

1. 5:45 P.M. Board Of Adjustment Meeting

Documents:

[BOARD OF ADJUSTMENT MEETING PACKET.PDF](#)

**AGENDA**  
**CITY OF SINTON**  
**BOARD OF ADJUSTMENT**

**DATE: May 27, 2025                      TIME: 5:45 P.M.**

**CITY HALL**

Notice is hereby given that the Sinton Board of Adjustment Meeting will be held on the 27<sup>th</sup> day of May, 2025 at 5:45 p.m. in the Council Chambers, City Hall, 301 East Market Street, Sinton, Texas. The items below are 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
- \_\_\_\_\_ Maureen Stevens
- \_\_\_\_\_ Roland Cantu
  
- \_\_\_\_\_ Luther Salas, Alternate Board Member
- \_\_\_\_\_ Ruby Rodriguez, Alternate Board Member
- \_\_\_\_\_ Vacant
- \_\_\_\_\_ John Hobson, City Manager
- \_\_\_\_\_ Desiree Voth, City Attorney
- \_\_\_\_\_ Cathy Duhart, City Secretary
- \_\_\_\_\_ Angela Montemayor, Utility Clerk

**C. PUBLIC HEARING:**

**Public Hearing for Input concerning the Following Request:**

Wiley McIlwain, of Somerset Land Company, LLC, is requesting the following variances for his property located at North Somerset Blvd, Sinton, Texas 78387. Legal Description: Lot 1, Block 20 and Lots 1-6, Block 15, Somerset of Sinton Unit 1:

- **Lot Size**            **Ordinance Req: 5000 sq ft; Requested: 3600 sq ft; Variance: 1400 sq ft**
- **Lot Width**        **Ordinance Req: 50';            Requested: 32.5';            Variance: 17.50'**
- **Side Yard**        **Ordinance Req: 7';            Requested: 0'&5';            Variance: 7' & 2'**

**D. ACTION ITEMS TO BE CONSIDERED**

1. Discussion and action on the minutes from the Board of Adjustment meetings held on June 18, 2024, June 24, 2024, and September 17, 2024.
2. Discussion and action on a request submitted by Wiley McIlwain, of Somerset Land Company, LLC, who is requesting the following variances for his property located at North Somerset Blvd, Sinton, Texas 78387. Legal Description: Lot 1, Block 20 and Lots 1-6, Block 15, Somerset of Sinton Unit 1:
  - Lot Size            Ordinance Req: 5000 sq ft; Requested: 3600 sq ft; Variance: 1400 sq ft
  - Lot Width        Ordinance Req: 50';            Requested: 32.5';            Variance: 17.50'
  - Side Yard        Ordinance Req: 7';            Requested: 0' & 5';            Variance: 7' & 2'

**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.sintontexas.org](http://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 & Time Posted: 5/22/2025 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

P. O. Box 1395  
301 E. Market St.  
Sinton, Texas 78387  
361-364-2381

## APPLICATION TO BOARD OF ADJUSTMENT

<i>For Office Use Only</i>	Date Rcvd: _____
Fee: _____	Receipt # _____
BOA Date: _____	Approved/Denied _____

TYPE OF REQUEST:  Variance  Appeal  Specific Use

**PROPERTY INFORMATION:**

Address: N. SOMERSET BLVD., SINTON, TX 78387

Lot 1 Block 20 Subdivision SOMERSET AT SINTON UNIT 1 Current Zoning: R2

Lot Width: SEE PLAT Lot Depth: SEE PLAT Total SF of Lot: SEE PLAT

Is this property located on a corner lot?  Yes  No **BOTH; MULTIPLE LOTS**

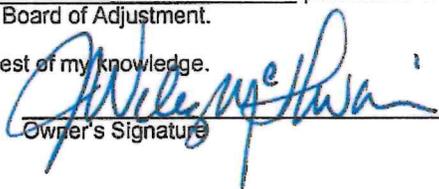
**OWNER INFORMATION:**

Owner's Name: SOMERSET LAND COMPANY, LLC

Owner's Address: 520 CECIL AVE., KINGSVILLE, TX 78363 Phone: 361-815-3528

**IF APPLICABLE:** Owner hereby gives Urban IDCCM 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** SAN PATRICIO

Subscribed and sworn to before me this 23<sup>rd</sup> day of April 2025

(seal)  **XAVIER GALVAN**  
Notary ID #125186163  
My Commission Expires  
February 1, 2029

\_\_\_\_\_  
Notary Public  
My Commission expires: Feb. 1, 2029

**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: See sketch on Page 3.

	Ordinance Requirements	Requested Dimensions	Variance From Ordinance
LOT SIZE	5000 sf	3600 sf	1400 sf
LOT WIDTH	50	32.50'	17.50'
LOT DEPTH			
SIDE YARD	7'	0' & 5'	7' & 2'

SIDE YARD @ CORNER			
FRONT YARD			
REAR YARD			
COVERAGE AREA			
PARKING SPACES			
OTHER: Specify			

### 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:

\_\_\_\_\_  
YES.  
 \_\_\_\_\_  
 \_\_\_\_\_

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:

\_\_\_\_\_  
VARIANCE WILL ALLOW EACH SIDE OF DUPLEX TO BE SOLD AS INDIVIDUAL UNITS.  
 \_\_\_\_\_  
 \_\_\_\_\_

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:

