1. 5:30 P.M. Planning And Zoning Commission Meeting

Documents:

AGENDA.PDF
CAR 30 RETAIL ADDITION PRE AND FINAL PLATS.PDF
MINUTES.PDF
SINTON RANCH PRELIMINARY PLAT.PDF
AGENDA
CITY OF SINTON
PLANNING AND ZONING COMMISSION
DATE: March 4, 2024 TIME: 5:30 P.M.
CITY HALL

Notice is hereby given that the Sinton Planning and Zoning Commission Meeting will be held on March 4, 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

   ____ William Zagorski
   ____ Pennie Parker
   ____ Pam Mathis
   ____ Joe Gonzales
   ____ John Hobson, City Manager
   ____ Desiree Voth, City Attorney
   ____ Cathy Duhart, City Secretary

C. PUBLIC HEARING

D. ACTION ITEMS TO BE CONSIDERED

1. Discussion and action on the minutes from the Planning and Zoning Meeting held on November 21, 2023.

2. Discussion and action on an application for a preliminary plat filed by Joseph Sandoval P.E., on behalf of HMT Engineering & Surveying, for the property located at South of Hwy 77 and 1945 Intersection (Sinton Ranch). Legal Description: ABST 13 M MCCLEY SUR 224.51 ACRES.

3. Discussion and action on an application for a preliminary final plat submitted by Michole L. Easterly for the property located at the Southwest corner of Highway 188 and Hwy 77 Bypass Intersection (Car 30 Retail). Legal Description: Abstract 27, Lot 1 John Pollan League.

4. Discussion and action on an application for a final plat submitted by Michole L. Easterly for the property located at the Southwest corner of Highway 188 and Hwy 77 Bypass Intersection (Car 30 Retail). Legal Description: Abstract 27, Lot 1 John Pollan League.
E. ADJOURNMENT

Executive Session: The Planning and Zoning Commission 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.sintontexas.org 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 and Time posted: 2/3/21 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

APPLICATION FOR REVIEW AND APPROVAL OF PLAT

☐ Preliminary  ☐ Final  ☐ Re-plat  ☐ Amended Plat

SUBDIVISION NAME: CAR 38 RETAIL ADDITION

APPLICANT: MICHELE L. EASTERLY  PHONE: 713-929-9980
ADDRESS: 410 Louisiana St., Ste C5, Houston, TX 77002

(If other than owner, attach a written authorization from owner.)

LICENSED SURVEYOR OR ENGINEER: GREGORY HAUGER RPLS
ADDRESS: 500 W. fourth St.  PHONE: 836-369-2622

LOCATION OF PROPOSED SUBDIVISION: SOUTHEASTERLY CORNER OF HIGHWAY 188
AND HWY 77 BYPASS INTERSECTION

The undersigned hereby requests approval by the Planning and Zoning Commission of
the above identified subdivision plat.

PRINTED NAME: MICHELE L. EASTERLY  DATE: 2/4/24

SIGNATURE OF APPLICANT OR AGENT:

FILING FEES:

Amended Plat  $200.00 plus actual engineering and legal costs.

Preliminary Plat
1 or 2 Family Residential  $200.00 plus $5.00 per lot plus actual engineering and legal costs.
Multifamily/Nonresidential  $200.00 plus actual engineering and legal costs.

Final Plat
1 or 2 Family Residential  $150.00 plus $5.00 per lot, plus actual engineering and legal costs.
Multifamily/Nonresidential  $150.00 plus $25.00 per acre, plus actual engineering and legal costs.
1 or 2 Family Re-plat  $150.00 plus $5.00 per lot, plus actual engineering and legal costs.
Multifamily/Nonresidential Re-Plat  $150.00 plus $25.00 per acre, plus actual engineering and legal costs.

6,511 Acres x $25 = $162,775  6,511 lots x $5 = $32,555  TOTAL = $195,330

Make check payable to the City of Sinton. Mail or bring application and filing fee to City Hall.

