

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

Documents:

[PLANNING AND ZONING AGENDA PACKET.PDF](#)

AGENDA
CITY OF SINTON
PLANNING AND ZONING COMMISSION MEETING

DATE: May 27, 2025 TIME: 5:30 P.M.

CITY HALL

Notice is now given that the Sinton Planning and Zoning Commission Meeting will be held on May 27, 2025, 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

_____ **GERAD GALLOWAY, CHAIRPERSON**
_____ **PENNIE PARKER**
_____ **PAM MATHIS**
_____ **JOE GONZALES**

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

C. PUBLIC HEARING

D. ACTION ITEMS TO BE CONSIDERED

1. Discussion and action on the minutes from the Planning and Zoning meeting held on December 17, 2024.
2. Discussion and action on the Joint Planning and Zoning Commission and City Council Meeting held on February 18, 2025.
3. Discussion and action on an application for a final plat filed by Wiley McIlwain for the property located at North Somerset Blvd, Sinton, Texas (North. Hwy 77 and 1945 Intersection (Sinton Ranch). Legal Description: Lot 1, Block 20, and Lots 1-6, Block 15, Somerset at Sinton Unit 1.
4. Discussion and action on an amended plat submitted by Joseph Sandoval on behalf of HMT Engineering and Surveying for the property located at South of Hwy 77 and 1945 Intersection, Sinton Ranch.

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.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: 5/22/2025 by Spm Taken Down: _____ am/pm

Notice of Assistance at the Public Meetings: The City Council Chamber is wheelchair accessible. Persons with special needs who plan to attend this meeting and who may need assistance should contact City Hall at 361-364-2381 two (2) days prior to the meetings so that appropriate arrangements can be made.

**CITY OF SINTON
PLANNING AND ZONING COMMISSION MEETING
December 17, 2024
5:15 p.m. City Hall**

Members Present:	Pennie Parker	Board Member
	Pam Mathis	Board Member
	Gerad Galloway	Board Member

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

Citizens Present: Matthew Garza

City Manager John Hobson called the meeting to order at 5:15 p.m. and City Secretary Cathy Duhart called the roll. With a quorum present, the following business was conducted:

Action Items for Consideration:

1. Action on appointing a chairperson to replace William Zagorski.

Board Member Pennie Parker made the motion to appoint Gerad Galloway as chairperson. The second was made by Board Member Pam Mathis. The motion carried 3-0.

2. Action on the minutes from the Planning and Zoning Commission meetings held on June 18, 2024, and September 17, 2024.

Board Member Pennie Parker made the motion to approve the minutes from the Planning and Zoning Commission Meeting held on June 18, 2024 and the minutes from the Planning and Zoning Commission Meeting held on September 17, 2024. The second was made by Board Member Pam Mathis. The motion carried 3-0.

3. Action on an application for a final plat filed by Joseph Sandoval P.E., on behalf of HMT Engineering & Surveying, for the property located at South of Hwy 77 and 1945 Intersection (Sinton Ranch). Legal Description: ABST 13 M MCCAULEY SUR 224.51 ACRES.

Mr. Hobson advised this is a final plat that will include: 217 residential lots, 1 amenity center, 1 Rincon lot, 1 MUD wastewater treatment plant, and 12 non-build lots.

Board Member Pam Mathis made the motion to accept the final plat submitted by Joseph Sandoval P.E., on behalf of HMT Engineering & Surveying, for the property located at South of Hwy 77 and 1945 Intersection (Sinton Ranch). The second was made by Board Member Pennie Parker. The motion carried 3-0.

The motion to adjourn was made by Board Member Pennie Parker. The second was made by Board Member Pam Mathis. The motion carried 3-0.

Meeting adjourned.

Chairperson

Attest: _____
City Secretary, Cathy Duhart

**CITY OF SINTON
JOINT MEETING OF THE PLANNING AND ZONING COMMISSION AND CITY
COUNCIL**

**February 18, 2025
5:30 p.m. City Hall**

Planning & Zoning Members Present:	Gerad Galloway Pennie Parker Pam Mathis Joe Gonzales	Chairperson Board Member Board Member Board Member
City Council Members Present:	Mary Speidel Greg Ybarra Edward Adams Nathan Lindeman Danny Davila	Mayor Mayor Pro Tem Councilmember-Not Present Councilmember Councilmember
Staff Present:	John Hobson Desiree Voth Cathy Duhart Angela Montemayor	City Manager City Attorney City Secretary Utility Clerk

Citizens Present: Trish Marion, Randi Hamlyn, Matthew Garza

The Joint Meeting of the Planning and Zoning Commission and Sinton City Council was called to order at 5:30 p.m. by Mayor Mary Speidel. With a quorum present, the following business was conducted.

