – 3 (R-3) to Office (O) for Block 486, Lots 6 & 7, also known as 1624 W 3rd Avenue.
> Owner/Applicant: H. R. Sanders

As an interested property owner in this area you are requested to make your views known by attending these hearings. It is also requested that you express your views on this application by returning the form below to Planning and Zoning, 200 North 12th Street, Corsicana, TX 75110. If you have any questions regarding this application, please contact the Planning & Zoning Department at 903-654-4870.

Zoning Change – 1624 W 3rd Ave
Date: January 21, 2016

As an interested property owner in this area, I PROTEST / APPROVE (circle one) the requested Application represented above because:

SIGNED Margie Talkington

ADDRESS 1543 Th 3rd Ave

DATE 1-8-16

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CORSICANA
EST. 1848

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Zoning Change – 1624 W 3rd Ave
Date: January 21, 2016

As an interested property owner in this area, I PROTEST / APPROVE (circle one) the requested Application represented above because:

P. Please See Attachment

SIGNED [signature] / [signature]

ADDRESS 1535 W. 3rd. AVE

DATE 1/21/2016

THESE FORMS MAY NOT BE REPRODUCED BY ANYONE OTHER THAN THE CITY OF CORSICANA.

January 11, 2016

My wife and I strongly oppose the zoning change request for 1624 W. 3rd Avenue. It has been mentioned to us upon occasion by people who travel I45 that they will make a detour into Corsicana specifically to drive down W. 3rd Ave to view the beautiful historical homes. This area is suppose to be the Carriage District and an area of history for Corsicana. Having any kind of commercial or office operation on this street would certainly detract from the quaint vintage feel of this area.

Many residents have invested a lot of money and sweat labor into renovations and improvements for the homes on this street. We are included in that number. We have many more projects on the table to complete, which includes the exterior of our house as well as the interior. Should this zoning request be approved, we will have lost all that we have already invested in this property over the past ten years and any further improvements would be a waste of time, energy and money. This zoning change would be an injustice to all residents of W. 3rd Avenue. We would particularly be jeopardized as this vacant lot is directly across the street from our home. Our home value would decrease, a commercial operation would surely draw more traffic and in the event that we would have to move to a smaller dwelling due to ill health we would probably never be able to sell our home.

If Mr. Sanders had wanted a commercial property, he should have bought one with that zoning already in place, rather than disrupt the lives and futures of people who have settled here as residents. Mr. Sanders does not reside in Corsicana and is insensitive as to what happens here.

It is our prayer that the Planning & Zoning Committee will not consider a change in zoning for any part of W. 3rd Avenue now or in the future as it would be a great disservice for the property owners of the Carriage District as well as for the City of Corsicana.

CHARLES S. WOOD

MARTHA S. WOOD

CORSICANA
EST. 1848

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Zoning Change – 1624 W 3rd Ave
Date: January 21, 2016

As an interested property owner in this area, I PROTEST / APPROVE (circle one) the requested Application represented above because:

Our reasons for "not" wanting the office are (1) too much traffic on our street (2) people will be parking in front of our house and (3) don't know what kind of clientele they will have.

SIGNED Robert E Banks & Deborah Banks

ADDRESS 1523 W. 3rd AVE

DATE Jan 15, 2016

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CORSICANA
EST. 1848

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Zoning Change – 1624 W 3rd Ave
Date: January 21, 2016

As an interested property owner in this area, I PROTEST / APPROVE (circle one) the requested Application represented above because:

SIGNED Mark Alderson, Sr. VP City National Bank

ADDRESS 1765 W 2nd Ave

DATE 1/13/16

THESE FORMS MAY NOT BE REPRODUCED BY ANYONE OTHER THAN THE CITY OF CORSICANA.

