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

Documents:

AGENDA.PDF
PUBLIC HEARING.PDF
MINUTES.PDF
PRELIMINARY PLAT.PDF
AGENDA
CITY OF SINTON
PLANNING AND ZONING COMMISSION
DATE: November 21, 2023    TIME: 5:30 P.M.
CITY HALL

Notice is hereby given that the Sinton Planning and Zoning Commission Meeting will be held on November 21, 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

Public Hearing on an application filed by Peua Consulting LLC/Oscar Castillo, P.E., requesting a re-zoning of West of Hwy 77 and South of FM 1945, Sinton, Texas; Legal Description: ABST 13 M MCCAULEY SUR 93.560 ACRE, (a 10.00 acre tract of land, out of a tract of land conveyed to R.B. Farms, Inc., described in deed recorded in Document Number 615114, Official Public Records, San Patricio County, Texas, situated in the Malcom McAuley League, Abstract 13, San Patricio County, Texas). The rezoning will be from Agricultural District to Commercial District.

D. ACTION ITEMS TO BE CONSIDERED

1. Discussion and action on the minutes from the Planning and Zoning Meeting held on August 15, 2023.

2. Discussion and action on an application filed by Peua Consulting LLC/Oscar Castillo, P.E., requesting a re-zoning of West of Hwy 77 and South of FM 1945, Sinton, Texas; Legal Description: ABST 13 M MCCAULEY SUR 93.560 ACRE, (a 10.00 acre tract of land, out
of a tract of land conveyed to R.B. Farms, Inc., described in deed recorded in Document Number 615114, Official Public Records, San Patricio County, Texas, situated in the Malcom McAuley League, Abstract 13, San Patricio County, Texas. The rezoning will be from Agricultural District to Commercial District.

3. Discussion and action on an application for a preliminary plat submitted by Peua Consulting LLC/Oscar Castillo, P.E., requesting a preliminary plat of West of Hwy 77 and South of FM 1945, Sinton, Texas; Legal Description: ABST 13 M MCCULEY SUR 93.560 ACRE, (a 10.00 acre tract of land, out of a tract of land conveyed to R.B. Farms, Inc., described in deed recorded in Document Number 615114, Official Public Records, San Patricio County, Texas, situated in the Malcom McAuley League, Abstract 13, 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 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.sintontexas.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 and Time posted: 1/11/2023     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.
APPLICATION FOR ZONING CHANGE

APPLICANT: Peua Consulting, LLC/Oscar Castillo, P.E. PHONE: (956) 568-4006

ADDRESS: 8218 Casa Verde Rd. Ste. 1001, Laredo, Tx 78041

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

AGENT OR ATTORNEY: 
ADDRESS: 
PHONE: 

PROPERTY ADDRESS: N/A
LEGAL DESCRIPTION: Attached legal description and Deed

CURRENT ZONING: N/A PROPOSED ZONING: Commercial

REASON FOR REQUEST: Requesting Commercial zone for the proposed use being gas station/truck stop.

PRINTED NAME: Oscar Castillo, P.E. DATE: 6/27/2023

SIGNATURE OF APPLICANT OR AGENT: 

FILING FEE: $200.00 plus actual engineering and legal costs

Make check payable to the City of Sinton. Mail or bring application and filing fee to:

City Secretary
City Hall
301 E. Market
Sinton, Texas 78387
(361) 364-2381
NOTICE OF PUBLIC HEARING

The Planning & Zoning Commission and the City Council of the City of Sinton, Texas will conduct a Public Hearing for the following request:

1. An application filed by Peua Consulting LLC/Oscar Castillo, P.E., requesting a re-zoning of West of Hwy 77 and South of FM 1945, Sinton, Texas; Legal Description: ABST 13 M MCCAULEY SUR 93.560 ACRE, (a 10.00 acre tract of land, out of a tract of land conveyed to R.B. Farms, Inc., described in deed recorded in Document Number 615114, Official Public Records, San Patricio County, Texas, situated in the Malcom McAuley League, Abstract 13, San Patricio County, Texas). The rezoning will be from Agricultural District to Commercial District.

Planning & Zoning Commission Public Hearing Date:
Date: November 21, 2023
Time: 5:30 pm
Place: City Hall, 301 East Market, Sinton, Texas 78387

City Council Public Hearing Date:
Date: November 21, 2023
Time: 6:00pm
Place: City Hall, 301 East Market, Sinton, Texas 78387

All interested parties are invited to attend. Anyone unable to attend the hearing may express his/her opinion either for or against granting this request by writing the City Manager at P O Box 1395, Sinton, Texas 78387-1395, by email sintonmanager@sintontexas.org, or calling (361)364-2381.