PUBLIC HEARING:

PUBLIC HEARING ON AMENDING ORDINANCE # 1994-06, ENTITLED CHAPTER 156 ZONING ORDINANCE OF THE CITY OF SINTON, BY ADDING TO CHAPTER 156. ZONING CODE, ARTICLE I. GENERAL PROVISIONS, SECTION 156.004. "DEFINITIONS" AND TO THE APPENDIX. – SCHEDULE OF USES, SECTION 15A.02. "SCHEDULE OF USES" AS IT PERTAINS TO RETAIL TOBACCO STORES, RETAIL ELECTRONIC CIGARETTE STORES, AND VAPE/VAPOR SHOPS; DECLARING FINDINGS OF FACT; PROVIDING SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR PENALTY; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Mayor Mary Speidel opened the public hearing at 5:31 p.m.

Mr. Hobson advised the current ordinance does not specifically label tobacco retail stores, electronic cigarette stores, and vape/vapor stores as a land use. In accordance with the provisions of Sec. 156.025 (2), a meeting was held to discuss amending the ordinance to add the classification of these stores as a permissible use.

Sec. 156.025. - Classification of new and unscheduled uses.

- (2) The Planning and Zoning Commission and the city council shall hold a joint public hearing and meet with the parties of interest and shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use should be permitted. Such public hearings shall be scheduled and conducted in accordance with the provisions of section 156.079 (e) and (f).

At 5:32 p.m., Councilmember Edward Adams arrived.

Mayor Mary Speidel welcomed any public comments.

Srish Patel expressed interest in opening a vape shop within the central business district. He gave a brief account of his family history and his journey immigrating from a developing country. He highlighted the benefits of vaping, including its positive impacts and the revenue it could generate for the City of Sinton. This will be his second shop, which will primarily focus on general retail, offering items such as CBD products, t-shirts, backpacks, and other merchandise.

Tom Bowerman inquired about the levels of THC that were in the products Mr. Patel would be selling. Both parties engaged in a back-and-forth discussion about the different levels of THC and how much of it is regulated; if he would be marketing inhalable CBD, kratom, and consumables, and what percentage of his retail would be dedicated to tobacco use.

Kelby Gorman inquired if Mr. Patel was compliant with state regulations regarding the sale of CBD and if he was registered with the State of Texas to sell CBD products. His biggest concern is the sale of kratom, which he believes to be a Delta-8 product that is not regulated by the state.

Councilmember Nathan Lindeman questioned if there are already similar products being sold within the city; Mr. Hobson stated Moore's Pharmacy does sell CBD lotions, while local convenience stores do currently sell similar CBD products.

Mr. Hobson advised that Mr. Patel mentioned to him that the state regulates that people under the age of 21 are not permitted to enter the shop unless accompanied by a parent. Mr. Patel agreed and stated that kids may only enter if their parent is actively purchasing merchandise. There was discussion concerning the selection and training of staff responsible for verifying identification and age of individuals entering the store; hours of operation; concern using LED lighting as a form of advertisement which could inadvertently draw in individuals who aren't their intended customers; what curb appeal the shop will have in attracting customers to the downtown area; whether their products are ethically acceptable; the potential health risks; youth vaping and the impact on the city's image.

No further comment was made. Mayor Mary Speidel closed the public hearing at 6:09 p.m.

Action Items to be considered:

- 1. ACTION ON AMENDING ORDINANCE # 1994-06, ENTITLED CHAPTER 156 ZONING ORDINANCE OF THE CITY OF SINTON, BY ADDING TO CHAPTER 156. ZONING CODE, ARTICLE I. GENERAL PROVISIONS, SECTION 156.004. "DEFINITIONS" AND TO THE APPENDIX. – SCHEDULE OF USES, SECTION 15A.02. "SCHEDULE OF USES" AS IT PERTAINS TO RETAIL TOBACCO STORES, RETAIL ELECTRONIC CIGARETTE STORES, AND VAPE/VAPOR SHOPS; DECLARING FINDINGS OF FACT; PROVIDING SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR PENALTY; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.**

Board Member Gerad Galloway made the motion to approve amending Ordinance #1994-06. The second was made by Board Member Joe Gonzales. The motion carried 3-1, with Board Member Pennie Parker voting against.

