AGENDA
CITY OF SINTON
PLANNING AND ZONING COMMISSION
DATE: March 18, 2019 TIME: 5:30 P.M.

CITY HALL

Notice is hereby given that the Sinton Planning and Zoning Commission Meeting will be held on March 18, 2019 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

_____ Patricia Marion
_____ Lesly Mora-Sence
_____ William Zagorski
_____ Luther Salas
_____ Roger Kenne
_____ John Hobson, City Manager
_____ Desiree Voth, City Attorney
_____ Cathy Duhart, City Secretary

C. PUBLIC HEARING:

Public Hearing for Input concerning the Following Request:

1. An application filed by American Electric Power c/o CDS Muery submitting the amending plat of the property located at West Fourth Street, the portion of Lots 8 and 9, C.W. Hafer’s Subdivision; Legal Description: W/2 TRS 8&9 Sinton-Hafer S/D.

D. ACTION ITEMS TO BE CONSIDERED

1. Discussion and Action on the minutes from the Planning and Zoning Commission Meeting held on January 7, 2019.

2. Discussion and Action on An application filed by American Electric Power c/o CDS Muery submitting the amending plat of the property located at West Fourth Street, the portion of Lots 8 and 9, C.W. Hafer’s Subdivision; Legal Description: W/2 TRS 8&9 Sinton-Hafer S/D.
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.sinton-texas.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 March 5, 2019 by 5pm 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

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.
January 21, 2019

Mr. John Hobson – City Manager
City of Sinton
301 East Market
Sinton, Texas 78387

Dear Mr. Hobson,

On behalf of our client, American Electric Power, we are pleased to submit the Amending Plat of Portion of Lots 8 and 9, C.W. Hafer’s Subdivision for your review and/or approval. Please find enclosed three copies of the plat in hard copy format. The subject property is located on the east side of Cemetery Street, 400 feet north of the intersection with County Road 1196.

The property will be developed as an electrical substation. No domestic water or wastewater utility connections are necessary for the property due to the nature of the development. The purpose of the amending plat is to remove an existing lot line that currently transects the property in an east-west direction.

Thank you for your consideration of this submittal, and please do not hesitate to contact me by phone at 210-581-1111 or email at john.gibson@cdsmuery.com with any requests regarding this project.

Sincerely,

CDS Muery

[Signature]

By: John B. Gibson, E.I.T.
   Project Engineer

Enclosures:

1. Amending Plat 18" x 24" (3 copies)
2. Processing Fee ($50.00)
CITY OF SINTON

REC#: 00660189  2/25/2019  3:38 PM
OPER: AM    TERM: 010
REF#: 54803
PAID BY:

TRAN: 402.0000  COPIER FEES
       AEP REPLAT
       COPIER FEES  50.00CR

TENDERED:  50.00  CHECK
APPLIED:   50.00-

CHANGE:    0.00
AMENDING PLAT OF
PORTION OF LOTS 8 AND 9
C.W. HAER'S
SUBDIVISION

BEING A 7.554 ACRE TRACT OF LAND LYING IN THE JOHN
POLLAN SURVEY, ABSTRACT 23, SAN PATRICIO COUNTY, TEXAS,
SAME BEING A PORTION OF LOTS 8 AND 9 OF THE C.W. HAER'S
SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 23, MAP
RECORDS OF SAN PATRICIO COUNTY, TEXAS, SAME ALSO BEING
ALL OF A 7.554 ACRE TRACT OF LAND AS DESCRIBED AND
RECORDED IN DOCUMENT NUMBER 684219, REAL PROPERTY
RECORDS OF SAN PATRICIO COUNTY, TEXAS.

CDS
ENGINEERS • SURVEYORS
2401 MUGGAR DRIVE • SAN ANTONIO, TEXAS 78228 • TOLL FREE 1-800-581-2111 • 1-210-306-3855
TELEPHONE NO. 815-760 • TELEFAX NO. 110-744-7170

STATE OF OHIO
COUNTY OF FRANKLIN

AEP TEXAS INC., HEREBY CERTIFY THAT THEY ARE THE OWNERS
OF THE LANDS WITHIN THE BOUNDARIES OF THE FOREGOING PLAT;
THAT THEY HAVE HAD SAID LANDS SURVEYED AND SUBDIVIDED AS
SHOWN; THAT THE STREETS SHOWN ARE DEDICATED TO THE
PUBLIC USE FOREVER; THAT EASEMENTS AS SHOWN ARE
DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION,
OPERATION AND THE USE OF PUBLIC UTILITIES, AND THAT THIS
MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND
DEDICATION.

OWNER/DEVELOPER: P. TODD IRELAND
REAL ESTATE MANAGEMENT
AEP TEXAS INC.
1 RIVERSIDE PLAZA, 16TH FLOOR
COLUMBUS, OHIO 43215

STATE OF OHIO
COUNTY OF FRANKLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY
PERSONALLY APPEARED — P. TODD IRELAND
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED
TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME
THAT HE EXECUTED THE SAME FOR THE PURPOSE AND
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 requests:

1. An application filed by American Electric Power c/o CDS Muery submitting the amending plat of the property located at West Fourth Street, the portion of Lots 8 and 9, C.W. Hafer’s Subdivision; Legal Description: W/2 TRS 8&9 Sinton-Hafer S/D.

Planning & Zoning Commission Public Hearing Date:
Date: March 18, 2019
Time: 5:30 pm
Place: City Hall, 301 East Market, Sinton, Texas 78387

City Council Public Hearing Date:
Date: March 19, 2019
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@sinton texas.org, or calling (361)364-2381.

