



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, July 10, 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 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

2. Consider a variance from the minimum required lot width in the Two-Family Residential District. The applicant is requesting a variance from the minimum required lot width of 60-feet in the Two-Family Residential District to a lot width of 50-feet.
 Location: Block 403 Lots 1, 4 and 5 at 212 North 19th Street
 Owner: Corsicana Snow and Naaman Holdings LLC, Joseph Lefcoe
 Applicant: AMP Live Group LLC, Nir Sheinbein

3. Consider a variance from the required minimum lot width in the Single-Family Residential District-2. The applicant is requesting a variance from the minimum lot width of 70-feet in the Single-Family Residential District-2 to a lot width of 62-feet.
 Location: Block 826, Lot South Part of 8
 Owner/Applicant: Creek View Homes LLC, Jesus Gonzalez

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

This facility is wheelchair accessible and accessible parking spaces are available

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