The motion to adjourn was made by Board Member Pennie Parker. The second was made by Board Member Joe Gonzales. The motion carried 4-0.

Meeting adjourned.

Chairperson

Attest: _____
City Secretary Cathy Duhart

CITY OF SINTON

APPLICATION FOR REVIEW AND APPROVAL OF PLAT

Preliminary Final Re-plat Amended Plat

SUBDIVISION NAME: SOMERSET AT SINTON UNIT 3

APPLICANT: URBAN | DCCM PHONE: 361-854-3101

ADDRESS: 2725 SWANTNER DR., CORPUS CHRISTI, TX 78404

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

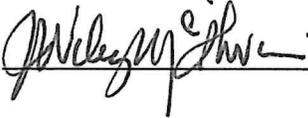
LICENSED SURVEYOR OR ENGINEER: SAUL V. CASTILLO

ADDRESS: 2725 SWANTNER DR., C.C., TX 78404 PHONE: 361-854-3101

LOCATION OF PROPOSED SUBDIVISION: NORTH OF E. SINTON ST., WEST OF HWY 89;
EAST OF TOOTER NEWLIN DR.

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

PRINTED NAME: Wiley Mollwain DATE: 4/23/2025

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.

General Notes:

1. Total platted area contains 10.836 Acres of Land (includes Street Dedication).
2. A 5/8 inch iron Rod with orange plastic cap stamped "URBAN DCCM" set at all corners unless otherwise noted.
3. All Lots are zoned R2.
4. Direct access to Durango Street is Prohibited from Lot 4, Block 1, and Lot 1, Block 2.
5. Direct access to Alamo Way is Prohibited from Lot 19, Block 2.
6. Direct access to Somerset 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, GR 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 30" 26 PVC.

Storm water - Underground drainage will be provided through most of the development. A detention facility is proposed along the north boundary of the said 172.73 Acre Tract before discharging to a drainage district easement with ultimate discharge into Chilpin Creek. Piping shall be reinforced concrete pipe (RCP).

Surveyor's Notes:

1. Bearings shown hereon are Old Bearings and referenced to the Texas State Plane Coordinate System of 1983 and are based on the North American Datum of 1983 (2011) Epoch 2010.00. Distances shown are ground distances.
2. Existing Flood Map, by graphic plotting only, this property is currently in Zone "X" and Zone "A" of the Flood Insurance Rate Map (FIRM), Community Panel Number November 4, 2016, County of San Patricio, Texas, which bears an effective date of November 4, 2016. The Flood Insurance Rate Map (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 Somerset 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 six months.

This the _____ day of _____ 20____
Secretary _____ Chairman _____

State of Texas
County of San Patricio

I, Grete Alamil-Gonzalez, Clerk of the County Court of San Patricio, do hereby certify that the foregoing plat of Somerset at Sinton, Unit 3 dated the _____ day of _____ 20____ with its certificate of publication filed _____ day of _____ 20____ at _____ o'clock _____ M., and duly recorded the _____ day of _____ 20____ at _____ o'clock _____ M., in the map records of said County in Instrument No. _____ Envelope _____, tabs _____ Map Records _____.

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.

Notary Public for Record _____
at _____ o'clock _____ M.
By: _____ Deputy
Grete Alamil-Gonzalez, County Clerk
San Patricio County, Texas

**Plat of
Somerset at Sinton
Unit 3**

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

State of Texas
County of Nueces

Somerset Land Company, LLC, a Texas Limited Liability Company, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has caused said lands surveyed and subdivided as shown; that streets shown are dedicated to the public for use and enjoyment; that all necessary easements for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____ 20____
By: _____
Wiley McIlwain, Manager

State of Texas
County of Nueces

This instrument was acknowledged before me by Wiley McIlwain, as Manager of Somerset 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

Warning: This document shall not be recorded for any purpose and shall not be reviewed or relied upon as a final survey document.

