

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

On this 6th day of January, 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

CALL TO ORDER:

Chairman Cook called the meeting to order at 10:07 a.m.

1. **Approve the minutes of the last regular meeting held on November 4, 2021**
Board Member Williams made a motion to approve the minutes as presented, seconded by Board Member Huffman. Upon vote, the motion carried unanimously.
2. **Public Forum/Comments:**
N/A
3. **Consider a variance from the minimum number of required parking spaces for a new convenience store at Block 1683, Lot 1A also known as 3831 W BUS 31. The parking space schedule contained in Section 12-102 of the Zoning Ordinance lists a requirement of 1 space for each 200 square feet of floor area. The proposed building is 1,300 square feet.**
Owner: Murphy Oil USA Inc
Applicant: JM Civil Engineering

Planning & Zoning Manager, Erica Stubbs presented a staff report on the item. A cross access parking agreement with the adjacent Wal-Mart property was presented for review. A representative from JM Civil Engineering, Chris Strickland was present for questions. The Board had no questions for Mr. Strickland. Four (4) notices were sent to the surrounding property owners located within 200 feet. Zero (0) approvals, zero (0) protests were returned.

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

4. **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

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.

Speaking in protest of this item: Gloria McHenry, 1003 E 12th Ave

Joyce Washington Turner, 918 E 12th Ave- Concerned with drainage and would like assurance from owner that a fence will be constructed along the side property line.

Board Member Dunn brought up concerns regarding a second request for variance on this particular property. The applicant was not present for questions. Owner, Osie Andrews was present and spoke to drainage concerns.

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

5. **Adjourn:** With no further business, the meeting was adjourned at 10:38 a.m.

Attest:


Brad Cook, Chairman


Erica Stubbs, Planning and Zoning Manager