301 East Market Street, Sinton, Texas 78387 (361)364-2381, (361)364-3781 fax city1395@sintontexas.org (email) www.sintontexas.org
CITY OF SINTON
PLANNING AND ZONING COMMISSION MEETING
November 21, 2023
5:30 p.m. City Hall

Members Present: William Zagorski Chairperson
Roger Kenne Board Member
Pennie Parker Board Member
Pam Mathis Board Member
Joe Gonzales Board Member

Staff Present: John Hobson City Manager
Desiree Voth City Attorney
Cathy Duhart City Secretary
Angela Montemayor Utility Clerk

Citizens Present:

William Zagorski called the meeting to order at 5:30 p.m., and City Secretary Cathy Duhart called the roll.

Public Hearing:

Public Hearing on an application filed by Peua Consulting LLC/Oscar Castillo, P.E., requesting a re-zoning of West of Hwy 77 and South of FM 1945, Sinton, Texas; Legal Description: ABST 13 M MCCAULEY SUR 93.560 ACRE, (a 10.00 acre tract of land, out of a tract of land conveyed to R.B. Farms, Inc., described in deed recorded in Document Number 615114, Official Public Records, San Patricio County, Texas, situated in the Malcom McAuley League, Abstract 13, San Patricio County, Texas). The re zoning will be from Agricultural District to Commercial District.

William Zagorski opened the public hearing at 5:30 p.m. Mr. Hobson advised this is the 10-acre tract just south of the Love’s Truck Stop that was recently annexed last month. Peua Consulting is requesting a re-zoning from agricultural to commercial in order to build a truck stop. Oscar Castillo, a representative with Peua Consulting, was present to answer any questions and reiterated their purpose of re-zoning that 10-acre tract from agricultural to commercial for the construction of a truck stop. No public comment was made so William Zagorski closed the public hearing at 5:32 p.m.
Action Items for Consideration:

1. **Action on the minutes from the Planning and Zoning Meeting held on August 15, 2023.**
   
Pam Mathis made the motion to approve the minutes from the Planning and Zoning Commission Meeting held on August 15, 2023. The second was made by Pennie Parker. The motion carried 5-0.

2. **Action on an application filed by Peua Consulting LLC/Oscar Castillo, P.E., requesting a re-zoning of West of Hwy 77 and South of FM 1945, Sinton, Texas; Legal Description: ABST 13 M MCCAULEY SUR 93.560 ACRE, (a 10.00 acre tract of land, out of a tract of land conveyed to R.B. Farms, Inc., described in deed recorded in Document Number 615114, Official Public Records, San Patricio County, Texas, situated in the Malcom McAuley League, Abstract 13, San Patricio County, Texas). The rezoning will be from Agricultural District to Commercial District.**

   Pennie Parker made the motion to approve the application filed by Peua Consulting LLC requesting a re-zoning change from agricultural to commercial. The second was made by Joe Gonzales. The motion carried 5-0.

3. **Action on an application for a preliminary plat submitted by Peua Consulting LLC/Oscar Castillo, P.E., requesting a preliminary plat of West of Hwy 77 and South of FM 1945, Sinton, Texas; Legal Description: ABST 13 M MCCAULEY SUR 93.560 ACRE, (a 10.00 acre tract of land, out of a tract of land conveyed to R.B. Farms, Inc., described in deed recorded in Document Number 615114, Official Public Records, San Patricio County, Texas, situated in the Malcom McAuley League, Abstract 13, San Patricio County, Texas).**

   Mr. Hobson advised this is the preliminary plat submitted by Peua Consulting LLC and it does meet all of the City’s subdivision requirements at this time.

   Pennie Parker made the motion to accept the preliminary plat as presented from Peua Consulting LLC. The second was made by Pam Mathis. The motion carried 5-0.

The motion to adjourn was made by Roger Kenne. The second was made by Pennie Parker. The motion carried 5-0. Meeting adjourned.

__________________________
Chairperson

Attest:

__________________________
City Secretary Cathy Duhart
CITY OF SINTON

APPLICATION FOR REVIEW AND APPROVAL OF PLAT

☑ Preliminary  □ Final  □ Re-plat  □ Amended Plat

SUBDIVISION NAME: Sinton Ranch

APPLICANT: HMT Engineering & Surveying  PHONE: 830-625-8555
ADDRESS: 290 S Castell Ave New Braunfels, TX 78130

(License other than owner, attach a written authorization from owner.)

LICENSED SURVEYOR OR ENGINEER: Joseph Sandoval P.E.
ADDRESS: 290 S Castell Ave New Braunfels, TX  PHONE: 830-625-8555
78130

LOCATION OF PROPOSED SUBDIVISION: South of HWY 77 and 1945 Intersection

The undersigned hereby requests approval by the Planning and Zoning Commission of the above identified subdivision plat.

