1.  5:45 P.M.  Board Of Adjustment Meeting

Documents:

MEETING PACKET.PDF
AGENDA

CITY OF SINTON

BOARD OF ADJUSTMENT

DATE: June 18, 2024         TIME: 5:45 P.M.

CITY HALL

Notice is hereby given that the Sinton Board of Adjustment Meeting will be held on the 18th day of June, 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

 underscores

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. Elbert Rodriguez is requesting a variance for a 10-foot front setback for his property located at 220 N. Sehorn, Sinton, Texas 78387. The City Ordinance requires a 20-foot front setback and his requested dimensions are 10-feet; he is asking for a 10-foot variance from the ordinance. Legal Description: Lot 1A Block 28 Sinton Townsite Subdivision.
D. ACTION ITEMS TO BE CONSIDERED

1. Discussion and action on the minutes from the Board of Adjustment Meeting held on May 14, 2024.

2. Discussion and action on a request submitted by Elbert Rodriguez for a variance for a 10-foot front setback for his property located at 220 N. Sehorn, Sinton, Texas 78387. The City Ordinance requires a 20-foot front setback and his requested dimensions are 10-feet; he is asking for a 10-foot variance from the ordinance. Legal Description: Lot 1A Block 28 Sinton Townsite Subdivision.

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.sintononxas.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 Delhart, City Secretary

Date & Time Posted: 6/12/2024 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  
May 14, 2024  
5:45 p.m. City Hall

Members Present:  
Danny Davila Board Member  
Maureen Stevens Board Member  
Joe Escamilla Board Member  
Dolores Hinojosa Board Member  
Roland Cantu Alternate Board Member

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

Citizens Present: Patricia Marion

Mr. Hobson called the meeting to order at 5:45 p.m. A quorum was present and the following business was conducted.

A. PUBLIC HEARING:

Public Hearing for Input concerning the Following Requests:

1. Patricia Marion is requesting a variance for 6-inch encroachment against the side setback on the northside of the property located at 224 Hazen Avenue, Sinton, Texas. The City Ordinance requires a 7' side setback and her requested dimensions are 6.5'; she is asking for a 6-inch variance from the ordinance. Legal Description: Lots 6&7 Block Orange Grove Subdivision.

Mr. Hobson opened the public hearing at 5:45 p.m. Patricia Marion was present and advised that she was re-platting her property, dividing it into three (3) lots. This variance is needed before the re-platting can be done.

No more public comments.

Mr. Hobson closed the public hearing at 5:47 p.m.

Action Items for Consideration:

1. Action on the minutes from the meeting held on January 29, 2024.

Danny Davila made the motion to approve the minutes from the meeting held on January 29, 2024. The second was made by Maureen Stevens. The motion carried 5-0.
2. **Action on the minutes from the meeting held on April 8, 2024.**

Dolores Hinojosa made the motion to approve the minutes from the meeting held on April 8, 2024. The second was made by Danny Davila. The motion carried 5-0.

3. **Action on the minutes from the meeting held on April 16, 2024.**

Dolores Hinojosa made the motion to approve the minutes from the meeting held on April 16, 2024. The second was made by Maureen Stevens. The motion carried 5-0.

4. **Action on a request submitted by Patricia Marion is requesting a variance for 6-inch encroachment against the side setback on the northside of the property located at 224 Hazen Avenue, Sinton, Texas. The City Ordinance requires a 7' side setback and her requested dimensions are 6.5'; she is asking for a 6-inch variance from the ordinance. Legal Description: Lots 6&7 Block Orange Grove Subdivision.**

Danny Davila made the motion to approve the request made by Patricia Marion for variance for a 6-inch encroachment against the northside of the property located at 224 Hazen Avenue. The second was made by Roland Cantu. The motion carried 5-0.

Danny Davila made the motion to adjourn. The second was made by Roland Cantu. The motion carried 5-0.

Attest: ____________________________
City Secretary Cathy Duhart

Chairperson
APPLICATION TO BOARD OF ADJUSTMENT

TYPE OF REQUEST: ☑ Variance ☐ Appeal ☐ Specific Use

PROPERTY INFORMATION:

Address: 220 N. Sehorn, Sinton, TX 78387
Lot 1A Block 28 Subdivision: Sinton Towne
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: Elbert Rodriguez
Owner’s Address: 210 N. Seefield, Sinton, TX 78387 Phone:

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 San Patricio

Subscribed and sworn to before me this 17 day of May 2020

(Seal) TERESA GIBSON
Notary Public
My Commission expires:

NOTARY PUBLIC
Comm. Expires 04-23-2028
Notary ID 6207348

IF DIFFERENT FROM ABOVE, APPLICANT INFORMATION:

Applicant’s Name: Trisha Alvarez
Applicant’s Address: 334 Edwards St, Sinton TX 78387 Phone: 361-563-2002

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>
<tr>
<th>Ordinance Requirements</th>
<th>Requested Dimensions</th>
<th>Variance From Ordinance</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT SIZE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LOT WIDTH</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LOT DEPTH</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SIDE YARD</td>
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</table>
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:

   there used to be a home in the exact location

   where this building will be placed.

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:

   [Blank]

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:

   [Blank]

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:

   [Blank]

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:

   10' Front of property
REQUIRED SUBMITTALS:

- [x] Completed application
- [x] Owner permission, if applicable
- [x] Application Fee ($200.00)
- [x] 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: 8314 Edwards St., Sinton 78387
Print Name: Teisha Alvarez  Phone Number: 361-563-2002
Date: 5/20/2024  E-Mail: forever home 361 D@gmail.com

STATE OF TEXAS
COUNTY OF ________________

Subscribed and sworn to before me this ________ day of ____________________, 20____
(seal)

________________________________________
Notary Public
My Commission expires: _____________________
Lot 1B
Replat Lot 1 — Block 28
Original Town of Sinton
Vol. 13 Pg. 52
M.R. S.P.C., TX

• Indicates 1/2" iron rod found unless noted otherwise

FEMA Flood Insurance Rate Map Community Panel No. 48409C0245E, effective date November 4, 2018, shows that the property described herein is located in Flood Zone AE.

There may be existing pipelines not shown on this map. Use the Texas One Call System to locate pipelines before performing any excavation on this property.

PLAT SHOWING SURVEY OF
LOT 1A
REPLAT OF LOT 1 — BLOCK 28
ORIGINAL TOWN OF SINTON
AS SHOWN ON MAP RECORDED IN
VOLUME 13, PAGE 52
MAP RECORDS
OF SAN PATRICIO COUNTY, TEXAS
SCALE: 1" = 100'

I, Julius L. Petrus Jr., Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey completed on the ground under my direction, to the best of my knowledge and ability, this the 4th day of April, 2024.

King & Petrus, Inc.
Firm No. 1012800
P. O. Box 606
Sinton, Texas 78387
Phone 361-364-2822
Randy\28331

Registered Prof. Land Surveyor
Texas Registration No. 1907
Your Search Results

The following is the result of your Account Number search for "45131"

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.

<table>
<thead>
<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>
</tr>
</thead>
<tbody>
<tr>
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<td>RODRIGUEZ ELBERT</td>
<td>220 SEHORN</td>
<td>SINTON TOWNSITE</td>
<td>167300280001000</td>
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<tr>
<td></td>
<td>210 N SCOFIELD ST</td>
<td>BLK 28 LOT 1A</td>
<td></td>
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<td></td>
<td>SINTON, TX 78387</td>
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(361) 364-9373

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