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

Documents:

BOARD OF ADJUSTMENT AGENDA.PDF
MINUTES.PDF
MORALES PACKET.PDF
AGENDA
CITY OF SINTON
BOARD OF ADJUSTMENT
DATE: April 8, 2024 TIME: 5:30 P.M.
CITY HALL

Notice is hereby given that the Sinton Board of Adjustment Meeting will be held on the 8th day of April, 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. David Morales is requesting a front and rear yard variance for the property located at 523 E Third Street. The City Ordinance requires a 20-foot front yard and rear yard setback and his requested dimension is 10-feet for each. David Morales is asking for a 10-foot variance for each. Legal description: Lot 6 Block 13 Geo H Paul Addition.
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 David Morales who is requesting a front and rear yard variance for the property located at 523 E Third Street. The City Ordinance requires a 20-foot front yard and rear yard setback and his requested dimension is 10-feet for each. David Morales is asking for a 10-foot variance for each. Legal description: Lot 6 Block 13 Geo H Paul Addition.

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 texas 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 & Time Posted: 4/3/24 6 pm 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: 523 E THIRD STREET
Lot: 6 Block: 13 Subdivision: TOWN OF SINTON Current Zoning: 
Lot Width: 80 Lot Depth: 160 Total SF of Lot: 6400
Is this property located on a corner lot? ☐ Yes ☐ No

OWNER INFORMATION:
Owner's Name: NADIRI MOLAJES
Owner's Address: 14127 CH 133 SINTON TX 78387 Phone: 361-441-3151

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

STATE OF TEXAS
COUNTY OF 
Subscribed and sworn to before me this _______ day of ________, 20__
(seal)

Notary Public
My Commission expires:

IF DIFFERENT FROM ABOVE, APPLICANT INFORMATION:
Applicant's Name: 
Applicant's Address: 
Phone:

ACTIONS 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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<tr>
<th>Ordinance Requirements</th>
<th>Requested Dimensions</th>
<th>Variance From Ordinance</th>
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<tr>
<td>LOT SIZE</td>
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<tr>
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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:

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:

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:

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:

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:

   "Don't want to face home like neighbor down to 2nd Street. As address is 2nd Street"
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: [Signature] Address: [Address]
Print Name: [Print Name] Phone Number: [Phone Number]
Date: [Date] E-Mail: [E-Mail]

STATE OF TEXAS
COUNTY OF [County]

Subscribed and sworn to before me this [Day] day of [Month], 2024

[Seal]
Cathy L. Duhart
Notary Public
My Commission expires: [Expiration Date]

[Stamp] Notary Public
March 11, 2024

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:

| David Morales is requesting a front and rear yard variance for the property located at 523 E Third Street. The City Ordinance requires a 20-foot front yard and rear yard setback and his requested dimension is 10-feet for each. David Morales is asking for a 10-foot variance for each. Legal description: Lot 6 Block 13 Geo H Paul Addition. |

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, Monday, April 8, 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, it must be returned to the following address or emailed to the email address below, 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@sinton texas.org