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

Documents:

AGENDA.PDF
MINUTES.PDF
REPLAT APPLICATIONS.PDF
AGENDA
CITY OF SINTON
PLANNING AND ZONING COMMISSION
DATE: August 15, 2023         TIME: 5:45 P.M.

CITY HALL

Notice is hereby given that the Sinton Planning and Zoning Commission Meeting will be held on August 15, 2023 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
_____ 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 May 16, 2023.

2. Discussion and action on an application for a preliminary and final plat submitted by First Community Bank for the property located at 1115 E Sinton St., Sinton, Texas, Legal Description: Lots 1 and 2 First Community Addition, Archibald Herron Survey, Abstract 166.

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.cityofsinton.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 Dehart, City Secretary

Date and Time posted: 8/11/2023 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
PLANNING AND ZONING COMMISSION MEETING
May 16, 2023
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

Citizens Present: Trish Marion, Patti Cass Strain, Yurixy Lozano, Yvonne Deleon, Edward Deleon,

William Zagorski called the meeting to order at 5:30 p.m., and City Secretary Cathy Duhart called the roll. Member not present: Roger Kenne

PUBLIC HEARING

Public Hearing on an application filed by Clinton Coleman, requesting a re-zoning of 00 O’NEAL, Sinton, Texas; Legal Description: Orange Grove Subdivision, Block 1 Lot 8R. The rezoning will be from Residential District-Single Family (R-1) to Manufactured Home/Recreational Vehicle District (MH).

William Zagorski opened the public hearing at 5:31 p.m. Clinton Coleman was present and presented the following information regarding his request: He is wanting to build an RV Park with privacy fences, quiet hours and a small quaint place, nothing outlandish. He is planning to have about 15 pad sites with a high privacy fence along O’Neal as well as the residents that live to the side and behind. He is looking for long term tenants as well as people with RV’s that are up to date, from 10 years up.

Patricia Marion spoke regarding this application as a property owner who owns the property behind him and a prior owner of the property in question. Her concern was that with two other RV parks how can he get a business started there when there are already two established; and that the RV park will lower the property values of the houses on Hazen. The pads would have to be built up at least 2 feet due to the rain and the flooding that can occur there.

More comments were made regarding drainage due to it being in a flood zone; how many trees would have to be taken out for the rv’s being placed there; flood plain requirements are different for rv parks than for residential housing; the low amount of rent property available in Sinton; present rv parks that are not full.

No more comments were made so William Zagorski closed the public hearing at 5:42 p.m.
Action Items for Consideration:

1. **Action on the minutes from the Planning and Zoning Meeting held on April 18, 2023.**

   Pennie Parker made the motion to approve the minutes from the Planning and Zoning Meeting held on April 18, 2023. The second was made by Pam Mathis. The motion carried 4-0.

2. **Action on an application filed by Clinton Coleman, requesting a re-zoning of 00 O’NEAL, Sinton, Texas; Legal Description: Orange Grove Subdivision, Block 1 Lot 8R. The re-zoning will be from Residential District-Single Family (R-1) to Manufactured Home/Recreational Vehicle District (MH).**

   After the motions were made, some discussion was made regarding the size of the lot and if there would be enough room.

   William Zagorski, made the motion to approve the application filed by Clinton Coleman. The second was made by Joe Gonzales. Voting for: William Zagorski and Joe Gonzales. Voting against: Pam Mathis and Pennie Parker. The vote was 2-2. The motion failed.

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

Attest:

City Secretary Cathy Duhart

Chairperson
CITY OF SINTON

APPLICATION FOR REVIEW AND APPROVAL OF PLAT

☐ Preliminary  ☑ Final  ☐ Re-plat  ☐ Amended Plat

SUBDIVISION NAME:  First Community Addition

APPLICANT:  First Community Bank
PHONE:  361-888-9310  ADDRESS:  416 North Water, Corpus Christi, TX 78401

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

LICENSED SURVEYOR OR ENGINEER:  Gregory A. Hauger, RPLS  King & Petrus
ADDRESS:  500 W. San Benito St., Sinton, TX  PHONE:  361-364-2622

LOCATION OF PROPOSED SUBDIVISION:  1115 E. Sinton St., Sinton, TX.