\_\_\_\_\_  
VARIANCE ELIMINATES THE HARDSHIP OF ONE INDIVIDUAL PURCHASING BOTH UNITS.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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:

\_\_\_\_\_  
SIDE YARD REQUIREMENT PREVENTS THE SALE OF INDIVIDUAL SIDES OF DUPLEX.  
 \_\_\_\_\_

**REQUIRED SUBMITTALS:**

- Completed application
- Owner permission, if applicable
- Application Fee (\$200.00)
- Site Plan or Survey drawn to scale

**NOTICE TO APPLICANT:**

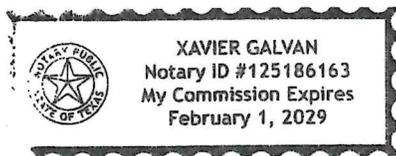
I have carefully read the complete application and know the same is true and correct. I hereby agree to comply with all provisions of local, State, and Federal Laws will be complied with, whether herein specified or not. As the owner of the above property or a duly authorized agent as provided herein, I hereby grant permission to enter the premises and make all necessary inspections.

Signed: *Wiley McIlwain* Address: 520 CECIL AVE., KINGSVILLE, TX 78363  
Print Name: WILEY MCILWAIN Phone Number: 361-815-3528  
Date: April 23, 2025 E-Mail: \_\_\_\_\_

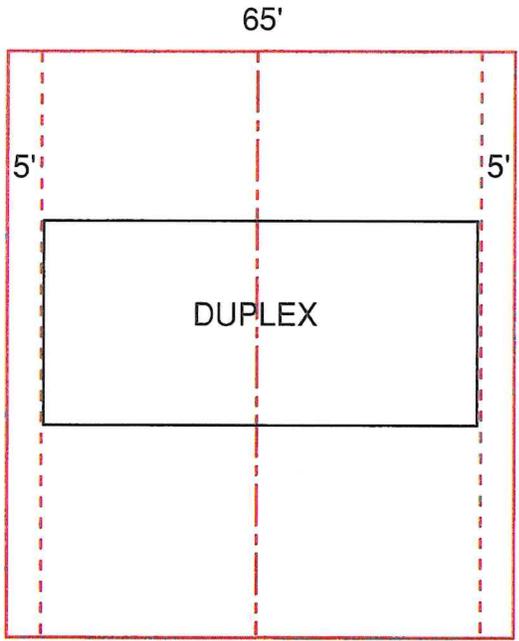
STATE OF TEXAS

COUNTY OF Nueces

Subscribed and sworn to before me this 23<sup>rd</sup> day of April, 2025  
(seal)



*Xavier Galvan*  
Notary Public  
My Commission expires: Feb. 1, 2029



Zero lot line for duplex.



**General Notes:**

- Total platted area contains 10.836 Acres of Land (Includes Street Dedication).
- A 5/8 inch iron Rod with orange plastic cap stamped "URBAN DCCM" set at all corners unless otherwise noted.
- All Lots are zoned RZ.
- Direct access to Durango Street is Prohibited from Lot 4, Block 1, and Lot 1, Block 2.
- Direct access to Alamo Way is Prohibited from Lot 19, Block 2.
- Direct access to Somersat Boulevard North is Prohibited from Lots 16-19, Block 2, and Lot 1, Block 3.

**Proposed Improvements:**

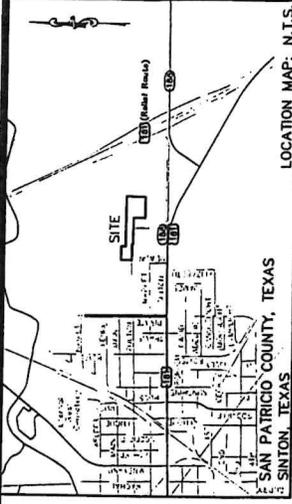
**Paving** - Street pavement sections will generally consist of concrete pavement wearing course, limestone TPA CR 1-2 base course and compacted subgrade with option for lime stabilization or use of geogrid.

**Water** - Water system will be City of Sinton supply and consist of C-900 PVC. Wastewater - Wastewater will be City of Sinton gravity collection system discharging to the new lift station at the northwest corner of the said 172.73 Acre Tract. Piping shall be SDR 26 PVC.

**Storm water** - Underground drainages will be provided through most of the 172.73 Acre Tract before discharging to a drainage district easement with ultimate discharge into Chilipin Creek. Piping shall be reinforced concrete pipe (RCP).

**Successor's Notes:**

- Bearings shown hereon are Grid Bearings and referenced to the Texas State Plane Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983 (2011) Epoch 2010.00. Distances shown are ground distances.
- Existing Flood Map, by graphic detailing only. This property is currently in Zone "X" and Zone "A" of the Flood Insurance Rate Map (FIRM) Community and Number 48409C 0275 E, County of San Patricio, Texas, which hazard area was effective November 4, 2016 and is partially in a Special Flood Hazard Area. The existing FIRM Panel 48409C 0275 E is based on the North American Vertical Datum of 1988 (NAVD88).



State of Texas  
County of San Patricio

This final plat of Somersat at Sinton, Unit 3 was approved on behalf of the City Planning and Zoning Commission of the City of Sinton, provided, however, this approval shall be invalid, null and void, unless this plat be filed with the County Clerk within 30 months.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Secretary \_\_\_\_\_ Chairman \_\_\_\_\_

State of Texas  
County of San Patricio

I, Grady Alaniz-Gonzales, Clerk of the County Court of San Patricio, do hereby certify that the foregoing plat of Somersat at Sinton, Unit 3, does not conflict with any other plat of land with its certificate of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., the map reads of said County in Instrument No. \_\_\_\_\_ at \_\_\_\_\_ Envelope \_\_\_\_\_, Tube \_\_\_\_\_ Map Record \_\_\_\_\_.

