

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

On this 21st day of April, 2022, the **Planning & Zoning Commission** 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:

LINDSAY KING, CHAIRMAN; MARK JORDAN, VICE-CHAIRMAN; COMMISSIONERS, SIRVELLA MONIE; DANIEL OWEN*; PHILLIP SEELY; CODE ENFORCEMENT OFFICIAL, LARRY GLASS; PLANNING & ZONING MANAGER, ERICA STUBBS; CITY ENGINEER, DARWIN MYERS; CITY MANAGER, CONNIE STANDRIDGE; MAYOR, DON DENBOW

*Present for agenda items # 1 - 3

A. CALL TO ORDER

Chairman King called the meeting to order at 2:04 p.m.

B. APPROVAL OF MINUTES

Commissioner Seely made a motion to approve the minutes as presented of the last regular meeting held on March 17, 2022, seconded by Commissioner Monie. Upon vote, the motion carried unanimously.

C. PUBLIC FORUM/COMMENTS

Chairman King opened the public forum. There were no persons in attendance wishing to speak on items not on the agenda. Public forum was closed.

D. PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

1. Consider a request for Zoning Change from Single Family Residential-3 (R-3) to Commercial (C) for Block 319C, Lots 3 & 4, also known as 1106 & 1108 N Beaton St
Owner/ Applicant: JD Jones

Item was presented by Planning & Zoning Manager, Erica Stubbs. Notices were sent to the eighteen (18) surrounding property owners within two hundred feet with zero (0) approvals and zero (0) protests returned. Applicant was not present.

After some discussion, Vice-Chairman Jordan made a motion to table the item, seconded by Commissioner Monie. Upon vote, the motion carried unanimously. Item tabled.

Commissioner Seely abstained from voting due to his company having provided a bid to the applicant for the proposed metal structure(s).

2. Consider a request for a Specific Use Permit for the use of outdoor automobile sales for Block 244, Lot A located at 322 N Commerce St
Owner/ Applicant: Orbelin Albiter

Item was presented by Planning & Zoning Manager, Erica Stubbs. Notices were sent to the fifteen (15) surrounding property owners within two hundred feet with two (2) approvals and one (1) protest returned. Applicant was not present. Commissioners raised concerns that the proposed use is not aesthetically appropriate in the center of the historic downtown district. Outdoor sales not in alignment with the enhancement of downtown. Additional concerns were raised regarding the various conditions of vehicles sold and stored on the property.

After some discussion, Vice-Chairman Jordan made a motion to deny the item, seconded by Commissioner Monie. Upon vote, the motion carried unanimously.

3. Consider approving a preliminary plat of Lot 2 in Block A of the State Highway 31 Industrial Park Addition being 64.146 acres in the W.J. Cairns Survey, Abstract No. 158.
Owner/ Applicant: GAF

Item was presented by Planning & Zoning Manager, Erica Stubbs. Notices were sent to the four (4) surrounding property owners within two hundred feet with zero (0) approvals and zero (0) protests returned. John Wells (in-person) and Steve Wells (remote) gave a brief presentation regarding the request. Topics discussed: patented shingle recycling process, no off-site storage of shingle material, virtually no air emissions from recycling process. After some discussion, Vice-Chairman Jordan made a motion to approve the item, seconded by Commissioner Seely. Upon vote, the motion carried unanimously.

4. Consider approving a preliminary plat of Lots 13 – 15 in Block 1034B creating the Artiga Addition
Owner/ Applicant: Armando Artiga

Item was presented by Planning & Zoning Manager, Erica Stubbs. Notices were sent to the seven (7) surrounding property owners within two hundred feet with zero (0) approvals and zero (0) protests returned. Surrounding property owner, Hartley Young (1613 Princeton Dr) raised questions regarding access to lots. Plat indicates a shared access easement for Lots 14 & 15 off of N Business 45 and direct access off of NW CR 0100 for Lot 13. After some discussion, Commissioner Seely made a motion to approve the item, seconded by Commissioner Monie. Upon vote, the motion carried unanimously.

5. Consider approving a final plat of lots W-1R & W-2R in Block 383 of the Parker Addition
Owner/ Applicant: Javier Llamas

Item was presented by Planning & Zoning Manager, Erica Stubbs. Notices were sent to the twenty-four (24) surrounding property owners within two hundred feet with one (1) approval and one (1) protest returned. Applicant, Javier Llamas spoke briefly regarding the request and presented photos of homes successfully constructed. After some discussion, Commissioner Seely made a motion to approve the item, seconded by Vice-Chairman Jordan. Upon vote, the motion carried unanimously.

6. Consider issuing Demolition Orders for an unsafe structure located at 612 W 10th Ave; Block 368, Lot G; Owner: Michael Burns

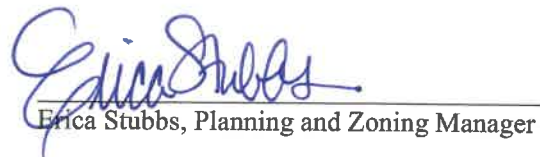
Item was presented by Planning & Zoning Manager, Erica Stubbs. After some discussion, Vice-Chairman Jordan made a motion to approve the item, seconded by Commissioner Seely. Upon vote, the motion carried unanimously.

E. ADJOURNMENT

With no further business, the meeting was adjourned at 2:39 p.m.

Attest:

Lindsay King, Chairman


Erica Stubbs, Planning and Zoning Manager