TYPE USE	A	R-1	R-2	R-3	R-4	2F	MF-1	MF-2	P	O	NS	GR	CA	C	I-1	I-2	PD
8-102.	**PRIMARY RESIDENTIAL USES**																
Single-family dwelling detached (1)	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P
Single-family dwelling attached (2)		S	S	S	S	S	P	P	P	P	P	P	P	P			P
Two-family dwelling (3)						P	P	P		P	P	P	P	P			P
Multiple-family dwelling (apartment) (4)							P	P		P		P	P	P	P		P
Community unit development (5)	S	S	S	S	S	S	P	P		P	P	P		P			P
Boarding or rooming house (6)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Hotel or motel (7)										P		P	P	P	P		P
RV park (8)	S				S							S		P	P	P	S
Manufactured home community																	
Manufactured home as fixed dwelling (9) per Ch. 3, Art. 3.600, Sec. 3.612	S				S	S	S	S	S	S	S	S	S	S	S	S	S
Modular or industrialized housing (10)	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P
8-103.	**ACCESSORY AND INCIDENTAL USES**																
Accessory building (residential) (11)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory building (business or industry)										P	P	P	P	P	P	P	P
Accessory building (farm) (12)	P																
Garage sale (13)	SUBJECT TO TEMPORARY PERMIT BY THE CITY OF CORSICANA																
Home occupation (14)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Off-street parking incidental to main use (15)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Stable (private) (16)	P													P	P	P	P
Caretakers quarters (17)	P	S				P	P		P	P	P	P	P	P	P	P	P
Swimming pool (private) (18)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Temporary field office or construction yard or office (19)	SUBJECT TO TEMPORARY PERMIT ISSUED BY BUILDING OFFICIAL																
8-104.	**UTILITY AND SERVICE USES**																
Electrical substation	P	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P
Electrical energy generating plant	S												S		P	P	
Electrical transmission line	P	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	S
Fire station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Gas line and regulating station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Local utility line (20)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public building, shop or yard of local, state or federal agency (21)	S	S	S	S	S	S	S	S		S	S	P	P	P	P	P	S
Radio, television or microwave towers; or transmitting station (22)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

	A	R-1	R-2	R-3	R-4	2F	MF-1	MF-2	P	O	NS	GR	CA	C	I-1	I-2	PD
Sewage pumping station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Sewage treatment plant	S													S	P	P	S
Telephone business office										P	P	P	P	P	P	P	P
Telephone exchange, switching relay or transmitting station (23)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility shops or storage yards (private)														P	P	P	
Water standpipe or elevated water storage	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Water reservoir, well or pumping station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Water treatment plant	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P
8-105.	**RECREATIONAL AND ENTERTAINMENT USES**																
Amusement, commercial (outdoor) (24)	S											P	P	P	P	P	P
Amusement, commercial (indoor) (25)												P	P	P	P	P	P
Carnival or circus (temporary)	SUBJECT TO TEMPORARY PERMIT BY BUILDING OFFICIAL																
Country club (private) (26)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Dance hall or night club (27)						S	S	S	S	S	S	S	P	P	P	P	P
Day camp for children (28)	P	S									P	P		P	P	P	P
Drag strip or commercial racing	S													S	P	P	
Go cart track	S													S	S	S	
Golf course (commercial) (29)	S											S	P	P	P	P	P
Indoor shooting range (85)												S	S	S	P	P	S
Park or playground (public) (30)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Playfield or stadium (public) (31)	P	S	S	S	S	S	S	S		P	P	P	P	P	P	P	P
Private club (32)											S	S	S	S	S	S	S
Riding club (33)	S													P	P	P	P
Roller or ice skating rink	S												P	P	P	P	
Rodeo grounds	S													P	P	P	P
Social Club (84)						S	S	S	S	S	S	S	P	P	P	P	P
Swim or tennis club	S	S	S	S	S	S	S	S		S		P	P	P	P	P	P
Swimming pool (commercial) (34)	S									S	P	P	P	P	P	P	P
Theater or playhouse in building	S									S	P	P	P	P	P	P	P
Theater (drive-in)	S											S	P	P	P	P	
Zoo (public) (35)	P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P
Zoo (commercial) (36)	S											S	P	P	P	P	S
8-106.	**EDUCATIONAL, INSTITUTIONAL & SPECIAL USES**																
Art gallery or museum (37)										P	P	P	P	P	P	P	P
Cemetery or mausoleum	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Church or rectory (38)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
College or university (39)	P	S	S	S	S	S	S	P	P	P	P	P	P	P	P		P
Institution for alcoholic, narcotic or psychiatric patients (40)	S						S	S	S	S	S	S	S	S	S	S	S

	A	R-1	R-2	R-3	R-4	2F	MF-1	MF-2	P	O	NS	GR	CA	C	I-1	I-2	PD
Convent or monastery	P	S	S	S	S	P	P	P	P	P	P	P	P	P	P		P
Fairgrounds or exhibition area	S											S	P	P	P	P	P
Fraternity or sorority								P		P		P	P	P	P		P
Community center (public) (41)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Kindergarten or nursery (42)	P	S	S	S	S	S	S	P		P	P	P	P	P	P		P
Hospital, acute care (43)	P	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P
Hospital, chronic care (44)	S					S	P	P	P	P	P	P	P	P	P	P	P
Institution of religious, charitable or philanthropic nature (82)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Library (public)	P	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P
Nursing home or residence for ill, elderly or mentally retarded (45)	S						S	P	P	P	P	P	P	P	P		P
School, business (46)										S	P	P	P	P	P	P	P
School, commercial trade (47)												P	P	P	P	P	
School, public or denominational (48)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
8-107.	**TRANSPORTATION RELATED USES**																
Airport or landing field (49)	S													S	P	P	P
Bus station or terminal												P	P	P	P	P	P
Hauling or storage company													P	P	P	P	P
Heliport (50)	S												S	S	P	P	S
Helistop (51)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S
Motor freight terminal													P	P	P	P	P
Railroad freight terminal													P	P	P	P	P
Railroad passenger station													P	P	P	P	P
Railroad track or right-of-way (52)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Railroad team tracks (53)													P	P	P	P	P
Railroad yard or roundhouse															P	P	
Parking lot, truck														P	P	P	
Parking lot or structure (commercial) (54)								S	P	P	S	P	P	P	P	P	P
8-108.	**AUTOMOBILE AND RELATED SERVICE USES**																
Auto glass, muffler or seat cover shop												S	P	P	P	P	P
Auto laundry												P	P	P	P	P	P
Auto parts and accessory sales (indoors)												P	P	P	P	P	P
Auto parts and accessory sales (outdoor display)																P	
Auto painting or body rebuilding shop (indoors)													P	P	P	P	
Automobile repair garage												S	P	P	P	P	
Auto storage or auto auction (78)															S	S	