Witness my hand and seal of the County Court, in and for said County, at office in Sinton, Texas, the \_\_\_\_\_ day and year last written.

Being a replat of Lot 1, Block 20, and Lots 1-6, Block 15, Somersat at Sinton, Unit 3, a map recorded in Document No. 729431, Official Public Records of San Patricio County, Texas.

**Plat of  
Somersat at Sinton  
Unit 3**

No. \_\_\_\_\_ Filed for Record \_\_\_\_\_ M.  
at \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_ Deputy  
Grady Alaniz-Gonzales, County Clerk  
San Patricio County, Texas

State of Texas  
County of Nueces

I, Saul V. Castillo, a Registered Professional Land Surveyor for Urban/DCCM, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct. I, the undersigned, a duly Licensed Land Surveyor, have been engaged under contract to set all Lot and Block corners on above plat, and to conduct all such operations with due and reasonable diligence consistent with sound professional practice.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

*Preliminary, this document shall not be recorded  
until the survey purpose and shall not be used or viewed  
or relied upon as a final survey document.*

Saul V. Castillo  
R.P.L.S. License No. 8192

Urban | **DCCM**

10705 FM 1463/66, Suite 101 | P.O. Box 1003240  
Dallas, Texas 75245-0324 | www.urbandccm.com

REvised: FEB. 4, 2025  
DATE OF SURVEY: FEB. 6, 2025  
SCALE: 1"=100'  
JOB NO.: 0000002101  
SHEET: 1 of 2  
www.urbandccm.com

State of Texas  
County of Nueces

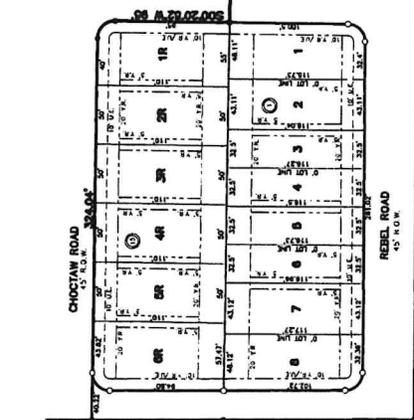
This instrument was acknowledged before me by Way McInish, as Manager of Somersat Land Company, LLC, a Texas Limited Liability Company, on behalf of said entity in said capacity.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public in and for the State of Texas