Cathy Duhart
City Secretary
<table>
<thead>
<tr>
<th>ACCOUNT_</th>
<th>PROP_ID</th>
<th>addr_line2</th>
<th>addr_city</th>
<th>addr_state</th>
<th>addr_zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>0164-0001-0009-002</td>
<td>51987</td>
<td>828 BOOTY ST</td>
<td>SINTON</td>
<td>TX</td>
<td>78387</td>
</tr>
<tr>
<td>0164-0001-0012-000</td>
<td>38260</td>
<td>844 BOOTY ST</td>
<td>SINTON</td>
<td>TX</td>
<td>78387</td>
</tr>
<tr>
<td>0164-0002-0009-002</td>
<td>52031</td>
<td>833 BOOTY ST</td>
<td>SINTON</td>
<td>TX</td>
<td>78387</td>
</tr>
<tr>
<td>0164-0002-0010-002</td>
<td>52039</td>
<td>839 BOOTY</td>
<td>SINTON</td>
<td>TX</td>
<td>78387</td>
</tr>
<tr>
<td>0164-0002-0012-000</td>
<td>52044</td>
<td>700 GORDON ST APT 19</td>
<td>SINTON</td>
<td>TX</td>
<td>78387</td>
</tr>
<tr>
<td>0348-0000-0007-001</td>
<td>52854</td>
<td>PO BOX 218</td>
<td>SINTON</td>
<td>TX</td>
<td>78387</td>
</tr>
<tr>
<td>0348-0000-0007-002</td>
<td>52862</td>
<td>936 W 4TH ST</td>
<td>SINTON</td>
<td>TX</td>
<td>78387</td>
</tr>
<tr>
<td>0348-0000-0007-003</td>
<td>52869</td>
<td>936 W 4TH ST</td>
<td>SINTON</td>
<td>TX</td>
<td>78387</td>
</tr>
<tr>
<td>0348-0000-0008-003</td>
<td>52882</td>
<td>234 SUNSET DR</td>
<td>ROCKPORT</td>
<td>TX</td>
<td>78382-7018</td>
</tr>
<tr>
<td>0348-0000-0008-004</td>
<td>39451</td>
<td>PO BOX 218</td>
<td>SINTON</td>
<td>TX</td>
<td>78387</td>
</tr>
<tr>
<td>0348-0000-0009-001</td>
<td>52894</td>
<td>PO BOX 457</td>
<td>SINTON</td>
<td>TX</td>
<td>78387</td>
</tr>
<tr>
<td>0348-0000-0009-002</td>
<td>39452</td>
<td>1006 TOUCHSTONE RD</td>
<td>SINTON</td>
<td>TX</td>
<td>78387</td>
</tr>
<tr>
<td>0348-0000-0009-004</td>
<td>39454</td>
<td>800 W SINTON</td>
<td>SINTON</td>
<td>TX</td>
<td>78387</td>
</tr>
<tr>
<td>0348-0000-0009-005</td>
<td>39455</td>
<td>22 WINDRIDGE</td>
<td>BEEVILLE</td>
<td>TX</td>
<td>78102</td>
</tr>
<tr>
<td>0348-0000-0009-006</td>
<td>39456</td>
<td>800 W SINTON</td>
<td>SINTON</td>
<td>TX</td>
<td>78387</td>
</tr>
<tr>
<td>0348-0000-0009-007</td>
<td>39457</td>
<td>900 TOUCHSTONE ST</td>
<td>SINTON</td>
<td>TX</td>
<td>78387</td>
</tr>
<tr>
<td>0348-0000-0009-008</td>
<td>39458</td>
<td>904 TOUCHSTONE RD</td>
<td>SINTON</td>
<td>TX</td>
<td>78387</td>
</tr>
<tr>
<td>0348-0000-0009-009</td>
<td>39459</td>
<td>PO BOX 7</td>
<td>SINTON</td>
<td>TX</td>
<td>78387</td>
</tr>
<tr>
<td>2139-0013-0000-020</td>
<td>55278</td>
<td>5179 SKYLINE DRIVE</td>
<td>BEEVILLE</td>
<td>TX</td>
<td>78102</td>
</tr>
<tr>
<td>2139-0023-0032-003</td>
<td>59161</td>
<td>PO BOX 755</td>
<td>SINTON</td>
<td>TX</td>
<td>78387</td>
</tr>
</tbody>
</table>
February 27, 2019

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:

An application filed by American Electric Power c/o CDS Muery submitting the amending plat of the property located at West Fourth Street, the portion of Lots 8 and 9, C.W. Hafer’s Subdivision; Legal Description: W/2 TRS 8&9 Sinton-Hafer S/D.

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 Planning and Zoning Commission of the City of Sinton at the Sinton City Hall, located at 301 E. Market Street, Sinton, Texas, Monday, March 18, 2019 at 5:30 p.m. The request will also be presented to the Sinton City Council at the Sinton City Hall, located at 301 E. Market Street, Sinton, Texas on Tuesday, March 19, 2019 at 6pm.

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 Planning and Zoning Commission, 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
THE CITY OF SINTON

NOTICE OF VARIANCE REQUEST

February 27, 2019

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:

An application filed by American Electric Power c/o CDS Muery submitting the amending plat of the property located at West Fourth Street, the portion of Lots 8 and 9, C.W. Hafer's Subdivision; Legal Description: W/2 TRS 8&9 Sinton-Hafer S/D.

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 Planning and Zoning Commission of the City of Sinton at the Sinton City Hall, located at 301 E. Market Street, Sinton, Texas, Monday, March 18, 2019 at 5:30 p.m. The request will also be presented to the Sinton City Council at the Sinton City Hall, located at 301 E. Market Street, Sinton, Texas on Tuesday, March 19, 2019 at 6pm.

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 Planning and Zoning Commission, 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