	A	R-1	R-2	R-3	R-4	2F	MF-1	MF-2	P	O	NS	GR	CA	C	I-1	I-2	PD
Automobile storage/repair/crushing facilities (78), (81)															S	S	
Gasoline or fuel service station												P	P	P	P	P	P
New or used auto sales, in structure												P	P	P	P	P	P
New or used auto sales, outdoor lot												S	S	S	P	P	P
Motorcycle or scooter sales and repair (indoors)												S	S	P	P	P	P
Steam cleaning of vehicles or machinery														P	P	P	
Tire retreading or capping															P	P	
Wrecking or auto salvage yard (55)															S	S	
8-109.	**RETAIL AND SERVICE TYPE USES**																
Animal Service Facility (83)									S	S	S	S	P	P	P	P	P
Antique shop (56)											P	P	P	P	P	P	P
Art supply store											P	P	P	P	P	P	P
Bakery or confectionery shop (retail)											P	P	P	P	P	P	P
Bank or savings and loan office										P		P	P	P	P	P	P
Barber or beauty shop										S	P	P	P	P	P	P	P
Book or stationery shop										S	P	P	P	P	P	P	P
Camera shop										S	P	P	P	P	P	P	P
Cleaning plant, commercial	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Cleaning shop or laundry (limited area) (57)											P	P	P	P	P	P	P
Cleaning or laundry self service shop (58)											P	P	P	P	P	P	P
Clinic, medical or dental										P	P	P	P	P	P	P	P
Custom personal service shop (59)										S	P	P	P	P	P	P	P
Department store or discount store												P	P	P	P	P	P
Drug store or pharmacy										S	P	P	P	P	P	P	P
Flea market (77)															S	S	
Florist shop										S	P	P	P	P	P	P	P
Food and beverage sales store											P	P	P	P	P	P	P
Furniture or appliance store												P	P	P	P	P	P
Garden shop and plant sales												P	P	P	P	P	P
Handcraft and art objects, sales											P	P	P	P	P	P	P
Hardware store or hobby shop											P	P	P	P	P	P	P
Key shop											P	P	P	P	P	P	P
Laboratory, medical or dental										S		P	P	P	P	P	P

	A	R-1	R-2	R-3	R-4	2F	MF-1	MF-2	P	O	NS	GR	CA	C	I-1	I-2	PD
Medical appliances, fitting, sales or rental										S		P	P	P	P	P	P
Mortuary										S	S	P	P	P	P	P	P
Offices, general business or professional										P	P	P	P	P	P	P	P
Optical shop or laboratory										S		P	P	P	P	P	P
Pawn shop												P	P	P	P	P	P
Pet shop, small animals, birds and fish												P		P	P	P	P
Repair of appliances, T.V., radio and similar equipment (indoor)												P	P	P	P	P	P
Restaurant or cafeteria (not of drive-in type) (60)											P	P	P	P	P	P	P
Restaurant or eating establishment (drive-in service) (61)												P	P	P	P	P	P
Retail shop, apparel, gift, accessory and similar items (62)											P	P	P	P	P	P	P
Studio, decorator and display of art objects										S		P	P	P	P	P	P
Studio, health reducing or similar service												P	P	P	P	P	P
Studio, photographer, artist, music, drama or dance										S	P	P	P	P	P	P	P
Tool or equipment rental												P	S	P	P	P	P
Travel bureau or consultant										P		P	P	P	P	P	P
Variety store or other retail outlet store												P	P	P	P	P	P
Veterinarian, office only (no animal hospital)										P		P		P	P	P	P
8-110.	**SIGN AND IDENTIFICATION USES**																
Name plate (63)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Real estate sign (64)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Construction sign (65)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Development sign (66)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Institutional sign (67)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Apartment name sign (68)							P	P	P	P	P	P	P	P	P		P
Agricultural sign (69)											P	P	P	P	P	P	P
General business sign (70)										S	P	P	P	P	P	P	P
Advertising sign (71)												P	P	P	P	P	
8-111.	**AGRICULTURAL TYPE USES**																
Farm or ranch (72)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Livestock auction (73)															S	P	
Hatchery, poultry														P	P	P	
Animal pound (public or private)	S													S	S	S	