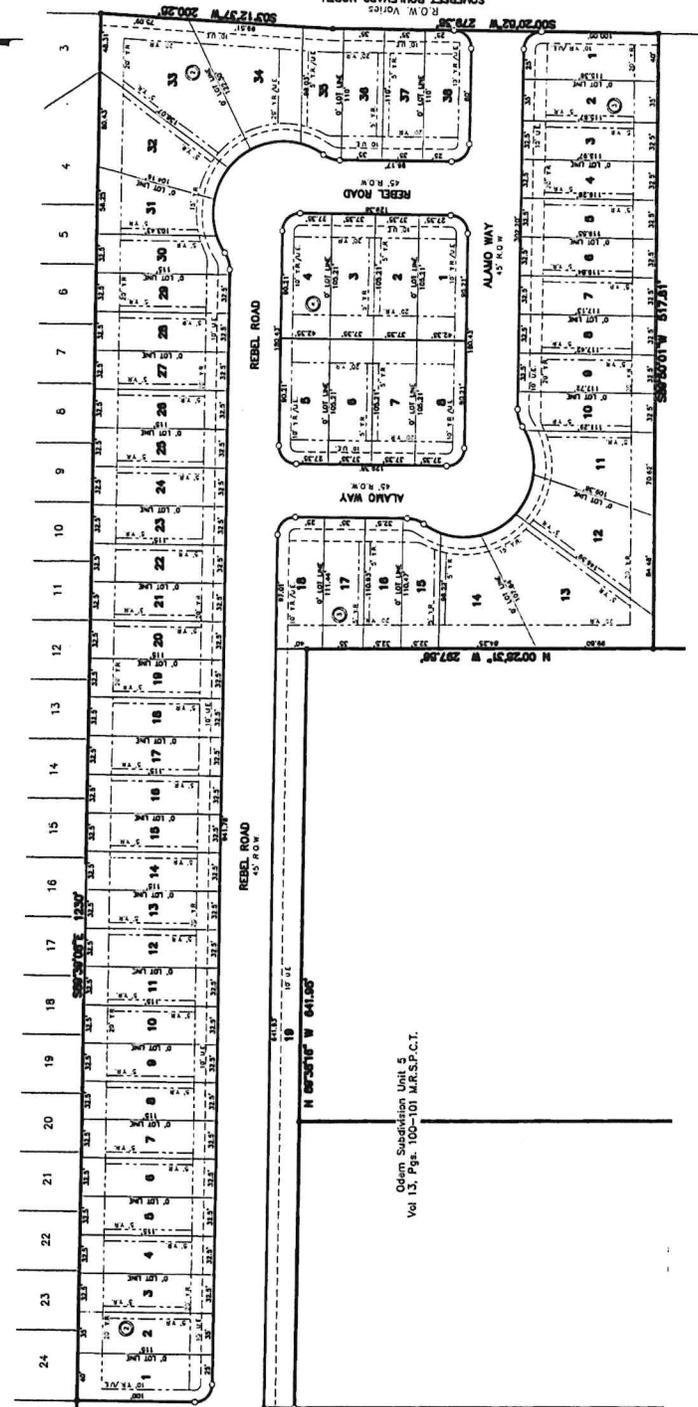
By: \_\_\_\_\_  
Way McInish, Manager

By: Somersat Land Company, LLC, a Texas limited liability company



3.5 Acre Tract  
 Portion of A. Harron Sur.  
 Abstract 166  
 C.P.M.S.P.C.T. 166  
 (Doc. 100-101 M.R.S.P.C.T.)  
 (Owner: Assisting Texas with Housing Inc.)

Odem Subdivision Unit 5  
 Vol 13, Pgs. 100-101 M.R.S.P.C.T.



Somerset at Sinton Unit 3  
 10.836 AC Zero Lot-Line Duplex Lot Layout  
 72 Duplex Lots  
 (Lots 1R - 6R remain standard)

*Final Plat Exhibit*



DATE: April 21, 2025  
 SCALE: 1"=100'  
 JOB NO.: 00002101  
 SHEET: 1 OF 1  
 DRAWN BY: SAB  
 usurveying@dccm.com



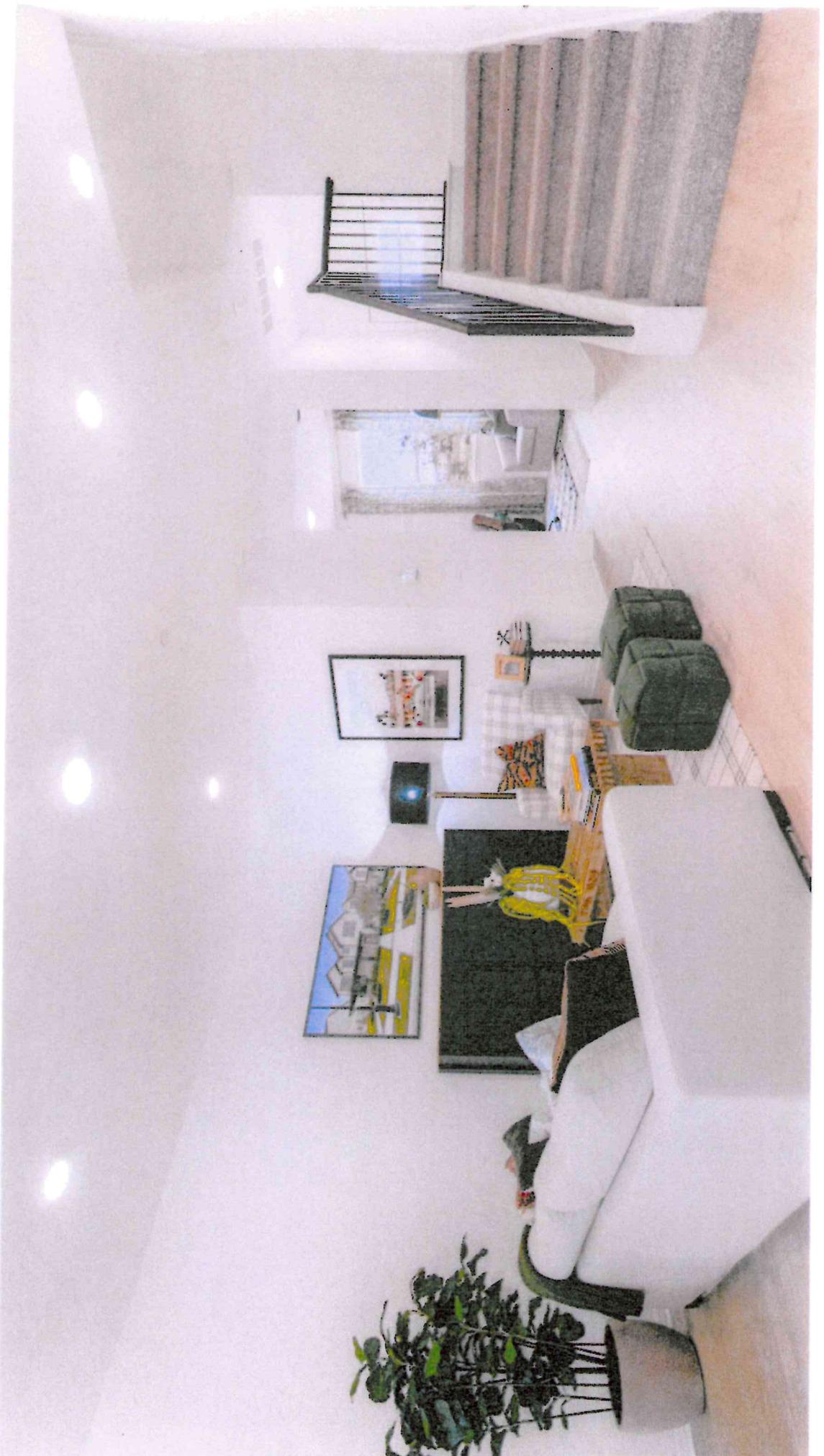
TRIPLES DATA SERVICES, LLC | SURVEYING 10032400  
 10032400 | 10032400 | 10032400  
 PHONE: 361.824.3300 | 361.824.3300 | 361.824.3300



