1. 5:45 P.M.  Planning And Zoning Commission Meeting

   Documents:

   AGENDA.PDF
   FLORES RANCHETTES APPLICATION.PDF
   MINUTES.PDF
AGENDA
CITY OF SINTON
PLANNING AND ZONING COMMISSION
DATE: April 16, 2024 TIME: 5:45 P.M.
CITY HALL

Notice is hereby given that the Sinton Planning and Zoning Commission Meeting will be held on April 16, 2024 at 5:45 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 March 4, 2024.

2. Discussion and action on an application for a preliminary plat filed by Beatriz Schmitt for the property located on Cemetery Road. Legal Description: ABST 13 M MCCAULEY SUR 224.51 ACRES.

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.sintontx.gov 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: ____________ 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: Flores Ranchettes

APPLICANT: Beatriz Flores Schmitt  PHONE: 214-686-6806
ADDRESS: 4124 Main St, Dallas, Texas 75226

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

LICENSED SURVEYOR OR ENGINEER: Native Survey
ADDRESS: 1430 South Padre Island Dr  PHONE: 361-528-4233
#175 Corpus Christi, Texas 78418

LOCATION OF PROPOSED SUBDIVISION: Cemetery Road

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

PRINTED NAME: Beatriz F. Schmitt  DATE: 3/11/2024

SIGNATURE OF APPLICANT OR AGENT: [Signature]

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.

Make check payable to the City of Sinton. Mail or bring application and filing fee to City Hall.
NOTES:
1) Distances are measured at surface and bearings are based on a GPS survey conducted in the Texas Coordinate System, South Zone, NAD1983, in US Feet. CSF: 1.000060398.
2) There may be existing pipelines not shown on this map. Notify the Texas One Call System (811) to locate existing pipelines before performing any excavation on this property.
3) Determined by graphical methods only, this property lies within Flood Zone AE, an area within the 1% chance flood plain, as shown on FEMA Map no. 48408C 0245E, dated November 4, 2016.

TOPO SURVEY OF A 30.011 ACRES (30 AC.) TRACT OF LAND
CONVEYED TO RICHARD E. HAAS, ET. AL.,
BY DEED RECORDED IN VOLUME 300, PAGE 479.
OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS
BEING OUT OF SECTION 32 OF THE JOHN POLLAN LEAGUE
ABSTRACT 23, AS SHOWN ON SENIORS DIVISION OF THE
J. J. WELDER AND COLEMAN FULTON PASTURE CO. LANDS
RECORDED IN VOLUME 14, PAGES 14-15 OF THE
DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS
SCALE 1" = 200 FEET

I, Michael J. MacIntyre, Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey made on the ground, under my direction, to the best of my knowledge and ability, this the 18th day of February, 2024.
CITY OF SINTON
PLANNING AND ZONING COMMISSION MEETING
March 4, 2024
5:30 p.m. City Hall

Members Present: William Zagorski Chairperson
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: None

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

Public Hearing:

Action Items for Consideration:

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

Pennie Parker made the motion to approve the minutes from the Planning and Zoning Commission Meeting held on November 21, 2023. The second was made by Pam Mathis. The motion carried 4-0.

2. 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 MCCAULEY SUR 224.51 ACRES.

Mr. Hobson advised that although this property is located in the City’s ETJ (Extraterritorial Jurisdiction), it is not within our city limits. The only applicable rules that apply to this subdivision are solely the platting rules and no zoning whatsoever. As far as platting procedures, he stated it meets all of the City’s requirements.
William Zagorski made the motion to approve the application filed by Joseph Sandoval P.E., on behalf of HMT Engineering & Surveying. The second was made by Pam Mathis. The motion carried 4-0.

3. **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.**

Mr. Hobson advised this is the corner lot on Hwy 77 and is situated within the city limits, however the property has never been platted. It is needing to be platted so building permits can be issued.

Pennie Parker made the motion to approve the preliminary final plat submitted by Michole L. Easterly. The second was made by Pam Mathis. The motion carried 4-0.

4. **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.**

Pennie Parker made the motion to approve the final plat submitted by Michole L. Easterly. The second was made by William Zagorski. The motion carried 4-0.

The motion to adjourn was made by Penny Parker. The second was made by Pam Mathis. The motion carried 4-0. Meeting adjourned.

__________________________
Chairperson

Attest: _______________________
City Secretary Cathy Duhart