Cathy Duhart
City Secretary
SURVEY
of a 0.09 acre tract of land
over and across FM 1945
Situated in Maclin McKay League, Abstract 13
San Patricio County, Texas

Love's Travel Stops & Country Stores, Inc.
Doc. No. 651621
O.P.R.S.P.C.T.

N 88'46'26" E - 50.00'

F.M. 1945
State of Texas
Vol. 180, Pg. 285
O.P.R.S.P.C.T.

S 88'46'26" W - 50.00'

Set 5'
Iron Rod

R.B. Farms, Inc.
Doc. No. 615114
O.P.R.S.P.C.T.

10.00 acre
tract of land
FATC Real Estate, LLC
Doc. No. 732385
O.P.R.S.P.C.T.

Point of Beginning
Found 5'
Iron Rod
bears
N 82'14'34" E
0.72'

Bhakti and R.M. Bhakti
Doc. No. 438377
O.P.R.S.P.C.T.

Note:
Not all utilities or easements shown here.

Basis of Bearing:
Texas South Central Zone - 4204 - NAC 83

GRAPHIC SCALE

Inches = 10 ft

JULIAN JAVIER RUIZ
R.P.L.S. No. 5301-TEXAS

08-01-23
CURRENT DATE

JULIAN JAVIER RUIZ
R.P.L.S. No. 5301-TEXAS

3252 E. India Hwy
Eagle Pass, Texas 78852
www.jruizlandsurveying.com
Phone 956-568-4470

SHEET 1 OF 2
CITY OF SINTON
PLANNING AND ZONING COMMISSION MEETING
August 15, 2023
5:45 p.m. City Hall

Members Present: William Zagorski Chairperson
Pam Mathis Board Member
Joe Gonzales Board Member

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

Citizens Present: Trish Marion

William Zagorski called the meeting to order at 5:45 p.m., and City Secretary Cathy Duhart called the roll. Board Members Roger Kenne and Pennie Parker were not present.

Public Hearing: No Public Hearing

Action Items for Consideration:

1. Action on the minutes from the Planning and Zoning Meeting held on May 16, 2023.

   Pam Mathis made the motion to approve the minutes from the Planning and Zoning Commission Meeting held on May 16, 2023. The second was made by Joe Gonzales. The motion carried 3-0.

2. 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.

   Mr. Hobson advised this would be considered a minor plat in which one lot would be divided into two lots, and it meets all of the requirements as far as the City’s subdivision ordinance; he recommended approval.
Pam Mathis made the motion to approve the application for a preliminary and final plat submitted by First Community Bank. The second was made by Joe Gonzales. The motion carried 3-0.

The motion to adjourn was made by William Zagorski. The second was made by Pam Mathis. The motion carried 3-0. 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: FATC Commercial Plat

APPLICANT: Peua Consulting, LLC PHONE: (956) 568-4006
ADDRESS: 8218 Casa Verde Rd. Ste. 1001, Laredo, Tx 78041

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

LICENSED SURVEYOR OR ENGINEER: Peua Consulting LLC/Oscar Castillo, P.E.
ADDRESS: 8218 Casa Verde Rd. Ste. 1001 PHONE: (956) 568-4006

LOCATION OF PROPOSED SUBDIVISION: West of Hwy 77 and South of FM 1945

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

PRINTED NAME: Oscar Castillo, P.E. DATE: 06/27/2023

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.
City of Sinton

Preliminary Plat Review Checklist

Applicant: Oscar Castle Project Title: 8FATC Commercial Plot

Property Location: FM 1456/Way 77 Date Submitted: 8-16-23

NA

Existing Features Inside Subdivision

☐  ☐ Scale – 200 to 1
☐  ☐ Existing boundary lines
☐  ☐ Drainage features
☐  ☐ Streets, alleys, easements, buildings...
☐  ☐ Topographical information with one-foot contour lines

Existing Features Outside Subdivision

☐  ☐ Property lines of undivided tracts with owners name
☐  ☐ Name and location of adjacent subdivisions, streets, easements, pipelines, and watercourses...
☐  ☐ Lines outside proposed subdivision to be dashed.

New Features Inside Subdivision

☐  ☐ Proposed name
☐  ☐ Location, width, and name of streets
☐  ☐ Width and depth of all lots
☐  ☐ Building lines, alleys, and easements
☐  ☐ Sites for schools, church, and parks
☐  ☐ Acreage of property to be subdivided

Other Features

☐  ☐ Key map
☐  ☐ Date, scale, north point, title under which plat is to be recorded

The Preliminary Plat submitted DOES / Does NOT comply with Section 155.15 of the City of Sinton Code of Ordinances.

John Hobson, City Manager

Date 8-16-23