Soul V. Castillo
R.P.L.S. License No. 6192

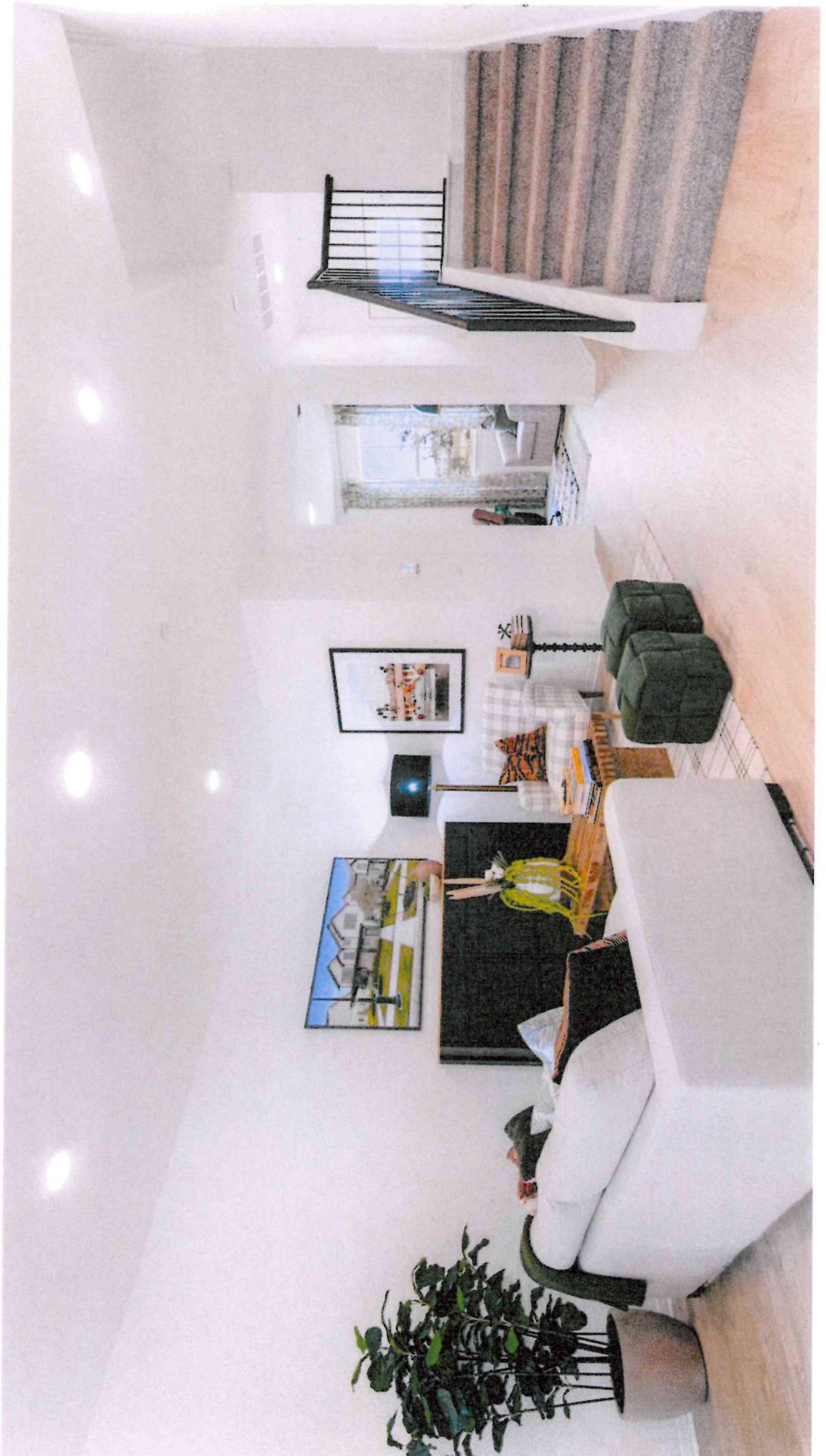
Urban DCCM
REFUSED: FEB 4, 2025
SUBMITTED: JAN 6, 2025
SCALE: 1"=100'
JOB NO.: 0000002101
SHEET: 1 of 2
DRAWN BY: [Name]
WWW.URBANDCCM.COM



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)

