

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

Documents:

[AGENDA.PDF](#)
[BOA APPLICATION.PDF](#)



301 E. Market Street, Sinton, Texas 78387

Phone (361) 364-2381

**BOARD OF ADJUSTMENT
MEETING AGENDA
AUGUST 11, 2025 – 5:30 P.M.
CITY HALL (COUNCIL CHAMBERS)**

Notice is hereby given that the Sinton Board of Adjustment Meeting will be held on the 11th day of August 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

- _____ John Curlee
- _____ Dolores Hinojosa
- _____ Maureen Stevens
- _____ Roland Cantu
- _____ Vacant

- _____ Luthur 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:

Barbara Funke is requesting a variance of 2-feet on the left and 2-feet on the right-side yard setbacks for her property located at 813 Hamilton, Sinton, Texas 78387. The City Ordinance requires a 7-foot side yard setback, and her requested dimensions are 5 feet on each side; she is asking for a 2-foot variance from the ordinance. Legal Description: Lot 10, Block 1, Sinton Welder.

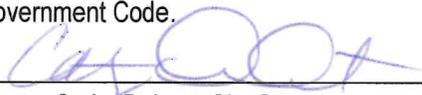
D. Action Items to Be Considered

1. Discussion and action on the minutes from the Board of Adjustment meeting held on July 21, 2025.
2. Discussion and action on a request by Barbara Funke who is requesting a variance of 2 feet on the left and 2 feet on the right side yard setbacks for her property located at 813 Hamilton, Sinton, Texas 78387. The City Ordinance requires a 7-foot side yard setback, and her requested dimensions are 5 feet on each side; she is asking for a 2-foot variance from the ordinance. Legal Description: Lot 10, Block 1, Sinton Welder.

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 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 now certify that this Notice of Meeting was posted on the City of Sinton's 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 & Time Posted: ^{LD} 8/7/25 by 5pm am/pm

Date & Time 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 before 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

For Office Use Only Fee: <u>8200</u> BOA Date: <u>8/14/2025</u> 6:30	Date Rcvd: <u>7/16/25</u> Receipt # _____ Approved/Denied _____
--	---

TYPE OF REQUEST: Variance Appeal Specific Use

PROPERTY INFORMATION:

Address: 813 Hamilton St.

Lot 10 Block 1 Subdivision Welder Current Zoning: Residential

Lot Width: 55' Lot Depth: 115' Total SF of Lot: 6,325 sq ft

Is this property located on a corner lot? Yes No

OWNER INFORMATION:

Owner's Name: Barbara Junke

Owner's Address: _____ Phone: 361-442-5450

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: _____ 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:

	Ordinance Requirements	Requested Dimensions	Variance From Ordinance
LOT SIZE			
LOT WIDTH			
LOT DEPTH			
SIDE YARD	<u>7 feet</u>	<u>5 feet</u>	<u>2 feet</u>

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:

House WAS destroyed in Sixton Fires. Rebuilding home - City inspectors - per Ordinance code requires 7ft side variance.

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: Barbara Funke Address: 813 Hamilton St
 Print Name: BARBARA FUNKE Phone Number: 361-442-5450
 Date: 7-16-25 E-Mail: 76bfunke@gmail.com

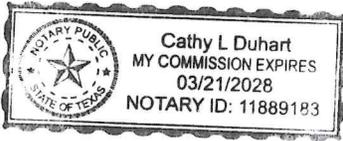
STATE OF TEXAS

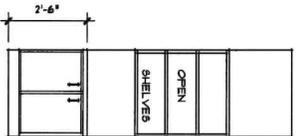
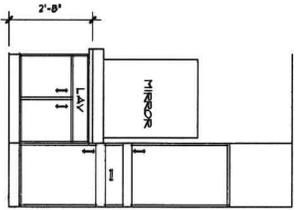
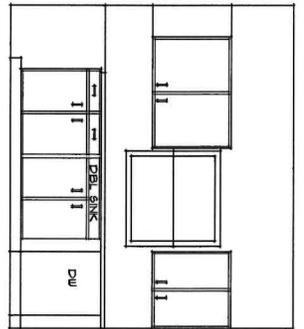
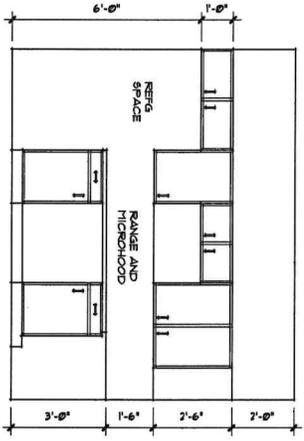
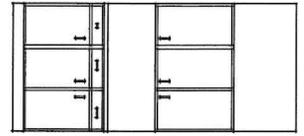
COUNTY OF SAN PATRICK

