1. 5:30 P.M.  Board Of Adjustment Meeting

Documents:

AGENDA.PDF
MINUTES.PDF
VAPE SHOP 102 W SINTON.PDF
VAPE SHOP 200 N VINEYARD.PDF
AGENDA
CITY OF SINTON
BOARD OF ADJUSTMENT
DATE: January 29, 2024    TIME: 5:30 P.M.
CITY HALL

Notice is hereby given that the Sinton Board of Adjustment Meeting will be held on the 29th day of January, 2024 at 5:30 p.m. in the Council Chambers, City Hall, 301 East Market Street, Sinton, Texas. The items below are placed on the agenda for discussion and/or action.

This notice is posted pursuant to the Texas Government Code, Chapter §551-Open Meeting.

A. CALL TO ORDER
B. ROLL CALL

______ John Curlee
______ Joe Escamilla
______ Dolores Hinojosa
______ Danny Davila
______ Maureen Stevens

______ Luther Salas, Alternate Board Member
______ Ruby Rodriguez, Alternate Board Member
______ Roland Cantu, Alternate Board Member

______ John Hobson, City Manager
______ Desiree Voth, City Attorney
______ Cathy Duhart, City Secretary
______ Angela Montemayor, Utility Clerk

C. PUBLIC HEARING:

Public Hearings for Input concerning the Following Requests:

1. Rahim Jasani, on behalf of Boho Business LLC DBA Blizzy `N Blend, is requesting a Specific Use Permit to open a Vape Store on the property located at 102 West Sinton St., Sinton, Texas. Legal description: Block 33 Lot 15 Sinton Townsite.

2. Ernesto Martinez, Jr., is requesting a Specific Use Permit to open a Vape Store on the property located at 200 North Vineyard Street, Sinton, Texas. Legal description: Block 10 Lot 7 Sinton Townsite.
D. ACTION ITEMS TO BE CONSIDERED

1. Discussion and action on the minutes from the Board of Adjustment Meeting held on September 12, 2023.

2. Discussion and action on a request submitted by Rahim Jasani on behalf of Boho Business LLC DBA Blizzy N Blend, who is requesting a Specific Use Permit to open a Vape Store on the property located at 102 West Sinton St., Sinton, Texas. Legal description: Block 33 Lot 15 Sinton Townsite.

3. Discussion and action on a request submitted by Ernesto Martinez, Jr., who is requesting a Specific Use Permit to open a Vape Store on the property located at 200 North Vineyard Street., Sinton, Texas. Legal description: Block 10 Lot 7 Sinton Townsite.

E. ADJOURNMENT

Executive Session: The Board of Adjustment of the City of Sinton reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on this agenda as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.086 (Deliberations, vote or final action about competitive matters of the public power utility), and 551.087 (Economic Development).

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Sinton official website, www.sinton.tx.us and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting, in compliance with Chapter 551, Texas Government Code.

Cathy Duhart, City Secretary

Date & Time Posted: 1/23/2024 by 5pm  Taken Down: ___________________ am/pm

Notice of Assistance at the Public Meetings: The City Council Chamber is wheelchair accessible. Persons with special needs who plan to attend this meeting and who may need assistance should contact City Hall at 361-364-2381 two (2) days prior to the meetings so that appropriate arrangements can be made.
CITY OF SINTON
SINTON BOARD OF ADJUSTMENT
September 12, 2023
5:30 p.m. City Hall

Members Present:
John Curlee Chairperson
Danny Davila Board Member
Maureen Stevens Board Member
Joe Escamilla Board Member
Dolores Hinojosa Board Member—Not present

Staff Present:
John Hobson City Manager
Desiree Voth City Attorney
Cathy Duhart City Secretary

Citizens Present:

John Curlee called the meeting to order at 5:30 p.m. and City Secretary Cathy Duhart conducted Roll Call. A quorum was present and the following business was conducted.

A. PUBLIC HEARING:

Public Hearing for Input concerning the Following Requests:

1. Joel B. Montelongo, Jr., is requesting a Specific Use Permit to place a manufactured home on his property located at Merriman Street & Magnolia Avenue. Legal description: Block 1 Lots 1-4 Frank Lassen Subdivision.

Mr. Curlee opened the public hearing at 5:32 p.m.

Mr. Montelongo was present and asked for the City’s permission to allow him to put a manufactured home on his property, which consists of four lots. He would like to have built his home but because of certain circumstances he unable to at the moment and figured this would be the best way to get a roof over his head. Maureen Stevens advised Mr. Montelongo to be aware of the City’s requirements in regards to the placement of the mobile home on the property. Mr. Hobson advised everything on the application looked good and it does meet the required setbacks.

