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

Documents:

AGENDA.PDF
MINUTES.PDF
MONTELONGO.PDF
VAQUERO.PDF
AGENDA
CITY OF SINTON
BOARD OF ADJUSTMENT
DATE: September 12, 2023 TIME: 5:30 P.M.
CITY HALL

Notice is hereby given that the Sinton Board of Adjustment Meeting will be held on the 12th day of September, 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 Hearings for Input concerning the Following Requests:

1. 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.

2. Vaquero Sinton Partners, LP., is seeking a variance from Ordinance Chapter 111, Section 1, Subsection A-Sec. 111.01A, for the property located at 12475 Hwy 188, Sinton, Texas; Legal Description: Block 1 Lot 1 Somerset Subdivision. The variance will be for signage, the height allowed is 30’ and the signage will be 50’; asking for a 20’ height variance.
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.

3. Discussion and action on a request submitted by Vaquero Sinton Partners, LP., for a variance from Ordinance Chapter 111, Section 1, Subsection A-Sec. 111.01A, for the property located at 12475 Hwy 188, Sinton, Texas; Legal Description: Block 1 Lot 1 Somerset Subdivision. The variance will be for signage, the height allowed is 30’ and the signage will be 50’; asking for a 20’ height variance.

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.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 Duhart, City Secretary

Date & Time Posted: 11/27/2022 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
September 27, 2022
5:30 p.m. City Hall

Members Present:

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

Staff Present:

John Hobson City Manager
Desiree Voth City Attorney
Cathy Duhart 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: 1  Block: 1  Subdivision: Frank Linehan Sub.  Current Zoning: R-1
Lot Width: 80  Lot Depth: 180  Total SF of Lot: 20,000

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

OWNER INFORMATION:
Owner's Name: Joel B. Montelongo Jr.
Owner's Address: 402 Winfield  Phone: 361-905-5002

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: ____________________________

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:

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<tr>
<th>Ordinance Requirements</th>
<th>Requested Dimensions</th>
<th>Variance From Ordinance</th>
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<td>LOT SIZE</td>
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<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: __________________________ Address: 409 Winslow - Stilson, TX 78387
Print Name: Joel B. Maddox, Jr. Phone Number: 361-201-5009
Date: ___________ E-Mail: joel.maddox@patriotenergy.co

STATE OF TEXAS
COUNTY OF ______________________
Subscribed and sworn to before me this ______ day of ______________________, 20_______
(seal)

______________________________
Notary Public
My Commission expires: __________________________
CITY OF SINTON

REC#: 00772719  7/13/2023   3:17 PM
OPER: DR   TERM: 065
REF#:  
PAID BY:  

TRAN: 402.0000 COPIER FEES
       JOEL MONTELONGO
       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@sintontexas.org
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.
111 N. Washington St. • Beeville, TX 78102 • 361-358-2550

Bill to:                    Sold to:

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

Account ID: 16070

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...

Charges from 7/27/2023 to 8/3/2023

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<td>$67.60</td>
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</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
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 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.

Mary Virginia Massey

Mary Virginia Massey, Notary Public in and for the State of Texas
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, September 12, 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:

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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@sintonmanager@ sintontexas.org
8-24&31
# Invoice

**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

**Account ID:** 16070

**Rep ID:** NG  
**Terms:** Net 20

### Classification of Ad: 200 – Public Notice
PO: BOA-MONTELENGO Text: CITY OF SINTON PUBLIC HEARING BOARD OF ADJUSTMENT
A pub...

## Charges from 8/24/2023 to 8/31/2023

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**Total:** $135.20

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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

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**Invoice**

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<th>Amount Due</th>
<th>$135.20</th>
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**Amount Enclosed**

**Issue Date:** 8/24/2023

**Invoice Date:** 8/17/2023

**Ad #** 31127

**Account #** 16070
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, September 12, 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 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@sintonunisia.org
NOTICE OF VARIANCE REQUEST

August 17, 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, September 12, 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@sintontexas.org
APPLICATION TO BOARD OF ADJUSTMENT

TYPE OF REQUEST:  ☑ Variance ☐ Appeal ☐ Specific Use

PROPERTY INFORMATION:
Address: 12475 Hwy 188, Sinton, Texas 78387
Lot: 1  Block: 1  Subdivision: Commercial  Current Zoning: Commercial
Lot Width: 414.72'  Lot Depth: 471.06'  Total SF of Lot: 195,141

Is this property located on a corner lot?  ☑ Yes  ☐ No

OWNER INFORMATION:
Owner's Name:  Vaquero Sinton Partners, LP
Owner's Address: 2627 Tillar Street, Suite 111, Fort Worth, TX 76107  Phone: 713-542-8419

IF APPLICABLE: Owner hereby gives Allen Industries 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.

STATE OF TEXAS
COUNTY OF ______
Subscribed and sworn to before me this 4th day of August, 2020.