# **DUPLEXES IN SINTON, TX**

Attainable housing for every  
American Dream

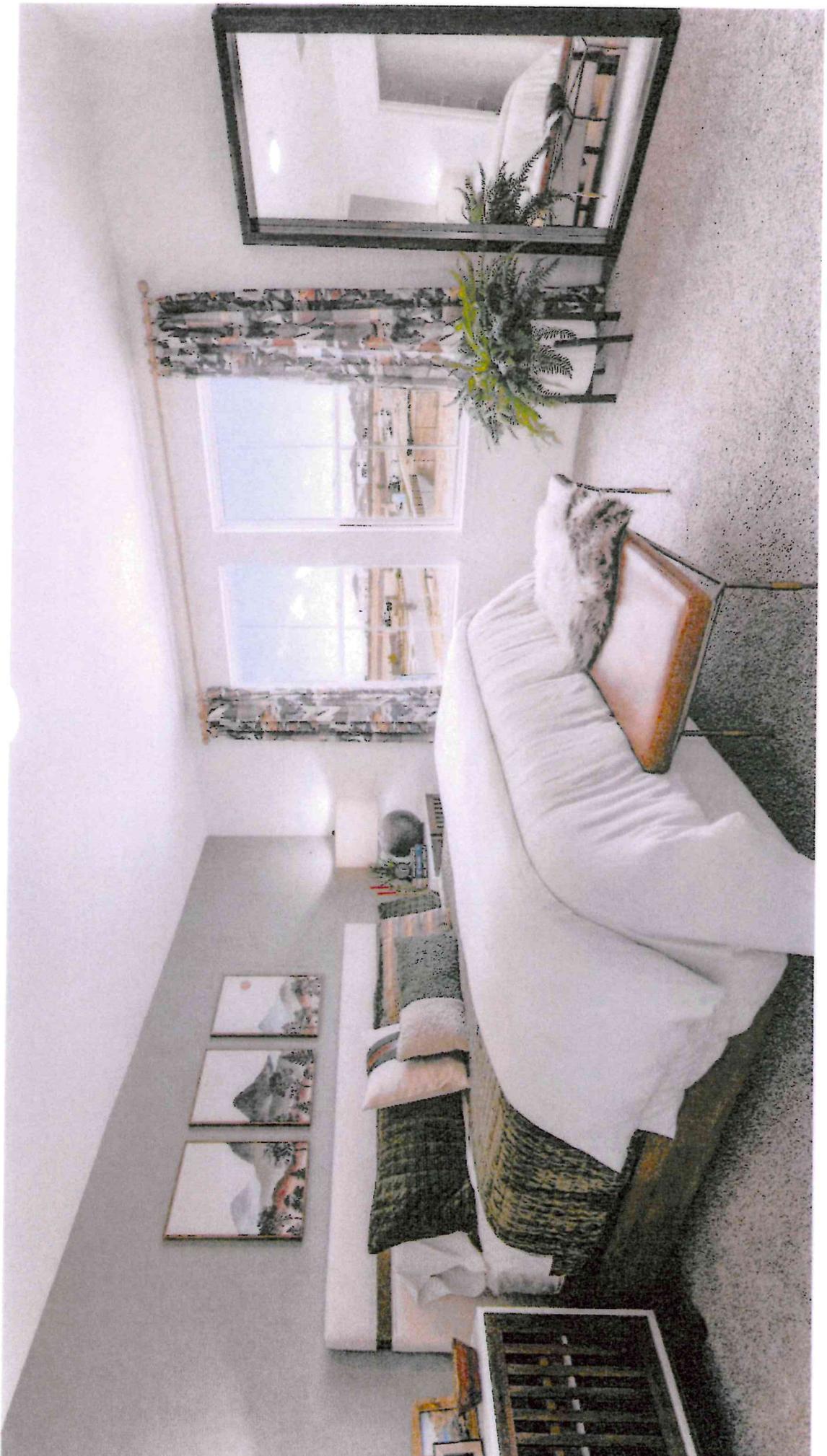




# QUALITY CONSTRUCTION

- 10 Year limited RWC warranty program
- Homebuilder one year warranty program with full-time professional warranty department
- Personalized new homeowner orientation
- Third party independent inspections throughout the building process
- 3/4" Tongue-and-groove OSB subfloor (per plan)
- Professionally designed engineered post tension foundation (per lot)
- Professionally designed engineered floor trusses (per plan)
- Wood framing at 16" centers on load-bearing walls
- 7/16 OSB roof decking
- Windstorm rated overhead garage door





# ENERGY EFFICIENCY

Third party energy efficiency and ENERGY Star ratings with certifications

Energy efficient 16 SEER HVAC with heat pump

Exhaust fans in bathrooms & laundry

Programmable IDS thermostat with backlit display

R-6 HVAC ductwork

Fresh air ventilation control system

Fully encapsulated home envelope with spray foam insulation

100% LED with standard flush mount lighting

ENERGY Star vinyl double pane insulated low-E argon windows with screens

Polyseal foam in all wall penetrations for reduced air infiltration





A21A22 B14BTB15

## UPGRADED FEATURES

- Raised 8' to 9' ceilings (per plan)
- Stainless steel appliances (range, dishwasher, microwave, disposal)
- Finished garage
- Pre-wire for garage door opener
- Brushed nickel interior doorknobs throughout
- Chrome faucets & bath hardware
- Storage shelf above washer/dryer
- Cable and telephone (per plan)
- Raised elongated commodes throughout
- Cementitious siding with 30 year limited warranty (per plan)
- Insulated fiberglass entry door
- Landscape package with variety of shrubs, hardwood mulch, and trees (per plan)
- Dimensional asphalt shingles with 30 year limited warranty
- Deadbolt locks on exterior doors (Kwikset® Smartkey)