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

PRINTED NAME:  First Community Bank  DATE:

July 17, 2023

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.
CITY OF SIOUX FALLS

INVOICE

REC#: 00773095  7/21/2023  9:03 AM

OPER#: AM  TERM: 004

PAID BY:

TRAN: 402.0000  COPIER FEES
1ST COMMUNITY BANK
PLAY APPLICATION  200.0000
COPIER FEES

TENDERED:  200.00 CHECK
APPLIED:  200.00-
CHANGE:  0.00
STATE OF TEXAS
SAN PATRICIO COUNTY

Field notes of the survey of a 2.027 acre tract of land, being all of that tract of land described as 2.025 acres in Warranty Deed with V Lien from Wells Fargo Bank, National Association, to Moritz Investment, L.L.C., recorded November 30, 2012, as Document No. 623165 in the Official Records of San Patricio County, Texas;

Said 2.027 acre tract is being platted as Lots 1 and 2 of First Community Addition as shown hereon;

Said 2.027 acre tract is situated in the Archibald Herron Survey, Abstract 166, San Patricio County, Texas; is located in the town of Sinton described by metes and bounds as follows:

Beginning at a 5/8" iron rod found in the north right--of--way line of East Sinton Street (Texas Highway 188, U.S. Highway 181) at the southeast corner of said 2.025 acre tract and the northeast corner of that tract located as 1.56 acres in Lease Agreement between Dave Odem, Lessor and Grace--Wearden Company, Lessee, dated December 15, 1966 and recorded as Document No. 344108 in the Deeds Records of San Patricio County, Texas; for the northwest corner of said Lot 1 and the southeast corner of this survey;

Thence N 00° 31' 30" W, along the west line of said 2.025 acre tract, the east line of said 1.56 acre tract, the west line of said Lot 1 to the west line of this survey, at 317 feet passing the northeast corner of said 1.56 acre tract and continuing, in all, a distance of 325.02 feet iron rod with surveyor's cap stamped "RPLS 6198" found in the south right--of--way line of East Market Street, at the northwest corner of said 2.025 acre tract, for the northeast corner of said Lot 1 and the northwest corner of this survey;

Thence N 89° 50' 32" E, along the north line of said 2.025 acre tract, the south right--of--way line of said East Market Street, the north line of said Lot 1 and the north line of this survey, at 100.00 feet passing a 5/8" iron rod with surveyor's cap stamped "RPLS 5639" set for the norther corner of said Lot 1 and the northwest corner of said Lot 2, and continuing along the north line of said Lot 2, in all, a distance of 271.53 feet 5/8" iron rod found at the northeast corner of said 2.025 acre tract and the northwest corner of that tract described as 2.206 acres Partition Deed from Sinton Town Company, et al, to Grace Odem Doyle, recorded October 9, 1959 as File No. 400909 in the Real Property Records of San Patricio County, Texas; for the northeast corner of said Lot 2 and the northeast corner of this survey;

Thence S 00° 30' 38" E, along the east line of said 2.025, the west line of said 2.206 acre tract, the east line of said Lot 2 and the east line of this survey, at 150.03 feet passing the northwest corner of that tract of land described as 0.517 acre in Warranty Deed from Sondburg Enterpr Inc., to James B. Manale, recorded September 13, 1994 as File No. 425534 in the Real Property Records of San Patricio County, Texas; whence iron rod found in the north line of said 0.517 acre tract bears N 89° 50' 24" E a distance of 1.9 feet, and continuing along the west line of 0.517 acre tract, in all, a distance of 325.41 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found in the north line of said Sinton Street, at the southwest corner of said 2.025 acre tract, the west line of said 2.026 acre tract, and the southwest corner of said 0.517 acre tract, for the southwest corner of said Lot 2 and the southeast corner of this survey;

Thence S 89° 55' 35" W, along the south line of said 2.025 acre tract, the south line of said Lot 2, the north right--of--way line of said E Sinton Street and the south line of this survey, at 171.44 feet passing a 5/8" iron rod with surveyor's cap stamped "RPLS 5639" set for the southwest corner of said Lot 2 and the southeast corner of said Lot 1 and continuing, in all, a distance of 271.45 feet to the point of beginning containing 2.027 acres of land, more or less, subject to all easements of record.

STATE OF TEXAS
COUNTY OF SAN PATRICIO

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE PLANNING / ZONING COMMISSION OF THE CITY OF SINTON, PROVIDED, HOWEVER, THIS APPROVAL IS TO BE NULL AND VOID UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK WITHIN 90 DAYS OF THE DATE OF RECORDING.

THE DAY OF ________, 2023.

CHURCHMAN

SECRETARY

STATE OF TEXAS
COUNTY OF SAN PATRICIO

I, GRACIE ALANIZ-GONZALES, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _______ DAY OF __________, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE OF COUNTY COURT AT __________ O'CLOCK __AM AND DULY RECORDED IN DEEDS IN BOOK __________, PAGE __________, COUNTY OF __________, STATE OF __________.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY IN SINTON, TEXAS, THE DAY AND YEAR LAST WRITTEN.

GRACIE ALANIZ-GONZALES, COUNTY CLERK

BY: DEPL