2. Vaquero Sinton Partners, LP., is seeking a variance from Ordinance Chapter 111, Section 1, Subsection A-Sec. 111.01A, for the property located at 12475 Hwy 188, Sinton, Texas; Legal Description: Block 1 Lot 1 Somerset Subdivision. The variance will be for signage, the height allowed is 30’ and the signage will be 50’; asking for a 20’ height variance.

Michael Poncetic spoke on behalf of Vaquero Ventures to request a 20’ variance for the signage of their new Stripes convenience store located on the corner of Hwy 181 (also known as Hwy 188). He stated there is no adverse effect to the surrounding properties and this is strictly a visibility concern. It’s hard for potential customers to see signage at 30’ from the other side of the road, which is critical for their retail sales. Mr. Hobson advised the way the ordinance was written is on the west side of town, you are allowed a 50’ sign. However, on the east side of town on the bypass, you are limited to a 30’ sign.

Mr. Curlee closed the public hearing at 5:36 p.m.
Action Items for Consideration:

1. Action on approving the minutes from the Board of Adjustment Meeting held on September 27, 2022.
   Danny Davila made the motion to approve the minutes from Board of Adjustment Meeting held on September 27, 2022. The second was made by Maureen Stevens. The motion carried 4-0.

2. Action on a request submitted by Joel B. Montelongo, Jr., for a Specific Use Permit to place a manufactured home on his property located at Merriman Street & Magnolia Avenue. Legal description: Block 1 Lots 1-4 Frank Lassen Subdivision.
   Maureen Stevens made the motion to approve a request submitted by Joel B. Montelongo, Jr., for a Specific Use Permit to place a manufactured home on his property located at Merriman Street & Magnolia Avenue. The second was made by Danny Davila. The motion carried 4-0.

3. Action on a request submitted by Vaquero Sinton Partners, L.P., for a variance from Ordinance Chapter 111, Section 1, Subsection A-Sec. 111.01A, for the property located at 12475 Hwy 188, Sinton, Texas; Legal Description: Block 1 Lot 1 Somerset Subdivision. The variance will be for signage, the height allowed is 30' and the signage will be 50'; asking for a 20' height variance.
   Maureen Stevens made the motion to approve a request submitted by Vaquero Sinton Partners, L.P., for a variance from Ordinance Chapter 111, Section 1, Subsection A-Sec. 111.01A, for the property located at 12475 Hwy 188, Sinton, Texas. The second was made by Danny Davila. The motion carried 4-0.

Danny Davila made the motion to adjourn. The second was made by Maureen Stevens. The motion carried 4-0.

______________________________
Chairperson

Attest: ________________________
City Secretary Cathy Duhart
APPLICATION TO BOARD OF ADJUSTMENT

TYPE OF REQUEST:  □ Variance  □ Appeal  ✔ Specific Use

PROPERTY INFORMATION:
Address: 102 W Sinton St, Sinton TX 78387

Lot _______ Block _______ Subdivision ____________________________ Current Zoning: ____________________________

Lot Width: ______________ Lot Depth: ______________ Total SF of Lot: ____________________________

Is this property located on a corner lot?  □ Yes  ✔ No

OWNER INFORMATION:
Owner's Name: Gregory Benedict

Owner's Address: 4170 Field Ave, Taft, TX 78392  Phone: 361-385-6187

IF APPLICABLE: Owner hereby gives Rahima figani permission to seek the variance or appeal stated herein and to represent him/her at the meeting of the Board of Adjustment.

I hereby certify that the above statements are true and correct to the best of my knowledge.

Owner's Signature

STATE OF TEXAS  COUNTY OF San Patricio

Subscribed and sworn to before me this 21st day of November, 2023

(seal)

KRYSAL MARTINEZ

Notary Public, State of Texas

Comm. Expires 07/23/2024

IF DIFFERENT FROM ABOVE, APPLICANT INFORMATION:

Applicant's Name: Boho Business LLC d/b/a Frizzy N Blend

Applicant's Address: 4915 Harvest Chase Ln, Sugar Land, TX 77479  Phone: 409-489-5200

ACTION REQUESTED:
□ Seeking an appeal from Zoning Ordinance No. 156, Section ____________________________
□ Seeking a permit for the reconstruction, extension, or enlargement of a building occupied by a nonconforming use.
□ Seeking a Specific Use Permit
□ Seeking a variance as follows:

<table>
<thead>
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<th>Variance From Ordinance</th>
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<td>OTHER: Specify</td>
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**HARDSHIP FINDINGS**

IN ORDER TO MAKE A FINDING OF HARDSHIP AND TO GRANT A VARIANCE, THE BOARD OF ADJUSTMENT MUST DETERMINE THAT ALL OF THE FOLLOWING CONDITIONS ARE MET. STATE HOW YOUR REQUEST MEETS THESE CONDITIONS. PLEASE NOTE THAT THE STATED HARDSHIP MAY NOT BE FINANCIAL OR SELF-CREATED.