	A	R-1	R-2	R-3	R-4	2F	MF-1	MF-2	P	O	NS	GR	CA	C	I-1	I-2	PD
Animal clinic or hospital (no outside pens)												S		P	P	P	
Animal clinic, hospital or kennel (outside pens)														P	P	P	
Animal feeding lot	S															S	
Greenhouse or plant nursery (commercial)	P											P		P	P	P	
8-112.	**COMMERCIAL TYPE USES**																
Bakery, wholesale												S	P	P	P	P	P
Building material sales												S	P	P	P	P	P
Cabinet and upholstery shop												S	P	P	P	P	P
Cleaning, dyeing or laundry plant												S	S	P	P	P	P
Contractor storage or equipment yard														P	P	P	
Heavy machinery sales, storage or repair														P	P	P	
Junk business (75)																P	
Light fabrication and assembly processes (74)												S	S	P	P	P	P
Laboratory manufacturing														P	P	P	P
Laboratory, scientific or research												P	P	P	P	P	P
Lithographic or print shop												S	P	P	P	P	P
Maintenance and repair service for buildings												P	P	P	P	P	P
Milk depot, dairy or ice cream plant														P	P	P	P
Open storage of furniture, appliances or machinery, etc.														S	S	S	S
Paint shop												S	P	P	P	P	P
Petroleum products storage and wholesale														P	P	P	P
Plumbing shop												P	P	P	P	P	P
Recycle business (76)															S	S	
Storage warehouse												S	P	P	P	P	P
Trailer and/or auto sales or rental												S		P	P	P	
Welding or machine shop														S	P	P	
Wholesale storage or sales facilities														P	P	P	P
8-113.	**NATURAL RESOURCE STORAGE AND EXTRACTION**																
Caliche pit and caliche storage area	S													S	S	P	
Mining and storage of mining waste															S	P	
Petroleum collecting and storage facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	

	A	R-1	R-2	R-3	R-4	2F	MF-1	MF-2	P	O	NS	GR	CA	C	I-1	I-2	PD
Petroleum or gas well	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	S
Sand or gravel extraction or storage	S													S	S	P	
Top soil, earth or stone extraction or storage	S													S	S	P	
8-114.	**SPECIAL INDUSTRIAL PROCESSES**																
Asphalt or concrete batching plant																S	
Asphalt or concrete batch plant, indoor (86)															S	P	
Asphalt or concrete batching plant, permanent	TEMPORARY PLANT MAY BE APPROVED BY RESOLUTION OF CITY COMMISSION															S	
Brick kiln or tile plant																S	
Cement or hydrated lime plate																S	
Dump or sanitary fill area	S														S	S	
Open salvage yard for rags, vehicles, machinery, etc.																S	
Slaughter house or meat packing plant															S	S	
Smelter or refinery																S	
8-115.	**GENERAL MANUFACTURING AND INDUSTRIAL USES**																
Light manufacturing or industrial use (87)															S	P	P
Heavy manufacturing or industrial use (88)																P	
	"P" designates use permitted in district indicated.																
	"S" indicates use may be approved as Specific Use Permit																
	No notation designates use prohibited in district indicated.																

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, AMENDING AND CHANGING THE OFFICIAL MAP OF THE CITY OF CORSICANA, TEXAS AS DESCRIBED IN CHAPTER 12, ARTICLE 12.100, SECTION 3-100 OF THE ZONING ORDINANCE OF THE CITY OF CORSICANA TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTY FROM RESIDENTIAL-3 (R-3) TO OFFICE (O).

WHEREAS, the Planning and Zoning Commission recommends that the zoning of the hereinafter property be changed from Residential – 3 (R-3) to Office (O) District; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS:

That the Zoning Map of the City of Corsicana shall be amended and changed to include within the limits of the Office (O) District the following described property:

Block 486, Lots 6 & 7
according to the official map of the
City of Corsicana, Texas; also
also known as 1624 W 3rd Ave

and the above-described property shall hereinafter be subject to the regulations as provided for Office Districts in the City Zoning Ordinance.

PASSED, APPROVED AND ADOPTED this **25th** day of **January, 2016.**

_____
Chuck McClanahan, Mayor

ATTEST:

_____
Virginia Richardson, City Secretary

APPROVED AS TO FORM:

_____
Kerri Anderson Donica, City Attorney

ITEM NO. 8A

Date: January 25, 2016

Subject: **Approval of 1200 Mills Place for Historic Resource Designation**

Comments: An application for Historic Resource was submitted to the Corsicana Landmark Commission by Elaine Stroube for a structure located at 1200 Mills Place. The Corsicana Landmark Commission established that the structure is eligible for Historic Resource Designation and is requesting the City Council to approve the designation.

