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

Documents:

AGENDA.PDF
MINUTES.PDF
SPECIFIC USE PERMIT APPLICATION.PDF
AGENDA
CITY OF SINTON
BOARD OF ADJUSTMENT
DATE: August 15, 2023       TIME: 5:30 P.M.
CITY HALL

Notice is hereby given that the Sinton Board of Adjustment Meeting will be held on the 15th day of August, 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

John Curlee
Joe Escamilla
Dolores Hinojosa
Danny Davila
Maureen Stevens
Luther Salas, Alternate Board Member
Ruby Rodriguez, Alternate Board Member
John Hobson, City Manager
Desiree Voth, City Attorney
Cathy Duhart, City Secretary

C. PUBLIC HEARING:

Public Hearing for Input concerning the Following Request: 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.

D. ACTION ITEMS TO BE CONSIDERED

1. Discussion and action on the minutes from the Board of Adjustment Meeting held on September 27, 2022.

2. Discussion and 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.

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, 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: __________________________ 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 27, 2022  
5:30 p.m.  
City Hall

Members Present:  
John Curlee  
Danny Davila  
Maureen Stevens  
Ruby Rodriguez  
Chairperson  
Board Member  
Board Member  
Alternate Board Member

Staff Present:  
John Hobson  
Desiree Voth  
Cathy Duhart  
City Manager  
City Attorney  
City Secretary

Citizens Present: Juan Ludwig-CDS Muery, Wayne Rochester-AEP, Frank Brandenburg(H&K)

John Curlee called the meeting to order at 5:32 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 Request:

Juan A. Ludwig, PE-CDS Muery is requesting a Specific Use Permit for the +/-14 ac AEP Northshore Laydown Yard that is being proposed at 1010 Sodville Street, Sinton, Texas 78387. Legal Description: CFP CO. NE/4, SEC 25-PT LOTS 2, 7, 8 & TR 8.

Mr. Curlee opened the public hearing at 5:32 p.m. Mr. Hobson advised that the property was located at 1010 Sodville and is zoned Commercial; and a utility shop or utility storage yard and building under Commercial requires a Specific Use Permit.

Juan Ludwig was present, who is one of the engineers of record that does a lot of work with AEP and they help AEP with a lot of their substation sites, transmission reconstruction and installation. This laydown yard is approximately 14 acres and the reason it is required is because they have a lot of transmission line to install over the next 12-24 months. They need to be able to order equipment and supplies and have a good storage location so the installation can progress in a cost effective, methodical way. They will pave and improve the area so AEP can utilize it to adequately store the portions of it and come in and get them. This is a temporary set up that should take 12-24 months.

Mr. Curlee closed the public hearing at 5:36 p.m.

Action Items for Consideration:

1. Action on the minutes from the Board of Adjustment Meeting held on April 19, 2022.
   
   Danny Davila made the motion to approve the Board of Adjustment Meeting held on April 19, 2022. The second was made by Ruby Rodriguez. The motion carried 4-0.

2. Action on a request from Juan A. Ludwig, PE-CDS Muery, who is requesting a Specific Use Permit for the +/-14 ac AEP Northshore Laydown Yard that is being proposed at 1010 Sodville Street, Sinton, Texas 78387. Legal Description: CFP CO. NE/4, SEC 25-PT LOTS 2, 7, 8 & TR 8.
Maureen Stevens made the motion to approve the request from Juan A. Ludwig for a Specific Use Permit for the +/- ac AEP Northshore Laydown Yard that is being proposed at 1010 Sodville Street. The second was made by Ruby Rodriguez. The vote by roll call: John Curlee—Yes, Danny Davila—Yes, Maureen Stevens—Yes, Ruby Rodriguez—Yes. The motion carried 4-0.

Danny Davila made the motion to adjourn. The second was made by John Curlee. 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: Merriman St. & Magnolia Ave.
Lot Width: 200  Lot Depth: 150  Total SF of Lot: 30,000

Is this property located on a corner lot?  □ Yes  □ No

OWNER INFORMATION:
Owner's Name: Joel B. Montelongo Jr.
Owner's Address: 402 Window
Phone: 361.401.5009

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: 

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>
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<tr>
<td>LOT WIDTH</td>
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<tr>
<td>LOT DEPTH</td>
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<tr>
<td>SIDE YARD</td>
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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:
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: 409 Winslow, Sidney, TX 78387
Print Name: Joel B. Metzberg, Jr. Phone Number: 361-204-5009
Date: July 13, 2023 E-Mail: joel.metzberg@nustarenergy.com

STATE OF TEXAS
COUNTY OF ____________

Subscribed and sworn to before me this ______ day of ________________________, 20______
(seal)

___________________________________________
Notary Public
My Commission expires: ________________________
CITY OF SINTEO

REC#: 00772719    7/13/2023    3:17 PM
OPER: OR    TERM: 005
REF#:
PAID BY:

TRAN: 402.0000  COPIER FEES
        JOEL MONTELENGO
        BOARD OF ADJ.
        COPIER FEES  200.00CR

TENDERED:  200.00  CASH
APPLIED:    200.00-

CHANGE:      0.00
NOTICE OF VARIANCE REQUEST

July 18, 2023

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:

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.

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, Tuesday, August 15, 2023, 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, the form must be returned to the following address 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
CITY OF SINTON
PUBLIC HEARING
BOARD OF ADJUSTMENT

A public hearing conducted by the Board of Adjustment of the City of Sinton will be held on Tuesday, August 15, 2023 at 5:30 p.m. for below referenced property at the Sinton City Hall, located at 301 E. Market, Sinton, Texas, to consider the following variance requests:

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.