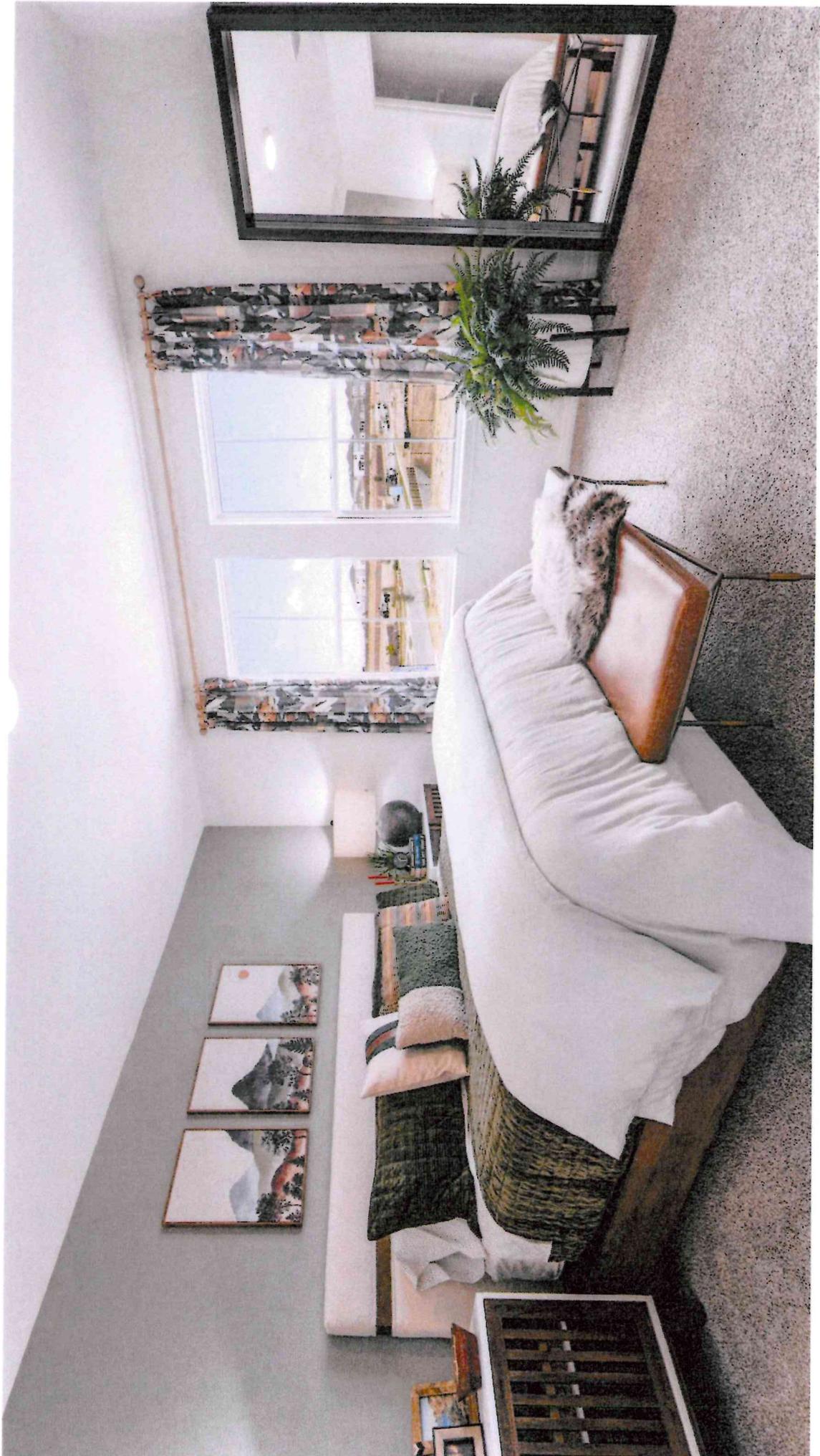
Professionally designed engineered floor trusses (per plan)