By:  ________________________________
    Notary Public, State of Texas
    My Commission Expires June 23, 2025
    Notary ID 15317151-0

IF DIFFERENT FROM ABOVE, APPLICANT INFORMATION:
Applicant's Name: Allen Industries
Applicant's Address: 11351 49th Street North, Clearwater FL 33762  Phone: (727-573-3076)

ACTION REQUESTED:
☑ Seeking a variance as follows: Seeking a variance from Ordinance Chapter 111, Section 1, Subsection A - SEC. 111.01.A

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<tr>
<th>ORDINANCE REQUIREMENTS</th>
<th>REQUESTED DIMENSIONS</th>
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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:
   The increased sign height will not have any adverse affect on any of the surrounding properties.

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:
   N/A

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:
   The overpass that has been newly constructed blocks the visibility of the property / proposed store while traveling the bypass. We are requesting this variance so that our store may be visible via signage from the bypass travelers.

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:
   A - The state controls the road that blocks the visibility of the proposed commercial development. we have no control over this.
   B - The variance requested increases the overall project costs and is not being requested to avoid financial hardships.

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:
   The project is a Stripes convenience store that falls within the commercial zoning district. Signage and advertising for the retail and fuel sales is critical to our clients business, which is commonly accepted as the industry standard within most commercial zoning districts.
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: 2627 Tillar St. Ste. 111, Fort Worth, TX 76107
Print Name: James Pool Phone Number: 713-542-8419
Date: 8/4/2023 E-Mail: jpool@vaqueroventures.com

STATE OF TEXAS
COUNTY OF TARRANT

Subscribed and sworn to before me this 4th day of August, 2025

(seal)

BAYLEE NICOLE SMEMP
Notary Public, State of Texas
My Commission Expires
June 23, 2026
NOTARY ID 13317151-0

Notary Public
My Commission expires: 6/23/2025
The certificate at the bottom of this page should be prominently displayed at your primary business location.

Master: VINCENT JAMES NUCHE, License# 489419

AD DISPLAY SIGN SYSTEMS INC
27255 KATY FWY
KATY TX 77494-1073

Rick Figueroa
Chair

Thomas F. Butler
Vice Chair

Gerald R. Callas, M.D., F.A.S.A.
Helen Callier
Nora Castañeda
Lori High, RN, NP, Retired
Gary F. Wesson, D.D.S., M.S

Electrical Sign Contractor

AD DISPLAY SIGN SYSTEMS INC
License Number: 18193

The business named above is licensed by the Texas Department of Licensing and Regulation

License Expires: JANUARY 05 2024

Mike Arismendez, Jr.
Executive Director
STATE OF TEXAS

VINCENT JAMES NUCHE

MASTER ELECTRICIAN

TDLR
TEXAS DEPARTMENT OF LICENSING & REGULATION

LICENSE NUMBER 489419
EXPIRES 11/15/2023

TEXAS DEPARTMENT OF LICENSING & REGULATION
CITY OF SINTON
BUILDING PERMIT

Name of Owner: Waco Water Sinton Partners LP
Address of Owner: 2900 Wingeate St #200, Fort Worth, TX 76107
Name of Applicant: Ad Display Sign Systems Inc.
Building Site: Town Site or Addition: Hwy 81 & HWY 89, Sinton, TX 78387
Description of Building or Structural Alteration: Install signage package for new Stripes gas station

Estimated Cost: $50,000.00

Permit for the above construction authorized by Planning Zoning Commission.
Received the sum of $_______________ this the __________ day of ________________, 20______

CITY OF SINTON, TEXAS

BY ____________________________

NOTICE

Actual construction of building or structural alteration covered by this permit must begin within thirty days from the date of this permit or will be void. This permit must be displayed at some conspicuous place on the premises throughout the construction period.
Property Details

Property ID: 1043001

Legal Description: ABST 166 A HERRON SUR (4.48 ACRES)

Geographic ID: 2139-0166-0000-028

Type: Real

Location

Address: HWY 181 SINTON, TX 78387

AP ID: M-5-

Neighborhood D: SR100

Owner

Owner ID: 101081

Name: VAQUERO SINTON PARTNERS LP

Mailing Address: 2900 WINGATE ST STE 200 FORT WORTH, TX 76107

Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.
<table>
<thead>
<tr>
<th>Property Values</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improvement Homesite Value:</td>
</tr>
<tr>
<td>Improvement Non-Homesite Value:</td>
</tr>
<tr>
<td>and Homestite Value:</td>
</tr>
<tr>
<td>and Non-Homesite Value:</td>
</tr>
<tr>
<td>Agricultural Market Valuation:</td>
</tr>
<tr>
<td>$22,26</td>
</tr>
<tr>
<td>Market Value:</td>
</tr>
<tr>
<td>$22,26</td>
</tr>
<tr>
<td>g Use Value:</td>
</tr>
<tr>
<td>$</td>
</tr>
<tr>
<td>Appraised Value:</td>
</tr>
<tr>
<td>$22,26</td>
</tr>
<tr>
<td>Homestead Cap Loss: $</td>
</tr>
<tr>
<td>$</td>
</tr>
<tr>
<td>Assessed Value:</td>
</tr>
<tr>
<td>$22,26</td>
</tr>
</tbody>
</table>