1. The request for variance is in harmony with the general purposes and intent of Zoning Ordinance No. 1710, as amended, and continues to protect surrounding properties from any negative impacts because:

   **Not Applicable**

2. If the request is to permit the reconstruction, extension, or enlargement of a building occupied by a nonconforming use, such reconstruction will not prevent the return of such property to a conforming use because:

   **Not Applicable**

3. The special or unique condition(s) of restricted area, shape, topography, or physical features that exist on the subject parcel of land, which are not applicable to other parcels of land in the same zoning district, and which cause unusual and practical difficulty or unnecessary hardship in compliance with the provisions sought here to be varied are:

   Blizzy n Blend own and operate in Houston and around several Vape stores and we find Location of this property is best suitable for the retail Vape Store, we will maintain kept neat and clean, their is no Vape store in town and it will help built small Businesses in town along with local employment. we will ensure we keep place well lid up and clean always. once open it will be one of the kind retail store in town.

4. The hardship sought to be avoided is NOT the result of (a) the applicant's own actions (self-imposed or self-created) and (b) economic or financial hardship because:

   **Not Application**

5. The provisions of Zoning Ordinance No. 1710, and its amendments, that are sought to be varied deprive the applicant of the following rights to use his property that are commonly enjoyed by other properties in the same zoning district which comply with these ordinance provisions:

   **Not Applicable**
REQUIRED SUBMITTALS:

☑ Completed application
☐ Owner permission, if applicable
☑ Application Fee ($200.00)
☐ Site Plan or Survey drawn to scale

NOTICE TO APPLICANT:
I have carefully read the complete application and know the same is true and correct. I hereby agree to comply with all provisions of local, State, and Federal Laws will be complied with, whether herein specified or not. As the owner of the above property or a duly authorized agent as provided herein, I hereby grant permission to enter the premises and make all necessary inspections.

Signed: ___________________________ Address: 4915 Harvest Chase Lane, Sugar Land, TX 77479
Print Name: RASHID JASANI Phone Number: 409-489-5200
Date: 11/19/2023 E-Mail: bohobusiness7@gmail.com

STATE OF TEXAS
COUNTY OF TX

Subscribed and sworn to before me this 20th day of November, 2023

(Seal)

Notary Public
My Commission expires: Dec 13th, 2026

SANA GHAFFAR
Notary ID #125723252
My Commission Expires December 13, 2026
Your Search Results

Begin a New Search  Go to Your Portfolio

The following is the result of your Account Number search for "60258"

There are 1 matches.

(print version)

When first displayed, the results below are sorted by Owner Name. To sort by another Account Number, Property Site Address, Legal Description, or CAD Reference, click the underlined column heading having that label. (For example, to sort the results by Account Number, click that column heading.)

To print this page, click print version above. This will display the information in a more printer-friendly font.

To view the full record or to make a payment, click on the desired account number.

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<tr>
<th>Account Number</th>
<th>Owner's Name &amp; Address</th>
<th>Property Site Address</th>
<th>Legal Description</th>
<th>CAD Reference No.</th>
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</thead>
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| 60258          | DOVE NASTY LLC  
416 FIELD AVE  
TAFT, TX 78390 | 102 W SINTON          | SINTON TOWNSITE  
BLK 33 LOT 15         | 167300330015000       |
CITY OF SINTON
PUBLIC HEARING
BOARD OF ADJUSTMENT

A public hearing conducted by the Board of Adjustment of the City of Sinton will be held on Tuesday, January 2, 2024 at 5:30 p.m. at the Sinton City Hall, located at 301 E. Market, Sinton, Texas, to consider the following variance request:

Rahim Jasani on behalf of Boho Business LLC DBA Blizzy N Blend is requesting a Specific Use Permit to open a Vape Store on the property located at 102 West Sinton St., Sinton, Texas. Legal description: Block 33 Lot 15 Sinton Townsite.

Copies of the Specific Use Permit request file will be available for review during regular office hours, 8:00 a.m. to 4:30 p.m., at Sinton City Hall, 301 E. Market, Sinton, Texas.