Recommendation: Approve 1200 Mills Place for Historic Resource Designation.

MOTION:

I MOVE TO APPROVE 1200 MILLS PLACE FOR HISTORIC RESOURCE DESIGNATION.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, APPROVING CERTAIN PROPERTY LOCATED AT 1200 MILLS PLACE FOR HISTORIC RESOURCE DESIGNATION.

WHEREAS, ELAINE STROUBE, property owner of 1200 MILLS PLACE, submitted an Application for Historic Resource to the Heritage Preservation Commission; and

WHEREAS, the Heritage Preservation Commission has established that the certain property located at 1200 MILLS PLACE is eligible for Historic Resource Designation; and

WHEREAS, the Heritage Preservation Commission is now requesting Council to approve 1200 MILLS PLACE for Historic Resource Designation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, that property located at 1200 MILLS PLACE be approved for Historic Resource Designation.

PASSED and **APPROVED** by majority vote of the City Council of the City of Corsicana, Texas this **25th** day of **January, 2016.**

_____
Chuck McClanahan, Mayor

ATTEST:

_____
Virginia Richardson, City Secretary

APPROVED AS TO FORM:

_____
Kerri Anderson Donica, City Attorney

ITEM NO. 8B

Date: January 25, 2016

Subject: **Historic Appraised Tax Value Exemption**

Comments: Attached is a resolution approving a Historic Appraised Tax Value Exemption for the property located at 1200 MILLS PLACE, currently owned by ELAINE STROUBE.

The Corsicana Landmark Commission approved the historic designation for this property at the June 10, 2015 meeting.

City Ordinance 2564, adopted on April 15, 2008, provides for a Historical Appraised Tax Value Exemption of twenty-five percent (25%) of the appraised value of the property, not to exceed twenty-five thousand dollars ($25,000), for a period of ten (10) years from date of issuance.

There are currently forty-seven (47) properties in Corsicana receiving this designated historic property tax exemption, the vast majority of which are in effect for 2008 through 2017.

Recommendation: Approve this application for Historic Appraised Tax Value Exemption.

MOTION:

I MOVE TO APPROVE THE APPLICATION FOR A HISTORIC APPRAISED TAX VALUE EXEMPTION FOR PROPERTY LOCATED AT 1200 MILLS PLACE.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, APPROVING A HISTORICAL APPRAISED TAX VALUE EXEMPTION FOR THE PROPERTY AT 1200 MILLS PLACE IN CORSICANA.

WHEREAS, the City Council of the City of Corsicana adopted Ordinance 2564 on April 15, 2008, that allows the Corsicana Landmark Commission to designate certain qualifying properties in Corsicana as a historic resource in an effort to encourage the maintenance and revitalization of the historic properties in Corsicana; and

WHEREAS, the Corsicana Landmark Commission, at its regularly scheduled meeting on June 10, 2015, unanimously approved an application (Exhibit "A") from ELAINE STROUBE for a historic designation for the residence at 1200 MILLS PLACE (Exhibit "A Map"); and

WHEREAS, Ordinance 2564 allows for a Historical Appraised Tax Value Exemption of twenty-five percent (25%) of the appraised value of the property, not to exceed twenty-five thousand dollars ($25,000), for a period of ten (10) years from date of issuance; and

WHEREAS, the property owners are current with all ad valorem property taxes and have met all criteria as required.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, that the tax value exemption of twenty-five percent for the property at 1200 MILLS PLACE, not to exceed twenty-five thousand dollars ($25,000), for a period of ten (10) years from date of approval, is hereby approved and effective as of this date.

PASSED and **APPROVED** by majority vote of the City Council of the City of Corsicana, Texas, this **25th** day of **January, 2016.**

_____
Chuck McClanahan, Mayor

ATTEST:

_____
Virginia Richardson, City Secretary

APPROVED AS TO FORM:

_____
Kerri Anderson Donica, City Attorney

☑ APPROVED
June 10, 2015

EXHIBIT A

CITY OF CORSICANA, TEXAS
HERITAGE LANDMARK COMMISSION

APPLICATION FOR HISTORIC RESOURCE DESIGNATION
(Individual Properties)

HPR Case No. 47 **Date Filed:** _____
Fee: $85.00 **Receipt No.** _____

Name of Applicant: Elaine R. Struebe

Email Address: elaine.struebe@swbell.net **Phone:** 903-694-3655

Mailing Address: 1200 Mills Place

Agent (*if applicable*): _____ **Phone:** _____

Agent Mailing Address: _____

Address of property requested for Historic Resource: 1200 Mills Place

Legal Description (plat or metes & bounds): 00000 Corsicana BLK 44 PA LOT F 1.237 Acres

