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

Documents:

AGENDA.PDF
MINUTES 041023.PDF
SOMERSET UNIT 2 FINAL PLAT APPROVAL.PDF
AGENDA
CITY OF SINTON
PLANNING AND ZONING COMMISSION
DATE: April 18, 2023       TIME: 5:30 P.M.
CITY HALL

Notice is hereby given that the Sinton Planning and Zoning Commission Meeting will be held on April 18, 2023 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
______ Roger Kenne
______ 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 April 10, 2023.

2. Discussion and action on approving the final plat submitted by Wiley McIlwain for the Somerset at Sinton Unit 2 Subdivision located at Hwy 181 and Hwy 188. Legal Description: a 107.19 Acre Tract of Land, situated in the Archibald Herron Survey, Abstract Number 166, being a portion of a 172.73 Acre Tract, as described in Special Warranty Deeds Numbered 712377, 714734, 714735, 714736, 714737, and 714738, of the Official Public Records of San Patricio County, Texas.

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, 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: 4/13 2:30 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
PLANNING AND ZONING COMMISSION MEETING
April 10, 2023
5:30 p.m. City Hall

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

Staff Present: John Hobson City Manager
Desiree Voth City Attorney

Citizens Present: Mr. Murphy (Somerset representative)

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

Action Items for Consideration:

1. Action on the minutes from the Planning and Zoning Meeting held on December 20, 2022.

Pennie Parker made the motion to approve the minutes from the Planning and Zoning Meeting held on December 20, 2022. The second was made by Roger Kenne. The motion carried 5-0.

2. Action on amending a final plat by changing the side yard setbacks from 7ft to 5ft, submitted by Wiley McIlwain for the Somerset at Sinton Unit 1 Subdivision located at Hwy 181 and Hwy 188. Legal Description: ABST 166 A HERRON SUR 97.98 ACRES.

Mr. Hobson advised that the original plat that was filed was inadvertently submitted with 7ft side yard setbacks which is required under our subdivision ordinance. About two years ago the City and Developer signed a Development Agreement for the development of Somerset Subdivision and in that development agreement the City Council agreed to allow them to go to a 5ft side yard setback. This amending plat is in compliance with all of the City’s Ordinances.

Pennie Parker made the motion to approve amending a final plat by changing the side yard setbacks from 7ft to 5ft. The second was made by Pam Mathis. 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: Somerset at Sinton Unit 2

APPLICANT: Wiley McIlwain  PHONE: 361-815-3528
ADDRESS: 824 Earl Garret St Kerrville Texas 78028

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

LICENSED SURVEYOR OR ENGINEER: Brian Lorentson
ADDRESS: 2725 Swantner  PHONE: 361-854-3101

LOCATION OF PROPOSED SUBDIVISION: Hwy 181 and Hwy 188

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

PRINTED NAME: Wiley McIlwain  DATE: 3-21-23

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.

Make check payable to the City of Sinton. Mail or bring application and filing fee to City Hall.
March 24, 2023

City of Sinton
301 E Market Street
Sinton, Texas 78387

Subject: Somerset at Sinton Unit 2 (Owner: Wiley Mcllwain) – Final plat

To Whom May Concern,

Transmitted herewith for the above referenced project are the following items:

1. Plat application
2. Final Plat
3. Check For Application Fees

Thank you,

Joshua A Buff
CITY OF SINTON

RECEIPT 0076432  4/12/2023  10:42 AM

OPER: JS   TERM: 005
REF#: 1046

PAID BY:

TRAN: 402.0000   COPIER FEES
SOMERSET LAND COMPANY
PLANNING & ZONING
COPIER FEES 3,018.75CR

TENDERED: 3,018.75 CHECK
APPLIED: 3,018.75-

CHANGE: 0.00
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### Plat of Somerset at Sinton

**Unit 2**

A 107.19 Acre Tract of Land, situated in the Archibald Herron Survey, Abstract Number 168, being a portion of a 172.73 Acre Tract, as described in Special Warranty Deeds Numbered 714737, 714738, 714736, 714735, 714734, and 714733, of the Official Public Records of San Patricio County, Texas.

**Detail: Not to Scale**

**Drainage Easement**

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**URBAN ENGINEERING**

**RCV: Mar 31, 2023**

**DATE: Mar 21, 2023**

**SCALE: NAT**

**JOB NO: 13557.21.24**

**SHEET: 5 of 5**

**DRAWN BY: JAB**

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