

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

On this 7th day of April, 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; PLANNING & ZONING MANAGER, ERICA STUBBS; CITY ENGINEER, DARWIN MYERS

CALL TO ORDER:

Chairman Cook called the meeting to order at 10:04 a.m.

1. **Approve the minutes of the last regular meeting held on March 3, 2022**
Vice-Chairman Johnson 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 lot width requirement in Single Family Residential-2 (R-2) zoning for the property located at 2202 Highland Cir, also known as Block 1126, Lot 19R**
Owner/ Applicant: Jeff Smith
Planning & Zoning Manager, Erica Stubbs presented a staff report on the item. Nineteen (19) notices were sent to the surrounding property owners located within 200 feet. Three (3) approvals, zero (0) protests were returned. Applicant, Jeff Smith spoke briefly regarding the request for variance.
After some discussion, Board Member Huffman made a motion to approve, seconded by Board Member Dunn. Upon vote, the motion carried unanimously.
4. **Consider a variance from the minimum lot area requirement in Single Family Residential-3 (R-3) zoning for Lots W-1R and W-2R in Block 383 located in the 700-block of W 10th Ave**
Owner/ Applicant: Javier Llamas
Planning & Zoning Manager, Erica Stubbs presented a staff report on the item. Twenty-four (24) notices were sent to the surrounding property owners located within 200 feet. One (1) approval, zero (0) protests were returned. Applicant, Javier Llamas spoke briefly regarding the request for variance. Mr. Llamas presented photos of homes he has previously constructed.
After some discussion, Vice-Chairman Johnson made a motion to approve, seconded by Board Member Huffman. Upon vote, the motion carried unanimously.
5. **Consider a variance from the minimum side yard requirement in Single Family Residential-1 (R-1) zoning for the property located at 2201 Arcady Ln, also known as Block 827G, Lot 13A for the construction of a carport. The proposed carport addition would create a side yard of 2 feet along the southern property line.**
Owner/ Applicant: Josh Davis & Ginne Cook
Planning & Zoning Manager, Erica Stubbs presented a staff report on the item. Eleven (11) notices were sent to the surrounding property owners located within 200 feet. Eight (8) approvals, zero (0) protests were returned. Applicant, Josh Davis spoke briefly regarding the request for variance.
After some discussion, Vice-Chairman Johnson made a motion to approve, seconded by Board Member Huffman. Upon vote, the motion carried unanimously.

6. Consider variances from the maximum lot coverage allowed and minimum required rear yard for an accessory building to be located at 1001 E 12th Ave, also known as Block 173, Lot 1. The proposed accessory building is 630 square feet with 10.96% lot coverage and a rear yard of 2.37 feet.

Owner/ Applicant: Otis & Sharon Reese

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. Three (3) approvals, zero (0) protests were returned. Applicants, Otis and Sharon Reese spoke briefly regarding the request for variance. Foundation for proposed structure already in place and being utilized as a basketball court.

After some discussion, Vice-Chairman Johnson made a motion to approve, seconded by Chairman Cook. The motion passed 3-1 with a roll call vote. Chairman Cook-aye, Vice-Chairman Johnson-aye, Board Member Huffman-aye, Board Member Dunn-nay

7. Consider a variance from the maximum lot coverage allowed for a single family home in the Dobbins Crossing Planned Development (PD) to be located at 11 Dobbins Crossing, also known as block 853, Lot 2. The proposed single family residence will cover 39.95% of the lot.

Owner/ Applicant: Riverside East Homebuilders, Ltd.

Planning & Zoning Manager, Erica Stubbs presented a staff report on the item. Ten (10) notices were sent to the surrounding property owners located within 200 feet. Four (4) approvals, zero (0) protests were returned. Applicant, Hector Hernandez with Riverside East Homebuilders spoke briefly regarding the request for variance. Kerri Donica was in attendance to represent the Dobbins Crossing community. Ms. Donica relayed that there are no objections or concerns from the neighborhood regarding the requests for 11, 14 and 24 Dobbins Crossing.

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

8. Consider a variance from the maximum lot coverage allowed for a single family home in the Dobbins Crossing Planned Development (PD) to be located at 14 Dobbins Crossing, also known as block 853, Lot 6. The proposed single family residence will cover 38.38% of the lot.

Owner/ Applicant: Riverside East Homebuilders, Ltd.

Planning & Zoning Manager, Erica Stubbs presented a staff report on the item. Ten (10) notices were sent to the surrounding property owners located within 200 feet. Four (4) approvals, zero (0) protests were returned. Applicant, Hector Hernandez with Riverside East Homebuilders spoke briefly regarding the request for variance.

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

9. Consider a variance from the maximum lot coverage allowed for a single family home in the Dobbins Crossing Planned Development (PD) to be located at 24 Dobbins Crossing, also known as block 853, Lot 18. The proposed single family residence will cover 38.03% of the lot.

Owner/ Applicant: Riverside East Homebuilders, Ltd.

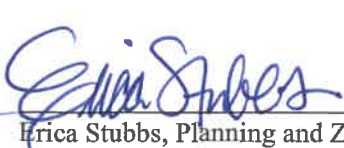
Planning & Zoning Manager, Erica Stubbs presented a staff report on the item. Eight (8) notices were sent to the surrounding property owners located within 200 feet. One (1) approval, zero (0) protests were returned. Applicant, Hector Hernandez with Riverside East Homebuilders spoke briefly regarding the request for variance.

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

10. **Adjourn:** With no further business, the meeting was adjourned at 10:30 a.m.

Attest:


Brad Cook, Chairman


Erica Stubbs, Planning and Zoning Manager