Subscribed and sworn to before me this 16 day of July, 2025

(seal)

Cathy L Duhart
 Notary Public
 My Commission expires: 03-21-2028





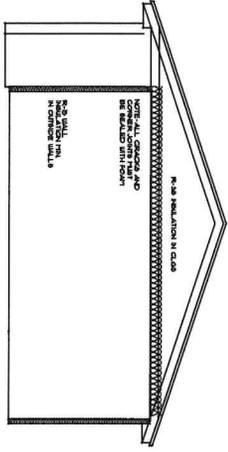
KITCHEN

BATH

LIVING

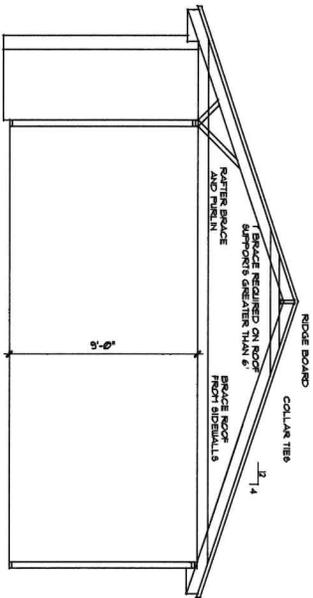
CABINET DETAILS

SCALE 3/8"=1'-0"



THERMAL ENVELOPE

SCALE 3/8"=1'-0"



SECTION THRU HOUSE

SCALE 1/4"=1'-0"



Application for Certificate of Compliance Form WPI-1

App ID:2444463

Physical Address of Structure to be Inspected
813 HAMILTON

Tract/Addition: Sinton Welder
Lot: 10
Block: 1

City: Sinton

ZIP: 78387

County: San Patricio

City Limits: Inside City Limits

Structure is located in:

Is the structure located in a Coastal Barrier Resource Zone (CBRA): No

Owner

Name:
Mailing Address:

Phone:
City:

Fax:
ZIP:

Contractor

Name: Coastal Plains Homes
Mailing Address: 5350 S Staples St, Ste 323

Phone: (361) 288-9376
City: Corpus Christi

Fax:
ZIP: 78411

Engineer

Name: RONALD A. VOSS
Mailing Address: 6838 Greenwood Dr
Email:

Phone: (361) 854-6202
City: Corpus Christi
Texas Registration No.: 40539

Fax:
ZIP: 784159760

Commencement of Construction Date

07-07-2025

Date of Application

07-07-2025

Type of Building

House

Inspections

1. New, New (Entire Building) -
- 2.
- 3.

Comments**Submitter**

Name: Amanda McCool

Phone: (361) 854-6202

Date: 07-07-2025

Submitter Type: Engineer Staff

For Texas Department of Insurance Inspections: mail or email to your local field office

For inspections by engineers: mail or email to Austin office: windstorm@tdi.texas.gov**Texas Department of Insurance**

