



NOTICE OF PUBLIC HEARING

NOTICE is hereby given to owners of property adjacent to and to all other persons, as provided by law, that the Board of Adjustment for the City of Corsicana, Texas, will hold a public hearing **Thursday, June 6, 2025 at 10:00 a.m.** in the Council Chambers of the Government Center, 200 North 12th Street, Corsicana, TX 75110 to consider the following requests and at which time and place all interested persons will be given an opportunity to be heard.

1. Consider a variance to allow an additional single-family detached residence on a Single-Family Residential District-4 zoned property. The applicant is requesting a variance to allow a garage apartment in the rear portion of their property.
Location: Block 102 Lot 3A at 707 East 6th Avenue
Owner/Applicant: David Latham
2. Consider a variance from the required minimum lot width and lot sizing. The applicant is requesting a variance from the minimum lot width of 60-feet in the Single-Family Residential District-3 to a lot width of 50-feet and a variance from the minimum lot area of 7,500 square feet in the Single-Family Residential District-3 to a lot area of 6,100 square feet.
Location: Block 1472, Lot 14 at 2102 East Jones Street
Owner/Applicant: Juan Carlos Ibarra
3. Consider a variance from the required minimum lot width. The applicant is requesting a variance from the minimum lot width of 50-feet in Multi-Family Residential District-1 to a lot width of 45-feet for 4 of the planned lots.
Location: Block 1418 through 1421 Lot 1 on East 13th Avenue.
Owner: Jason Shaw, Eminence Realty Group
Applicant: Tsalach Realty Investments III LLC
4. Consider a variance from the maximum allowed height of solid fences in the front yard setback. The applicant is requesting a variance from the maximum allowed height of solid fences in the front yard setback of 3-feet to a 6-foot solid fence in the front yard setback.
Location: Block 1026 Lot A at 2308 North Beaton Street
Owner/Applicant: Cecilia E Gonzalez Hernandez
5. Consider a variance from the required minimum front yard setback. The applicant is requesting a variance from the minimum front yard setback of 25-feet in the Single-Family Residential District-4 to a front yard setback of 20-feet.
Location: Block 706 Lot 2 at 1503 East 9th Avenue
Owner/Applicant: Francisco Manriquez/Fabiola Cisneros
6. Consider a variance from the maximum allowed number of accessory buildings and the required minimum separation between structures. The applicant is requesting a variance from the maximum allowed 2 accessory buildings on any residential or commercial lot to allow for 3 accessory buildings on the lot and a variance from the minimum separation between accessory buildings of 10-feet to 0-feet between the accessory buildings and main structure or other accessory buildings.
Location: Block 38 Lot part of Lot 6 and all of Lot 7 at 514 South 7th Street
Owner: Marshall's Tavern #4 LLC
Applicant: William Haas, Songwriters of America

FOLLOWING ARE INSTRUCTIONS TO VIEW THE MEETING LIVE BROADCAST ON THE CITY’S WEBSITE AND TO PARTICIPATE BY TELEPHONE OR TELECONFERENCE:

The meeting can be joined by teleconference by registering at the link below. After registering, you will receive a confirmation email containing information about joining the meeting, including how to call in and listen to the audio by telephone using a toll-free number.

You may join the Board of Adjustment meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/229021445>

You can also dial in using your phone.

United States (Toll Free): [1 877 309 2073](tel:18773092073)

United States: [+1 \(646\) 749-3129](tel:+16467493129)

Access Code: 229-021-445

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This facility is wheelchair accessible and accessible parking spaces are available

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CERTIFICATE

I certify that the above notice of meeting was posted on the bulletin board at the Corsicana Government Center of the City of Corsicana, Texas, on the _____ day of _____, **2025** at _____ **A.M.**

Marcie Rosson, City Secretary