# SMART HOME FEATURES

One-Wire connectivity

Qolsys IQ panel

Amazon Echo Pop

Smart thermostat

Smartlock deadbolt at front door

Alarm.com doorbell

DEAKO light switches

**CITY OF SINTON**  
**SINTON BOARD OF ADJUSTMENT**  
**June 18, 2024**  
**5:45 p.m. City Hall**

**Members Present:**

John Curlee	Chairperson
Maureen Stevens	Board Member
Dolores Hinojosa	Board Member
Roland Cantu	Alternate Board Member

**Staff Present:**

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

**Citizens Present:**

John Curlee called the meeting to order at 5:45 p.m. A quorum was present, and the following business was conducted.

**A. PUBLIC HEARING:**

Public Hearing for Input concerning the Following Requests:

- 1. Elbert Rodriguez is requesting a variance for a 10-foot front setback for his property located at 220 N. Sehorn, Sinton, Texas 78387. The City Ordinance requires a 20-foot front setback and his requested dimensions are 10-feet; he is asking for a 10-foot variance from the ordinance. Legal Description: Lot 1A Block 28 Sinton Townsite Subdivision.**

John Curlee opened the public hearing at 5:46 p.m. Patricia Alvarez was present to speak on behalf of Elbert Rodriguez, and she advised that she is asking for a 10-foot front setback variance for the property located at 220 N. Sehorn. She advised that she is buying the property from him, and they wanted to start the process before closing, and he gave the authorization to do so.

John Curlee closed the public hearing at 5:48 p.m.

**Action Items for Consideration:**

- 1. Action on the minutes from the Board of Adjustment Meeting held on May 14, 2024.**

Dolores Hinojosa made the motion to approve the minutes from the meeting held on May 14, 2024. Roland Cantu made the second. The motion carried 4-0.

- 2. Action on a request submitted by Elbert Rodriguez for a variance for a 10-foot front setback for his property located at 220 N. Sehorn, Sinton, Texas 78387. The City Ordinance requires a 20-foot front setback and his requested dimensions are 10-feet; he is asking for a 10-foot variance from the ordinance. Legal Description: Lot 1A Block 28 Sinton Townsite Subdivision.**

Some discussion ensued regarding whether she was buying the whole lot or part of it, whether the lot was vacant or a building was on it, and what kind of building would be placed on it. The application was for the setback, not what would be placed there.

Roland Cantu made the motion to approve the request submitted by Elbert Rodriguez for a variance for a 10-foot front setback for his property located at 220 N. Sehorn. John Curlee made the second. By vote: John Curlee-For, Dolores Hinojosa-Against, Maureen Stevens-For, Roland Cantu-For. The votes were 3 for and -1 against. The motion did not pass.

John Curlee adjourned the meeting.

\_\_\_\_\_  
Chairperson

Attest: \_\_\_\_\_  
City Secretary Cathy Duhart

**CITY OF SINTON**  
**SINTON BOARD OF ADJUSTMENT**  
**June 24, 2024**  
**5:30 p.m. City Hall**

**Members Present:**

John Curlee	Chairperson
Joe Escamilla	Board Member
Dolores Hinojosa	Board Member
Maureen Stevens	Board Member
Roland Cantu	Alternate Board Member

**Staff Present:**

John Hobson	City Manager
Cathy Duhart	City Secretary
Angela Montemayor	Utility Clerk

**Citizens Present:**

John Curlee called the meeting to order at 5:30 p.m. A quorum was present, and the following business was conducted.

**A. PUBLIC HEARING:**

Public Hearing for Input concerning the Following Requests:

- 1. Sonia Aldape is requesting a Specific Use Permit to place a manufactured home on the property located at 800 Trinidad Sinton, Texas 78387. Legal Description: Lot 5 Block 2 South Sinton Addition.**

John Curlee opened the public hearing at 5:31 p.m. Sonia Aldape was present and asked that permission be granted for her to place a manufactured home on the property located at 800 Trinidad Street. Some discussion was made regarding the skirting of the residence within 60 days of completion, and the setbacks required; the widest home would be 36 feet due to the setbacks. One email was presented protesting the granting of this variance.

John Curlee closed the public hearing at 5:37 p.m.

**Action Items for Consideration:**

- 1. Action on a request submitted by Sonia Aldape who is requesting a Specific Use Permit to place a manufactured home on the property located at 800 Trinidad Sinton, Texas 78387. Legal Description: Lot 5 Block 2 South Sinton Addition.**

Roland Cantu made the motion to approve the request by Sonia Aldape for a Specific Use Permit to place a manufactured home on the property located at 800 Trinidad. John Curlee made the second. By vote: Dolores Hinojosa-Yes, Maureen Stevens-

Yes, Joe Escamilla-Yes, John Curlee-Yes, Roland Cantu-Yes. The motion carried 5-0.

John Curlee adjourned the meeting.

