



NOTICE OF PUBLIC HEARING

NOTICE is hereby given to owners of property adjacent to and to all other persons, as provided by the law, that the Planning & Zoning Commission for the City of Corsicana, Texas, will hold a public hearing for the items below on **Thursday, March 19<sup>th</sup>, 2026 at 2:00 p.m.**, and the City Council will hold a public hearing on **Monday, April 13<sup>th</sup> 2026 at 6:00 p.m.** in the Council Chambers of the Government Center, 200 North 12<sup>th</sup> 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. Discussion regarding the current manufactured home areas and associated requirements and considering updated requirements to the manufactured home areas or a new manufactured home overlay area designation.**
- 2. Review the status update of the Comprehensive Plan Request for Proposals.**
- 3. Consider a request for a zoning change from Single-Family Residential District-2 (R-2) to General Retail (GR) for the property located at 110 Trailridge Drive, also known as PID 113543, Block 1558 through 1563 Lot 11E, being 0.38 acres.  
Owner: Juan and Lorena Ramirez  
Applicant: Juan Ramirez**
- 4. Consider a request for a Specific Use Permit for the use of a Trailer and/or Auto Sales or Rental at 110 Trailridge Drive, also known as PID 113543, Block 1558 through 1563 Lot 11E, being 0.38 acres.  
Owner: Juan and Lorena Ramirez  
Applicant: Juan Ramirez**
- 5. Consider a request for a zoning change from Single-Family Residential District-3 (R-3) to the Two-Family Residential District (2F) for the property located at PID 28355, also known as Block 1010 Lot 5, being 0.115 acres.  
Owner: VHED Holdings 3 LLC  
Applicant: Sachin Patel**
- 6. Consider a request for a zoning change from Single-Family Residential District-4 (R-4) to the Two-Family Residential District (2F) for the property located at PID 31026, also known as Block 120 Lot 8 and West 25-feet of 7, being 0.244 acres.  
Owner: El Paso Group LLC  
Applicant: Enrique Bernal Sr.**

**Adjourn**

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**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 Planning & Zoning Commission meeting from your computer, tablet or smartphone.  
<https://global.gotomeeting.com/join/824766813>

**You can also dial in using your phone.**

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(571\) 317-3116](tel:+15713173116)

**Access Code:** 824-766-813

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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 \_\_\_\_\_, 2026 at \_\_\_\_\_ A.M.

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Marcie Rosson, City Secretary