Copies of the variance request file will be available for review during regular office hours, 8:00 a.m. to 4:30 p.m., at Sinton City Hall, 301 E. Market, Sinton, Texas.

Written comments on the variance request are welcomed and must be returned to the following address before the meeting. Members of the public are invited to attend and speak at the hearing.

City of Sinton
Attention: John Hobson, City Manager
301 E. Market Street
Sinton, Texas 78387
361-364-2381
sintonmanager@sintontexas.org
111 N. Washington St. • Beeville, TX 78102 • 361-358-2550

Bill to:
Cathy Duhart
CITY OF SINTON
P O Box 1395
Sinton, TX 78387

Sold to:
Cathy Duhart
CITY OF SINTON
P O Box 1395
Sinton, TX 78387

Please pay from this Invoice. Return stub with payment.

| Rep ID: NG | Terms: Net 20 |

Description
Classification of Ad: 200 – Public Notice
Text: CITY OF SINTON PUBLIC HEARING BOARD OF ADJUSTMENT A pub...

<table>
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<th>Date</th>
<th>Pub Type</th>
<th>Description</th>
<th>Price</th>
<th>Discount</th>
<th>Applied</th>
<th>Due</th>
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<td>7/27/23</td>
<td>NSP Ad</td>
<td>CITY OF SINTON - PUBLIC</td>
<td>$67.60</td>
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<tr>
<td>8/3/23</td>
<td>NSP Ad</td>
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<td></td>
<td></td>
<td>$67.60</td>
</tr>
</tbody>
</table>

$135.20

Please return this portion with your payment.

Remit Payment to:
Coastal Bend Publishing
PO BOX 10
Beeville, TX 78104
Phone: 361-358-2550
Fax:

Cathy Duhart
CITY OF SINTON
P O Box 1395
Sinton, TX 78387

| Amount Due | $135.20 |

| Amount Enclosed | ____________ |

| Issue Date: 7/27/2023 |
| Invoice Date: 7/18/2023 |
| Ad # 30713 |
| Account # 16070 |
CITY OF SINTON
PUBLIC HEARING
BOARD OF ADJUSTMENT
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Copies of the Specific Use Permit request file will be available for review during regular office hours, 8:00 a.m. to 4:30 p.m., at Sinton City Hall, 301 E. Market, Sinton, Texas.
Written comments on the request are welcomed and must be returned to the following address before the meeting. Members of the public are invited to attend and speak at the hearing.
City of Sinton
Attention: John Hobson,
City Manager
301 E. Market Street
Sinton, Texas 78387
361-364-2381
sintonmanager@
sintontexas.org
7-27&8-3
AFFIDAVIT of PUBLICATION

THE STATE OF TEXAS
COUNTY OF BEE

Before me, the undersigned authority, on this day personally appeared Dennis Wade known to me, who, by me duly sworn, on his oath deposes and says that he is the Publisher of the News of San Patricio having general circulation in San Patricio County, who being by me duly sworn, deposes and says that the foregoing attached notice was published in said newspaper on the following date(s), to wit:

July 27 and August 3, 2023

[Signature]

Dennis Wade, Publisher

Sworn to and subscribed before me by Dennis Wade this the 03 day of August 2023 AD to certify which witness my hand and official seal.

[Signature]

Mary Virginia Massey, Notary Public in and for the State of Texas
For Sale
Registered Brangus Bulls
-Two years old
-Good disposition
-Low birth weight
-Calving ease
-Brinks bloodlines
-Bred replacement heifers also available 361-375-1000 or 210-771-8551

BEEVILLE Bee-Picayune
Reporter/Editor
Love to write? Love your community?
Coastal Bend Publishing is looking for you!
Come join our ranks as a Reporter.
Get paid to write about your town.
Availability:
Part-time and full-time.
Ph: 361-244-8197
Email: nwilson@beepicayune.com

ANNOUNCEMENTS
Announce your baby's huyện announcement (for only $25)!
It's a boy?

Ian Andrew Moreno
Racing
From Matamoros, TX
10-96 p.m.
St. Joseph Medical Center
Sierra Vista, AZ
911, 370, 237
Proud Parents:
Ivonne and Hadi
Grandparents:
Abuela and Abuelo
Live in Sierra Vista, AZ

ARCHER COUNTY
ARMS & GARAGE SALE
Saturday, Aug. 27
10-7
There will be food, drinks and old time country music.

AUTOMOTIVE
AUTOMOTIVE
DONATE A CAR?
Get $100 to help a child.
When you donate your car, 100% of the proceeds benefit the National MS Society. Donate today.

BACKYARD SHELTER
For Sale
Custom-built 12X16 shed - $2,500
Backyard Shelter is offering a 12X16 shed for sale. The shed comes with:
- Roof and walls
- 8' doors
- 6' windows
- Tongue and groove siding
- Metal roofing

TEXAS SALTWATER PROFESSIONAL FISHING SKILLS GROUP WORKSHOP
The Texas Saltwater Professional Fishing Skills Group will host a workshop on August 7, 2023, at the South Padre Island Convention Center. The workshop will cover topics such as:
- Conservation
- Fishing techniques
- Safety
- Equipment

Thursday, August 3, 2023 | The News Of San Patricio | PAGE 6B