

**CORSICANA, TEXAS  
COUNTY OF NAVARRO  
CITY OF CORSICANA**

On this 10<sup>th</sup> day of February, 2022, the Board of Adjustment of the City of Corsicana met in a **Regular Meeting** using GoToMeeting software enabling members to attend this virtual meeting using their computer, tablet, or smartphone—due to social distancing measures in place because of the COVID-19 Coronavirus. The following members were present to-wit:

**CHAIRMAN, BRAD COOK; VICE-CHAIRMAN, DAIRY JOHNSON; BOARD MEMBERS: LOWELL DUNN; WENDY HUFFMAN; CHARLES WILIAMS; PLANNING & ZONING MANAGER, ERICA STUBBS; CITY ENGINEER, DARWIN MYERS; CITY MANAGER, CONNIE STANDRIDGE**

**CALL TO ORDER:**

Chairman Cook called the meeting to order at 10:00 a.m.

1. **Approve the minutes of the last regular meeting held on January 6, 2022**  
Board Member Williams made a motion to approve the minutes as presented, seconded by Vice Chairman Johnson. Upon vote, the motion carried unanimously.

2. **Public Forum/Comments:**  
N/A

3. **Consider a variance from the maximum area requirements for a wall-mounted sign located at 223 W 6th Ave. Section 3.929 of the Sign Regulations Ordinance specifies a maximum area of 40 square feet or the product of 2 times the lineal footage of the wall area available to such signs or store frontage for which signs are intended, whichever is greater.**  
**Owner: PNS Interests LLC**  
**Applicant: Laura Smith**

Planning & Zoning Manager, Erica Stubbs presented a staff report on the item. Twelve (12) notices were sent to the surrounding property owners located within 200 feet. One (1) approval, zero (0) protests were returned. Applicant, Laura Smith spoke briefly regarding the request for variance.

After some discussion, Board Member Williams made a motion to approve, seconded by Board Member Dunn. Upon vote, the motion carried unanimously.

4. **Consider a variance for the minimum lot area requirements for duplexes in MF-1 zoning for Block 1136E, Lot 8A also known as 2311 N Bowie Dr. Section 9-101 of the Zoning Ordinance specifies a minimum of 3,000 square feet per family unit in MF-1 designated districts. The applicant is proposing to build a total of 30 units (15 duplexes) on 81,115.46 square feet of land. A variance is requested to make up the difference of 8,884.54 square feet.**  
**Owner: Fithian Family Investments LLC & Village Castle Investments**  
**Applicant: Gary Gilmore**

Planning & Zoning Manager, Erica Stubbs presented a staff report on the item. Seventeen (17) notices were sent to the surrounding property owners located within 200 feet. Zero (0) approvals

and one (1) protest were returned. Applicant, Gary Gilmore spoke briefly regarding the request for variance and plans for development.

After some discussion, Vice Chairman Johnson made a motion to approve, seconded by Board Member Williams. Upon vote, the motion carried unanimously.

5. **Consider a variance from the minimum lot width requirement, maximum lot coverage allowed and maximum coverage on rear half of lot for a duplex unit at Block 141, Lot 7. The proposed duplex is 2,887 square feet with 50.21% total lot coverage and rear lot coverage of 57.74%. The lot is 50 feet in width. Section 9-102 of the Zoning Ordinance requires a minimum lot width of 60 feet for two-family dwellings. Section 9-107 of the Zoning Ordinance specifies a maximum of 35% lot coverage for the main structure. Section 9-106 of the Zoning Ordinance states that the main residential building and all accessory buildings shall never cover more than 50% of that portion of the lot lying to the rear of a line erected joining the midpoint on one side lot line with the midpoint on the opposite side lot line.**

**Owner: Osie Andrews**

**Applicant: James Guillory**

Item tabled in meeting held on January 6, 2022.

Planning & Zoning Manager, Erica Stubbs presented a staff report on the item. Fourteen (14) notices were sent to the surrounding property owners located within 200 feet. One (1) approval and one (1) protest were returned.

Applicant, James Guillory spoke briefly regarding the request for variance and plans for development. Drainage concerns brought up in the meeting held on January 6, 2022 were addressed by the applicant.

After some discussion, Board Member Williams made a motion to approve, seconded by Vice Chairman Johnson. Upon vote, the motion carried unanimously.

6. **Adjourn:** With no further business, the meeting was adjourned at 10:17 a.m.

Attest:

  
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Brad Cook, Chairman

  
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Erica Stubbs, Planning and Zoning Manager