Navarro Appraisal District Property ID No. 27477 **Year Built:** 1928

Present use of Property: Residential **Present Zoning:** _____

Date of Heritage Landmark Commission approval: June 10, 2015

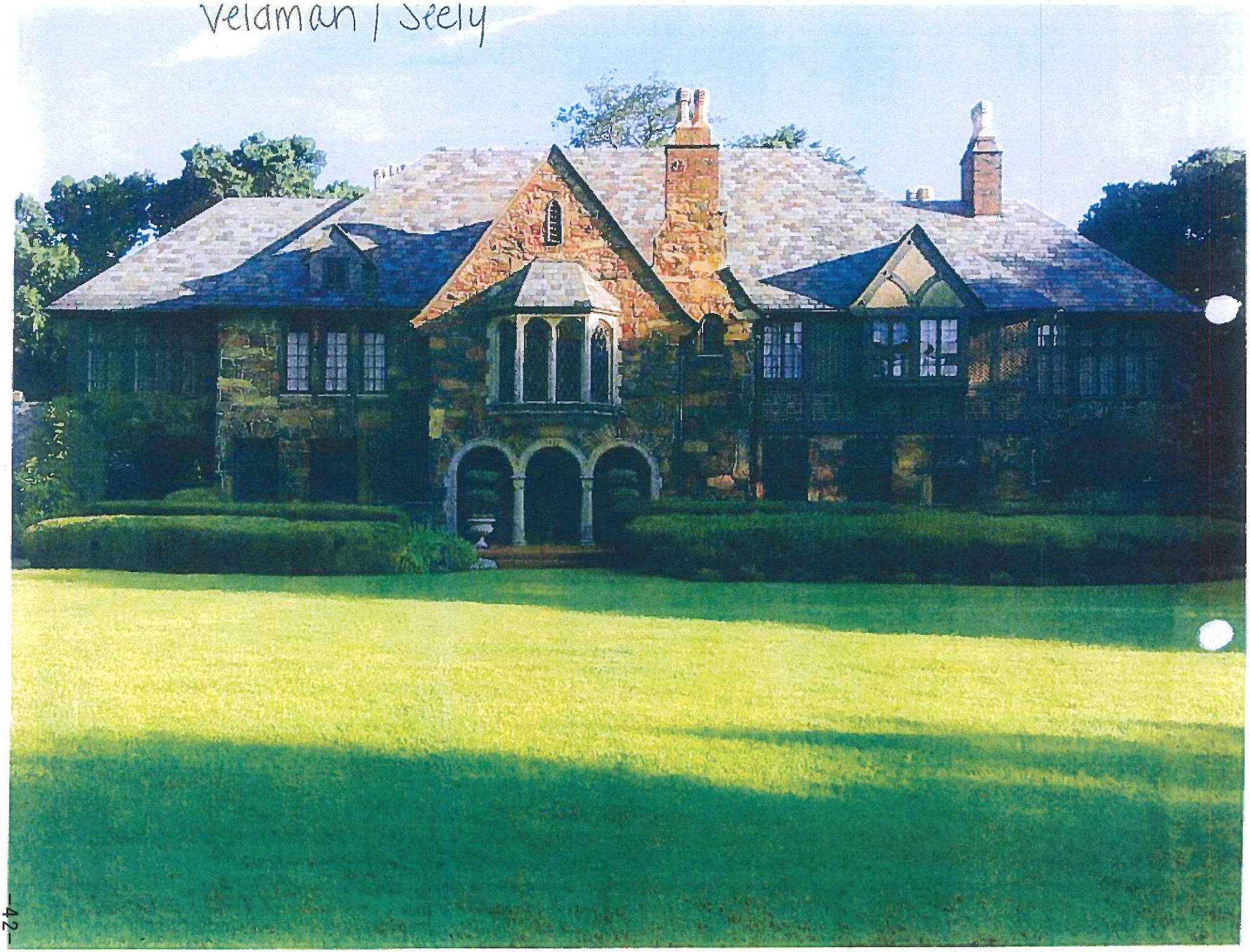
Notes: Motion by Malinda Veldman. Second by Lilian Seely. All in favor.

The undersigned has read the application and does hereby certify that all information contained therein is a true statement and requests that this request be considered by the Commission at its next regular meeting. I further certify that I have been informed of the time and date that the Heritage Landmark Commission will hear this request. Furthermore, if this application is approved by the Landmark Commission, I hereby request that the Corsicana City Council consider approving an Historical Appraised Value Exemption of 25% of the appraised value of the property, not to exceed $25,000. I also understand that, if approved, this exemption shall be limited to ten (10) years from the date of issuance.