Written comments on the request are welcomed and must be returned to the following address before the meeting. Members of the public are invited to attend and speak at the hearing.

City of Sinton
Attention: John Hobson, City Manager
301 E. Market Street
Sinton, Texas 78387
361-364-2381
sintonmanager@sinton texas.org
NOTICE OF VARIANCE REQUEST

December 8, 2023

Dear Property Owner,

The following property owner has petitioned the City of Sinton to grant the following variance from the zoning ordinance for said property:

Rahim Jasani on behalf of Boho Business LLC DBA Blizzy N Blend is requesting a Specific Use Permit to open a Vape Store on the property located at 102 West Sinton St., Sinton, Texas. Legal description: Block 33 Lot 15 Sinton Townsite.

As an owner of property located within two hundred (200) feet of the boundaries of the Property you are hereby notified of the request for the variance. The request will be presented to the Board of Adjustment of the City of Sinton at the Sinton City Hall, located at 301 E. Market Street, Sinton, Texas, Tuesday, January 2, 2024, at 5:30 p.m.

Your comments and participation on the request are important. Should you desire to make a written response, and for it to be considered by the Board of Adjustment, the form must be returned to the following address before the Meeting. You may attend and speak on this variance request at the meeting.

City of Sinton
Attention: John Hobson, City Manager
301 E. Market Street
Sinton, Texas 78387
361-364-2381
sintonmanager@sintontexas.org
Bill to:  
Cathy Duhart  
CITY OF SINTON  
P O Box 1395  
Sinton, TX 78387  

Sold to:  
Cathy Duhart  
CITY OF SINTON  
P O Box 1395  
Sinton, TX 78387  

Account ID: 16070  

Please pay from this Invoice. Return stub with payment.  
Rep ID: NG  
Terms: Net 20

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**Charges from 12/7/2023 to 12/14/2023**

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</tbody>
</table>

$139.20

Please return this portion with your payment.

Remit Payment to:  
South Texas News Inc  
PO BOX 10  
Beeville, TX 78104  
Phone: 361-358-2550  
Fax:  

Cathy Duhart  
CITY OF SINTON  
P O Box 1395  
Sinton, TX 78387

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**Invoice**

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<td>Account #</td>
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CITY OF SINTON
PUBLIC HEARING
BOARD OF ADJUSTMENT
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Copies of the Specific Use Permit request file will be available for review during regular office hours, 8:00 a.m. to 4:30 p.m., at Sinton City Hall, 301 E. Market, Sinton, Texas.
Written comments on the request are welcomed and must be returned to the following address before the meeting. Members of the public are invited to attend and speak at the hearing.

City of Sinton
Attention: John Hobson,
City Manager
301 E. Market Street
Sinton, Texas 78387
361-364-2381
sintonmanager@
sintontexas.org
12-7&14
APPLICATION TO BOARD OF ADJUSTMENT

TYPE OF REQUEST:  □ Variance  □ Appeal  ☑ Specific Use

PROPERTY INFORMATION:

Address: 200 N Vineyard
Lot 1  Block 10  Subdivision: Sinton Townsite  Current Zoning: Commercial

Lot Width:  Lot Depth:  Total SF of Lot: 

Is this property located on a corner lot?  ☑ Yes  □ No

OWNER INFORMATION:

Owner's Name:  Rudy Mata  Jacob Segovia
Owner's Address: 200 N Vineyard  Phone: 741-310-5130

IF APPLICABLE: Owner hereby gives permission to seek the variance or appeal stated herein and to represent him/her at the meeting of the Board of Adjustment.

I hereby certify that the above statements are true and correct to the best of my knowledge.

Owner's Signature:  Rudy Mata  Jacob Segovia

STATE OF TEXAS
COUNTY OF San Patricio

Subscribed and sworn to before me this 5 day of December 2023

Cathy L Duhart
Notary Public
My Commission expires: 03-21-2024

IF DIFFERENT FROM ABOVE, APPLICANT INFORMATION:

Applicant's Name:  Enrico Martin Jr
Applicant's Address: 5503 N Newby Rd.  Phone: 361-241-7854

ACTION REQUESTED:

☐ Seeking an appeal from Zoning Ordinance No. 156, Section 

☐ Seeking a permit for the reconstruction, extension, or enlargement of a building occupied by a nonconforming use.