\_\_\_\_\_  
Chairperson

Attest: \_\_\_\_\_  
City Secretary Cathy Duhart

DRAFT

**CITY OF SINTON**  
**SINTON BOARD OF ADJUSTMENT**  
**September 17, 2024**  
**5:30 p.m. City Hall**

**Members Present:**

John Curlee	Chairperson
Dolores Hinojosa	Board Member
Danny Davila	Board Member
Roland Cantu	Alternate Board Member

**Staff Present:**

Desiree Voth,	City Manager
Cathy Duhart	City Secretary
Angela Montemayor	Utility Clerk

**Citizens Present:**

John Curlee called the meeting to order at 5:30 p.m. A quorum was present and the following business was conducted.

**A. PUBLIC HEARING:**

Public Hearing for Input concerning the Following Requests:

- 1. Nathan Lindeman is requesting a variance for a 3-foot left and 3-foot right side yard setback for his property located at 868 Hamilton, Sinton, Texas 78387. The City Ordinance requires a 7-foot side yard setback and his requested dimensions are 4-feet on each side; he is asking for a 3-foot variance from the ordinance. Legal Description: Lot 16-R Block 2 Sinton Welder.**

John Curlee opened the public hearing at 5:31 p.m. Nathan Lindeman was present regarding his request for a 3-foot variance on the left and right-side setbacks for his property located at 868 Hamilton. Nathan Lindeman advised that this November will be two years since his house fire, and he ended up losing the house due to structural and water damage. He purchased 864 Hamilton, the property next door. the properties have been re-surveyed, and the only thing that changed was the property line between both of his properties. Mr. Hobson came in at 5:41 p.m. No further discussion.

John Curlee closed the public hearing at 5:42 p.m.

**Action Items for Consideration:**

- 1. Action on a request submitted by Nathan Lindeman who is requesting a variance for a 3-foot left and 3-foot right side yard setback for his property located at 868 Hamilton, Sinton, Texas 78387. The City Ordinance requires a 7-foot side yard setback and his requested dimensions are 4-feet on each side; he is**

**asking for a 3-foot variance from the ordinance. Legal Description: Lot 16-R Block 2 Sinton Welder.**

Dolores Hinojosa made the motion to approve the request submitted by Nathan Lindeman, who is requesting a variance for a 3-foot left and 3-foot right side yard setback for his property located at 868 Hamilton. The second was made by Danny Davila. By votes: Dolores Hinojosa—Yes, Roland Cantu—Yes, John Curlee—Yes, Danny Davila—Yes. The motion carried 4-0.

Danny Davila made the motion to adjourn. Dolores Hinojosa made the second. The motion carried 4-0. John Curlee adjourned the meeting.

\_\_\_\_\_  
Chairperson

Attest: \_\_\_\_\_  
City Secretary Cathy Duhart

DRAFT

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

**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, May 27, 2025, at 5:45 p.m. for the below-referenced property at the Sinton City Hall, located at 301 E. Market, Sinton, Texas, to consider the following request:

**Wiley McIlwain, of Somerset Land Company, LLC, is requesting the following variances for his property located at North Somerset Blvd, Sinton, Texas 78387. Legal Description: Lot 1, Block 20 and Lots 1-6, Block 15, Somerset of Sinton Unit 1:**

- **Lot Size** Ordinance Req: 5000 sq ft; Requested: 3600 sq ft; Variance: 1400 sq ft
- **Lot Width** Ordinance Req: 50'; Requested: 32.5'; Variance: 17.50'
- **Side Yard** Ordinance Req: 7'; Requested: 0' & 5'; Variance: 7' & 2'

Copies of the 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 welcome 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**

City of  
**Sinton**

**NOTICE OF VARIANCE REQUEST**

April 29, 2025

Dear Property Owner,

The following property owner has petitioned the City of Sinton to grant the following variances for said property:

**Wiley McIlwain, of Somerset Land Company, LLC, is requesting the following variances for his property located at North Somerset Blvd, Sinton, Texas 78387. Legal Description: Lot 1, Block 20 and Lots 1-6, Block 15, Somerset of Sinton Unit 1:**

- |             |  |
|-------------|--|
| • Lot Size  | Ordinance Req: 5000 sq ft; Requested: 3600 sq ft; Variance: 1400 sq ft |
| • Lot Width | Ordinance Req: 50'; Requested: 32.5'; Variance: 17.50'                 |
| • Side Yard | Ordinance Req: 7'; Requested: 0' & 5'; Variance: 7' & 2'               |

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, May 27, 2025, at 5:45 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, it must be returned to the following address or emailed to the email address below, before the Meeting. You may attend and speak on this request at the meeting.

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# South Texas News Inc.

Beeville Bee-Picayune | SouthTexasNews.com | Rockport Pilot |  
Aransas Pass Progress | Refugio County Press | The Progress | Goliad Advance-  
Guard Ingleside Index | The News of San Patricio | Karnes Countywide |

111 N. Washington • PO Box 10 • Beeville TX 78104  
361.358.2550 office@mysoutex.com

## AFFIDAVIT of PUBLICATION

THE STATE OF TEXAS

COUNTY OF BEE

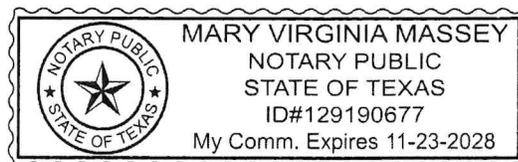
Before me, the undersigned authority, on this day personally appeared Dennis Wade known to me, who, by me duly sworn, on his oath deposes and says that he is the Publisher of the News of San Patricio having general circulation in San Patricio County, who being by me duly sworn, deposes and says that the foregoing attached notice was published in said newspaper on the following date(s), to wit: April 10 and 17, 2025