Signature of applicant: Elaine R. Struebe

Application received by: SaraBeth Wilson **Date received:** May 26, 2015

Velaman / Seely



1

CORSICANA, TEXAS
COUNTY OF NAVARRO
CITY OF CORSICANA

On this, the **10th** day of **JUNE, 2015,** at **5:00pm,** the Corsicana Landmark Commission of the City of Corsicana met in a Regular Meeting at the Corsicana Visitor Center with the following members present:

FRAN TOWNES, LINDSAY KING, JERRY STEELY, JIMMY HALE, MALINDA VELDMAN, RICK GUEST, ELIZABETH BORSTAD, LORAN SEELY, JOHN YATES, AND SARA BETH WILSON WERE PRESENT

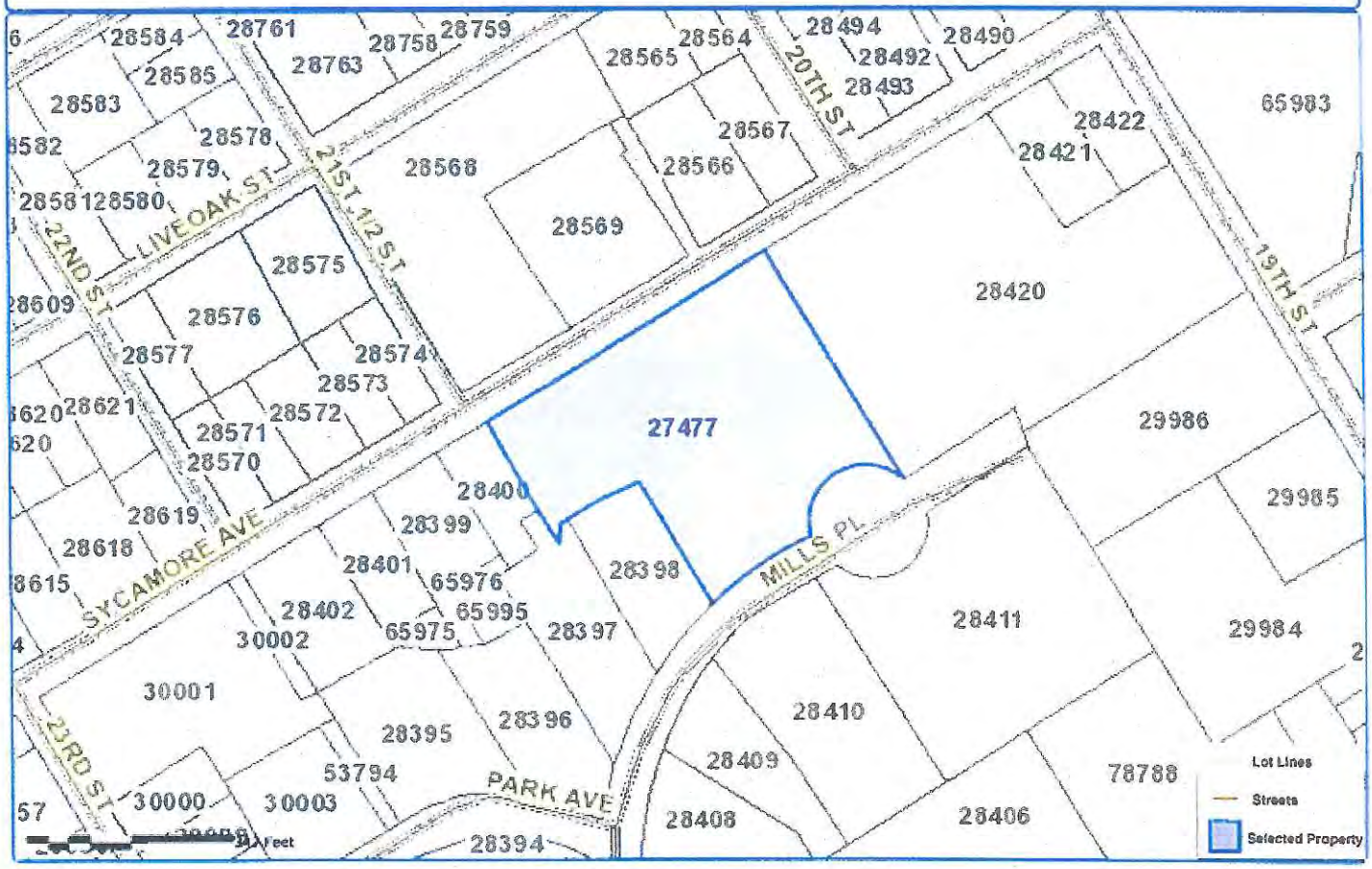
HUGH STROUBE WAS ABSENT

1. **CALL TO ORDER.**
   Fran called the meeting to order at 5:00pm with a motion to approve the May 12, 2015 minutes given by King and seconded by Guest.