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

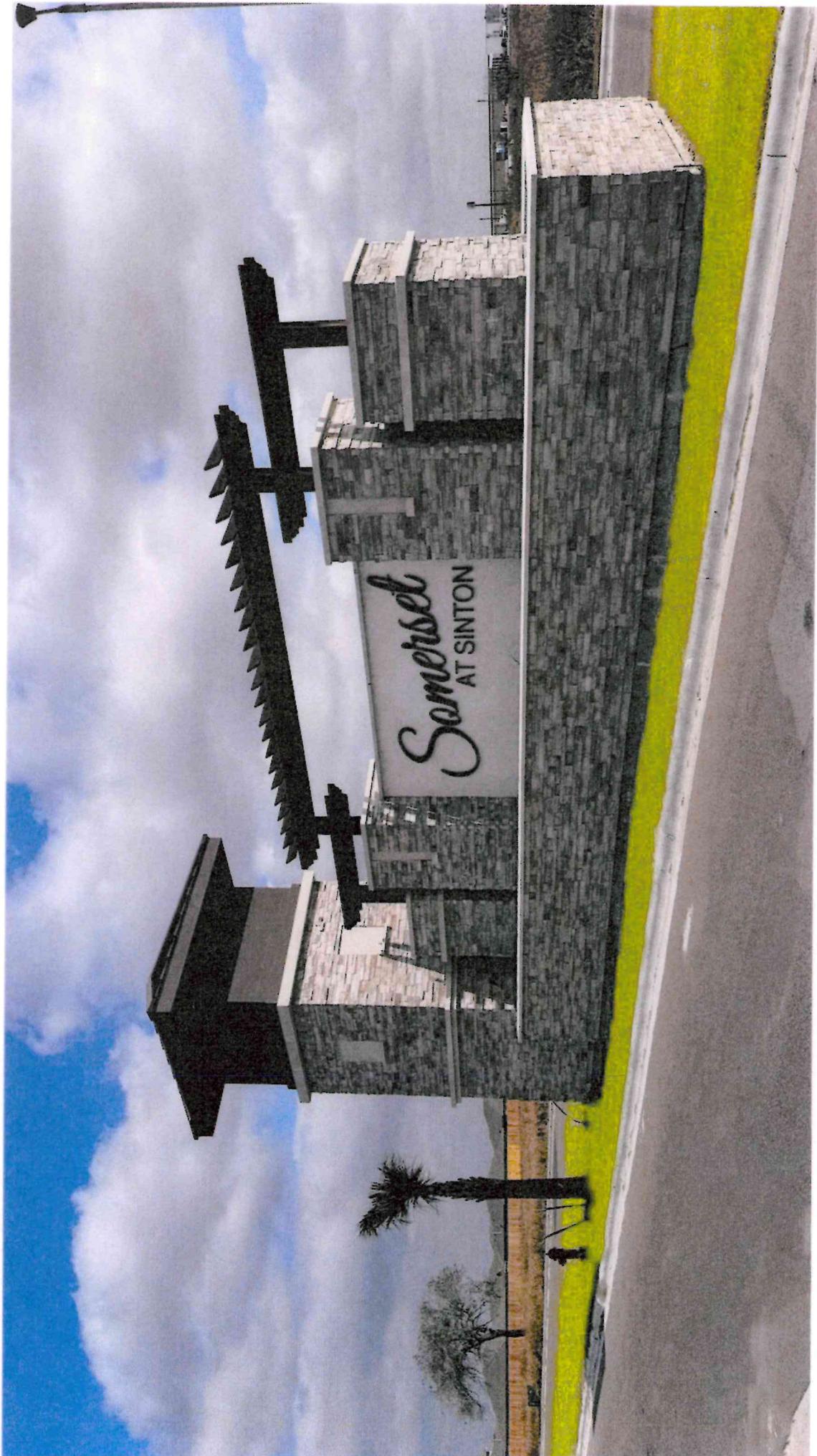




UPGRADED FEATURES

- 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

APPLICATION FOR REVIEW AND APPROVAL OF PLAT

Preliminary Final Re-plat Amended Plat

SUBDIVISION NAME: Sinton Ranch Unit 1

APPLICANT: HMT Engineering & Surveying PHONE: 830-625-8555

ADDRESS: 290 S Castell Ave New Braunfels, TX 78130

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

LICENSED SURVEYOR OR ENGINEER: Joseph Sandoval P.E.

ADDRESS: 290 S Castell Ave New Braunfels, TX 78130 PHONE: 830-625-8555

LOCATION OF PROPOSED SUBDIVISION: South of HWY 77 and 1945 Intersection

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

PRINTED NAME: Joseph Sandoval P.E. DATE: 5/8/25

SIGNATURE OF APPLICANT OR AGENT: Joseph Sandoval, P.E.

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

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