VALUES DISPLAYED ARE 2022 CERTIFIED VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.
### Property Taxing Jurisdiction

<table>
<thead>
<tr>
<th>Entity</th>
<th>Description</th>
<th>Tax Rate</th>
<th>M&amp;O Rate</th>
<th>I&amp;S Rate</th>
<th>Market Value</th>
<th>Taxable Value</th>
<th>Estimated Tax</th>
<th>Freeze Ceiling</th>
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<tbody>
<tr>
<td>AD</td>
<td>CAD San Patricio</td>
<td>0.000000</td>
<td>0.000000</td>
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<td>$22,268</td>
<td>$0.00</td>
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<td>SI</td>
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<td>0.691184</td>
<td>0.068116</td>
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<td>0.341909</td>
<td>0.044944</td>
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<td>UD</td>
<td>San Patricio Co Drain Dist</td>
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**Total Tax Rate:** 2.713790

**Estimated Taxes With Exemptions:** $604.30

**Estimated Taxes Without Exemptions:** $604.30

### Property Land

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<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Acreage</th>
<th>Sqft</th>
<th>Eff Front</th>
<th>Eff Depth</th>
<th>Market Value</th>
<th>Prod. Value</th>
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## Property Roll Value History

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<thead>
<tr>
<th>Year</th>
<th>Improvements</th>
<th>Land Market</th>
<th>Ag Valuation</th>
<th>Appraised</th>
<th>HS Cap Loss</th>
<th>Assesse</th>
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<tbody>
<tr>
<td>2023</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<td>$22,268</td>
<td>$0</td>
<td>$22,266</td>
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## Property Deed History

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<tr>
<th>Deed Date</th>
<th>Type</th>
<th>Description</th>
<th>Grantor</th>
<th>Grantee</th>
<th>Volume</th>
<th>Page</th>
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</thead>
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<td>/25/2022</td>
<td>SWDVL</td>
<td>SPECIAL WD VL</td>
<td>SOMERSET LAND COMPANY LLC</td>
<td>VAQUERO SINTON PARTNERS LP</td>
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<td>71935</td>
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<td>/13/2021</td>
<td>SWD</td>
<td>SPECIAL WD</td>
<td>ODEM J F ETAL</td>
<td>SOMERSET LAND COMPANY LLC</td>
<td>714734</td>
<td>71473</td>
</tr>
</tbody>
</table>
THE CITY OF SINTON

NOTICE OF VARIANCE REQUEST

August 17, 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:

| Vaquero Sinton Partners, LP., is seeking a variance from Ordinance Chapter 111, Section 1, Subsection A-Sec. 111.01A, for the property located at 12475 Hwy 188, Sinton, Texas; Legal Description: Block 1 Lot 1 Somerset Subdivision. The variance will be for signage, the height allowed is 30’ and the signage will be 50’; asking for a 20’ height variance. |

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, September 12, 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@sintontexas.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, September 12, 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:

Vaquero Sinton Partners, LP, is seeking a variance from Ordinance Chapter 111, Section 1, Subsection A-Sec. 111.01A, for the property located at 12475 Hwy 188, Sinton, Texas; Legal Description: Block 1 Lot 1 Somerset Subdivision. The variance will be for signage, the height allowed is 30’ and the signage will be 50’; asking for a 20’ height variance.

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 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@sintonexes.org

8-24&31
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...

**Charges from 8/24/2023 to 8/31/2023**

<table>
<thead>
<tr>
<th>Date</th>
<th>Pub</th>
<th>Type</th>
<th>Description</th>
<th>Price</th>
<th>Discount</th>
<th>Applied</th>
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<tbody>
<tr>
<td>8/24/23</td>
<td>NSP</td>
<td>Ad</td>
<td>CITY OF SINTON - PUBLIC</td>
<td>$76.40</td>
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<tr>
<td>8/31/23</td>
<td>NSP</td>
<td>Ad</td>
<td>CITY OF SINTON - PUBLIC</td>
<td>$76.40</td>
<td></td>
<td></td>
<td>$76.40</td>
</tr>
</tbody>
</table>

$152.80

**Invoice**

| Amount Due | $152.80 |

Amount Enclosed ___________

Issue Date: 8/24/2023

Invoice Date: 8/17/2023

Ad # 31126

Account # 16070
Please publish the attached in the legal section of the newspaper at the earliest possible date and run for 2 consecutive weeks. Please send tear sheet, publisher’s affidavit, and bill to the City of Sinton.

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