Dennis Wade, Publisher

Sworn to and subscribed before me by Dennis Wade  
this the 17 day of April 2025 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



### CLASSIFIED ADVERTISING

CLASSIFIED ADVERTISING accepted at the following rates:  
Minimum charge, 30 words, \$10 per insertion. (Employment ads are \$13 minimum charge, 40 words.) Classified display rate, \$11.50 per inch, employment \$14.66, (12" minimum).  
Ads will only be charged to persons or businesses with established accounts. Count each initial and group of figures as a word. Card of Thanks accepted at a special rate of \$30; with picture, \$35, additional \$5 per inch.  
We are responsible for only one correction insertion. If errors appear in advertisement, advertiser is requested to notify publisher at once.

Note:  
Classified Deadline:  
12 NOON - Thursday  
(To run following Thursday)

### ANIMALS, PETS & MORE

**FEEDS & SEEDS**  
STATE CUSTOM GRASS PLANTING & CONSULTING: Improved Bermuda Grasses: Coastal, Jiggs and Tifton 85. Native grass, food plot and pipeline right-of-way seeding. 30-years experience. Large round bales of coastal hay for sale. 979-533-2554  
www.stephanddaisier.com

### LIVESTOCK

**BRANGUS HEIFERS:** Registered and commercial available. Bred/exposed to low birth-weight Brangus bulls. Horns/ranch raised. Cuba gentle. Brad and Paris, 2 years old. Brinks genetics. 361-375-1000 office, 210-771-8551 cell.

### ANNOUNCEMENTS

#### BIRTH ANNOUNCEMENTS

Announce your baby's arrival in your hometown newspaper for only \$25<sup>99</sup>!  
*It's a boy!*  
**Ian Alexander Moreno**  
Born Nov. 4, 2022  
10:06 p.m.  
St. Luke's Baptist Hospital  
San Antonio, TX  
9 lbs. 3 oz. - 22 in. long  
Proud Parents:  
Israel and Chelsea Moreno  
of San Antonio  
Grandparents:  
Lisa Casanova & Courtney Stewart  
and the late Domingo Alaniz Sr.  
of Karnes City  
Alicia Moreno and the late  
Raúl Moreno Sr. of San Antonio

### MISCELLANEOUS FOR SALE

Announce your baby's arrival in your hometown newspaper for only \$25<sup>99</sup>!  
*It's a boy!*

### COMMERCIAL FLEET TIRE TECH

506 Hwy 35 • Gregory  
• Medical Benefits  
• MUST have  
Valid Drivers License  
Call  
361-413-7122

### REAL ESTATE SERVICES

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### MISCELLANEOUS

**BECOME A PUBLISHED AUTHOR:** We want to Read Your Book! Dorrance Publishing. Trusted by Authors Since 1920. Book manuscript submissions currently being reviewed. Comprehensive Services: Consultation, Production, Promotion and Distribution. Call for Your Free Author's Guide 1-361-365-3483 or visit [dorranceinfo.com/cfbp](http://dorranceinfo.com/cfbp)

### GENERAL EMPLOYMENT

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### MISCELLANEOUS

**\$555 WE BUY \$555 RVs,** motor homes, mobile homes, travel trailers, 5th wheels. Any area! Any condition! Dirty or clean! Old or new. We go anywhere in Texas. 956-466-7001

### PROVIDERS: ENERGY, INTERNET, CABLE, PHONE

**DIRECTV:** All your entertainment. Nothing on your roof! Sign up for Direct and get your first free months of Max, Paramount+, Showtime, Starz, MGM+ and Cinemax included. Choice package \$84.99/month. Some restrictions apply. Call DIRECTV 1-361-382-4781

### GET DISH SATELLITE TV + Internet!

Free Install. Free HD DVR Upgrade. 80,000 On-Demand Movies. Plus Limited Time Up To \$600 In Gift Cards. Call Today! 1-361-734-8910

### HUGHESNET SATELLITE INTERNET

• 25 mbps starting at \$49.99/month! Get More Data. FREE Off-Peak Data. FAST download speeds. WiFi built in! FREE Standard Installation for lease customers. Limited time. Call 1-361-365-4154

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### MISCELLANEOUS

that you have encountered an act of housing discrimination, call the discrimination hotline toll-free at 1-800-663-9777 or call an Equal Opportunity Specialist at the San Antonio HUD Office at 210-229-8685. You may also write to HUD, Attn: Fair Housing Division, 800 Dolerosa St., San Antonio, TX 78207.

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**LEGAL NOTICE**  
**ADVERTISEMENT AND INVITATION FOR BIDS**  
Sealed Proposals addressed to the Mayor of the City of Sinton, 301 E Market St., Sinton, TX 78387 will be received at City Hall until 2:00 p.m. on Thursday, May 15, 2025, and then publicly opened and read aloud at the same location and time for the "2025 Street Improvements Project". A non-mandatory Pre-Bid Conference will be held on Tuesday, May 6, 2025, at 10:00 a.m. at City Hall, 301 E Market St., Sinton, TX 78387 with an on-site visit being a portion of the proceedings. Any bids received after the above-stated date and time will be returned unopened. Major items of work include the following:

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