☒ Seeking a Specific Use Permit

☐ Seeking a variance as follows:

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HARDSHIP FINDINGS

IN ORDER TO MAKE A FINDING OF HARDSHIP AND TO GRANT A VARIANCE, THE BOARD OF ADJUSTMENT MUST DETERMINE THAT ALL OF THE FOLLOWING CONDITIONS ARE MET. STATE HOW YOUR REQUEST MEETS THESE CONDITIONS. PLEASE NOTE THAT THE STATED HARDSHIP MAY NOT BE FINANCIAL OR SELF-CREATED.

1. The request for variance is in harmony with the general purposes and intent of Zoning Ordinance No. 1710, as amended, and continues to protect surrounding properties from any negative impacts because:

   [Signature]

2. If the request is to permit the reconstruction, extension, or enlargement of a building occupied by a nonconforming use, such reconstruction will not prevent the return of such property to a conforming use because:

   [Signature]

3. √ The special or unique condition(s) of restricted area, shape, topography, or physical features that exist on the subject parcel of land, which are not applicable to other parcels of land in the same zoning district, and which cause unusual and practical difficulty or unnecessary hardship in compliance with the provisions sought here to be varied are:

   Vape Shop & Tobacco Shop

4. The hardship sought to be avoided is NOT the result of (a) the applicant's own actions (self-imposed or self-created) and (b) economic or financial hardship because:

   [Signature]

5. The provisions of Zoning Ordinance No. 1710, and its amendments, that are sought to be varied deprive the applicant of the following rights to use his property that are commonly enjoyed by other properties in the same zoning district which comply with these ordinance provisions:

   [Signature]
REQUIRED SUBMITTALS:

- ☑ Completed application
- Owner permission, if applicable
- Application Fee ($200.00)
- Site Plan or Survey drawn to scale

NOTICE TO APPLICANT:
I have carefully read the complete application and know the same is true and correct. I hereby agree to comply with all provisions of local, State, and Federal Laws will be complied with, whether herein specified or not. As the owner of the above property or a duly authorized agent as provided herein, I hereby grant permission to enter the premises and make all necessary inspections.

Signed: ______________________ Address: 5507 N. Apache Rd
Print Name: Ernesto Mata
Phone Number: 741-244-2334
Date: 12-5-23
E-Mail: ermand.1024782@gmail.com

STATE OF TEXAS
COUNTY OF San Patricio

Subscribed and sworn to before me this 5 day of December, 2018

(seal)

Cathy L. Duhart
Notary Public
My Commission expires: 03-21-2024
I, Jacob Segovia, authorize Rudy Mata to sign any/all documents pertaining to Property/Building located on 200 N. Vineyard, Sinton Tx. Thank you, Jacob Segovia.
NOTICE OF VARIANCE REQUEST

December 8, 2023

Dear Property Owner,

The following property owner has petitioned the City of Sinton to grant the following variance from the zoning ordinance for said property:

**Ernesto Martinez, Jr., is requesting a Specific Use Permit to open a Vape Store on the property located at 200 North Vineyard Street., Sinton, Texas. Legal description: Block 10 Lot 7 Sinton Townsite.**

As an owner of property located within two hundred (200) feet of the boundaries of the Property you are hereby notified of the request for the variance. The request will be presented to the Board of Adjustment of the City of Sinton at the Sinton City Hall, located at 301 E. Market Street, Sinton, Texas, **Tuesday, January 2, 2024, at 5:30 p.m.**

Your comments and participation on the request are important. Should you desire to make a written response, and for it to be considered by the Board of Adjustment, the form must be returned to the following address before the Meeting. You may attend and speak on this variance request at the meeting.

City of Sinton
Attention: John Hobson, City Manager
301 E. Market Street
Sinton, Texas 78387
361-364-2381
sintonmanager@sintontexas.org
I, Jacob Segovia, give Ernesto Martinez, Jr., permission to open a Vape Shop at the location owned by me, 200 North Vineyard, Sinton Tx.

Thank you,
Jacob Segovia
On Wednesday, December 6, 2023 at 08:43:31 AM CST, city1395 sintontexas.org <city1395@sintontexas.org> wrote:

Thank you. I will also need an email from you giving Ernesto Martinez, Jr., permission to open a Vape Shop at the location owned by you, 200 North Vineyard. You can just reply to this email if you prefer to.

Thank you,

Cathy Duhart, TRMC, CMC
City Secretary
City of Sinton
361-364-2381, 361-364-3781 fax

city1395@sintontexas.org

www.sintontexas.org

ATTENTION PUBLIC OFFICIALS
A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.
I, Jacob Segovia, authorize Rudy Mata to sign any/all documents pertaining to Property/Building located on 200 N. Vineyard, Sinton Tx. Thank you, Jacob Segovia.