2. **REVIEW SUBMITTED HISTORIC RESOURCE DESIGNATION APPLICATIONS:**
   a. **1200 W. Park Avenue/Mills Place: Elaine Stroube**
      i. Elaine Stroube presented an application to historically designate her home in Mills Place. Townes mentioned there were some questions regarding the Heritage Ordinance wording in the tax incentive portion of Chapter 1 Section 1.3515. Veldman explained, "The intent of the 180 days was to make sure there was ample time to get the list of new tax incentives to the appraisal district and City Council, some wording or lines may have been left out". The ordinance does not mention it should be 180 days to the year end, not to reference the date of purchase. Borstad mentioned the modifications to the ordinance need to be made and approved by City Council. Veldman motioned to approve the historical designation of 1200 W. Park Avenue/Mills Place, with a second by Seely. All were in favor.

2. **REVIEW SUBMITTED LANDMARK PROPERTY ALTERATION REQUESTS AND CERTIFICATES OF APPROPRIATENESS APPLICATIONS:**
   i.
   b. **311 N. Main Street: Mike and Janet Hudson**
      i. Mike Hudson presented a proposal to install a privacy fence behind the back of Miles Furniture to Hudson Collison. He plans to install a 6-8ft privacy fence with stain to match the brick. *A motion to accept the cedar stained privacy fence as presented to be no shorter than 6ft and no taller than 8ft was motioned by Veldman and second by Guest.*
   c. **103 S. Beaton Street: Tresa Shimonek**
      i. Tresa Shimonek presented a proposal to paint the brick on her façade black. The color black is not an approved brick color in the historical palette. Shimonek explained she has received permission from the owner of the building Tom Gould to paint the existing brick, which has already been painted to black. She also explained there will be 5 sections of brick painted from 103-101 S. Beaton Street. Townes mentioned, when painting brick it should remain as close to the original color as possible. Veldman also explained the overlay explains that brick should be of the original brick color, and Shimonek mentioned the brick is currently already painted and not original. Veldman continued to explain "the intent of the brick color palette in the overlay to be used in new construction, however this is always room for exception". Yates then mentioned that, "being the brick is already painted, and it is not a great deal of brick to be painted I do not have an issue with the paint color". Yates also mentioned the black for the brick should be less than 10% of the entire building. Hale mentioned the commission should approve the black paint because it is a historical approved color, and Townes mentioned that it is only on the trim color palette. Veldman mentioned the building façade might be close to 10% which would allow her to paint the bright black, and if that is the case it should be accepted if it indeed fits the 10% or less guideline. Guest mentioned a building he owns on Collin Street has a very dark rich red wine color with speckles of black in the brick itself, as a side note. Due to all the glass on the storefront and the second story of the building Veldman and King agreed the brick would be 10% of less. Hale made a motion to accept the proposal as presented, with a specification from Veldman that the brick falls within the 10% of less guideline of the overlay; a second was given by King. All were in favor.
3. **HDD DESIGN REVIEW:**
4. **CHAIRMAN'S REPORT**
5. **PRESERVATION OFFICER'S REPORT**

Navarro CAD - Map of Property ID 27477 for Year 2016



Property Details

Account

Property ID: 27477
Geo ID: C0000.00.0449A.000.0F.0
Type: Real
Legal Description: C0000 CORSICANA BLK 449A LOT F 1.239 ACRES

Location

Situs Address: 1200 MILLS PL CORSICANA, TX 75110
Neighborhood: NS12 CCO
Mapsco:
Jurisdictions: CCO, GNV, JCN, NFL, RBC, SCO, CAD

Owner

Owner Name: STROUBE ELAINE R
Mailing Address: , 1200 MILLS DR, CORSICANA, TX 75110

Property

Appraised Value: N/A

https://propaccess.trueautomation.com/Map/View/Map/91/27477/2016

powered by: PropertyACCESS www.trueautomation.com

Map Disclaimer: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Navarro County Appraisal District expressly disclaims any and all liability in connection herewith.

ITEM NO. 9

Date: January 25, 2016

Subject: **Appointments/Miscellaneous Business**

Comments: N/A

Recommendation: N/A

ITEM NO. 10

Date: January 25, 2016

Subject: **Reports and Miscellaneous Announcements**

Comments:

a. Presentation of the Corsicana Convention and Visitors Bureau Quarterly Report.

b. Mayor/Council

Items to Mention:

February 4	Corsicana & Navarro County Chamber of Commerce 98th Annual Awards Banquet & Silent Auction 5:00 p.m. Social Hour / 6:00 p.m. Banquet (IOOF Event Center)
February 15	Presidents' Day / Corsicana Government Center Holiday