PRINTED NAME: Joseph Sandoval P.E.  DATE: 2/1/2024

SIGNATURE OF APPLICANT OR AGENT:  

FILING FEES:

Amended Plat  $200.00 plus actual engineering and legal costs.

Preliminary Plat  
1 or 2 Family Residential  $200.00 plus $5.00 per lot plus actual engineering and legal costs.
Multifamily/Nonresidential  $200.00 plus actual engineering and legal costs.

Final Plat  
1 or 2 Family Residential  $150.00 plus $5.00 per lot, plus actual engineering and legal costs.
Multifamily/Nonresidential  $150.00 plus $25.00 per acre, plus actual engineering and legal costs.
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Make check payable to the City of Sinton. Mail or bring application and filing fee to City Hall.

301 East Market Street, Sinton, Texas 78387  (361)304-2361,  (361)304-3781  fax city1395@sintontexas.org  email www.sintontexas.org
Feb 1, 2024

Re: Owner Authorization - Sinton Ranch

We, Danny Lorberau and Tonya Lorberau, authorize HMT Engineering & Surveying to act as our agent in the master planning, platting, and city permitting process with the City of Sinton for the Sinton Ranch subdivision (224.6 acres) located south of the 1945 and HWY 77 intersection.

Thank you,

[Signature]

2/2/2024

Owner of Property/Authorized Representative
Feb 1, 2024

Re: Owner Authorization - Sinton Ranch

We, Danny Lorberau and Tonya Lorberau, authorize HMT Engineering & Surveying to act as our agent in the master planning, platting, and city permitting process with the City of Sinton for the Sinton Ranch subdivision (224.6 acres) located south of the 1945 and HWY 77 intersection.

Thank you,

[Signature]

2/2/2024

Owner of Property/Authorized Representative
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<th>Timestamps</th>
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<td>Electronic Record and Signature Disclosure</td>
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</table>
ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

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We do not need any other information from you to withdraw consent. The consequences of your withdrawing consent for online Documents will be that transactions may take a longer time to process.

Consequences of changing your mind: If you elect to receive required Documents only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need to first send to you the required Documents in paper format, and then wait until we receive back from you, as the case may be, (i) your executed Documents or (ii) your acknowledgment of your receipt of such paper Documents.

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**Table:**

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<tr>
<th>Browsers:</th>
<th>Internet Explorer® 8.0 or above compatibility mode is supported only for 9.0 and above (Windows only); Windows Edge Current Version; Mozilla® Firefox Current Version (Windows and Mac); Safari TM 6.2 or above (Mac OS only); Google Chrome® Current Version.</th>
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<td>Mobile Signing:</td>
<td>Apple iOS® 7.0 or above. Android TM 4.0 or above. DocuSign Mobile App for Windows Mobile</td>
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<td>PDF Reader:</td>
<td>Acrobat® Reader or similar software may be required to view and print PDF files.</td>
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<td>Enabled Security Settings:</td>
<td>Allow per session cookies.</td>
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Property Details

Account

Property ID: 55168
Type: Real
Zoning:
Property Use: Condo:

Location

Situs Address: HWY 77 SINTON, TX 78387
Map ID: K-6
Mapsco:
Legal Description: ABST 13 M MCCAULEY SUR 224.51 ACRES
Abstract/Subdivision:
Neighborhood: SR200-AG

Owner

Owner ID: 42826
Name: LORBERAU DANNY & TONYA
Agent:
Mailing Address: 15292 FM 1945
          SINTON, TX 78387-9700
% Ownership: 100.0%
Exemptions: For privacy reasons not all exemptions are shown online.
### Property Values

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<tr>
<td>Improvement Non-Homesite Value</td>
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Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.
### Property Taxing Jurisdiction

**Owner:** LORBERAU DANNY & TONYA  
**Ownership:** 100.0%

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<th>M&amp;O Rate</th>
<th>I&amp;S Rate</th>
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**Total Tax Rate:** 1.729105

**Estimated Taxes With Exemptions:** $1,685.83

**Estimated Taxes Without Exemptions:** $12,715.50

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## Property Roll Value History

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