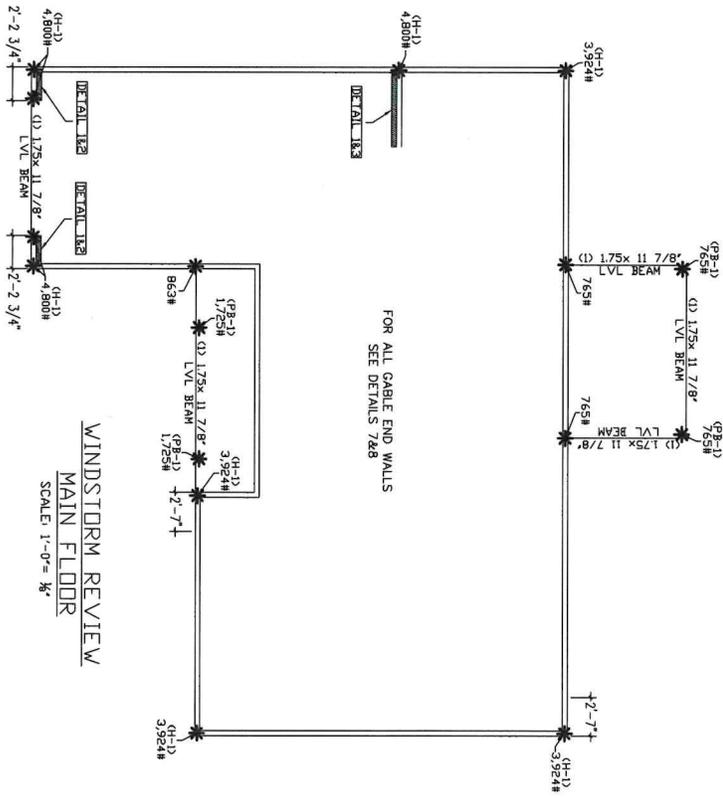
Windstorm Inspections Program

P.O. Box 12030

Austin, TX 78711-2030

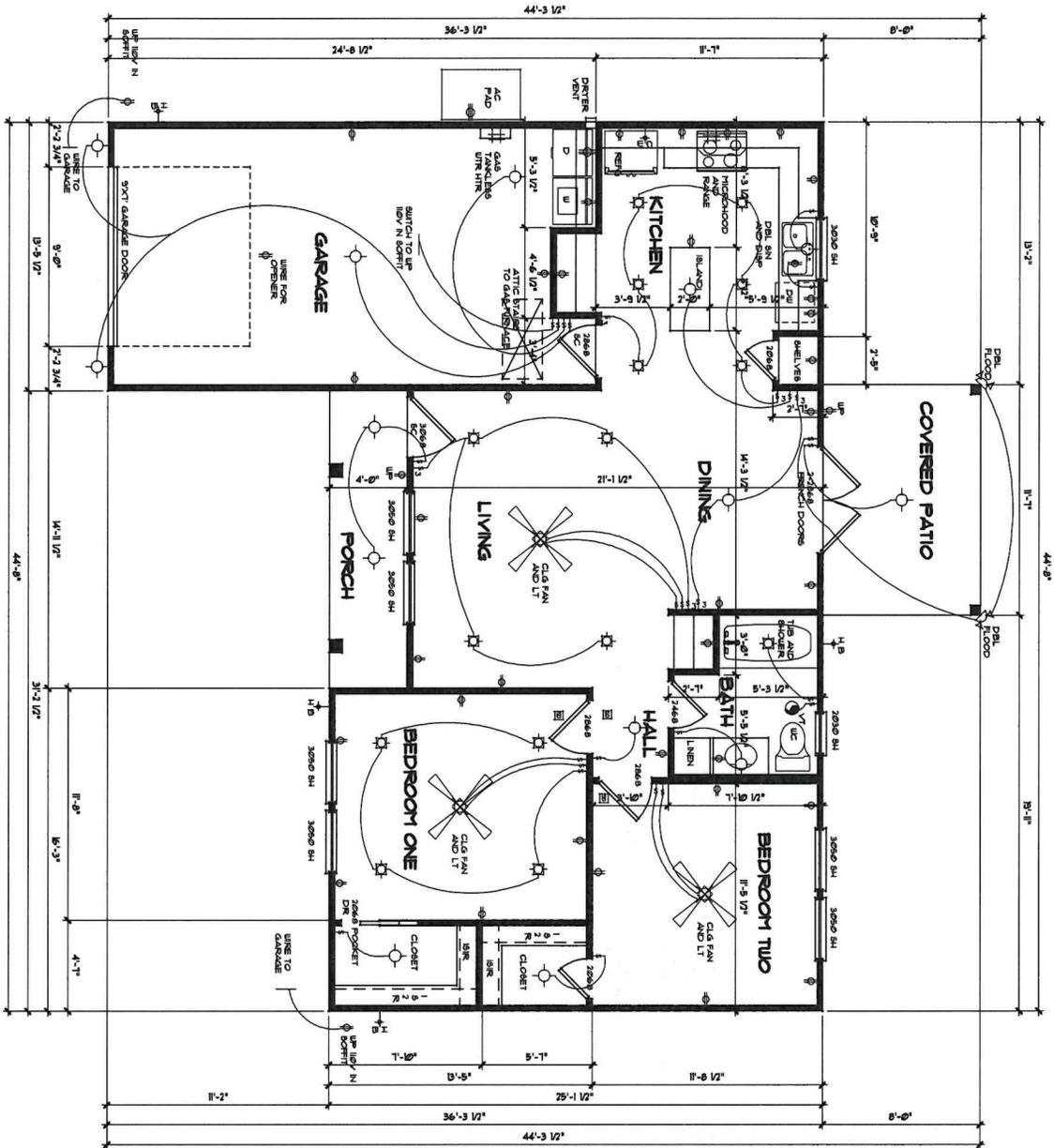
FRAMING NOTES

1. ALL BEAM AND HEADER MATERIAL SHALL BE #2 S.P. ALL JOIST AND RAFTER MATERIAL SHALL BE #2 S.P.
2. ALL WALL STUDS ARE TO BE STUD GRADE AT 16" O.C. EXTERIOR WALLS SHALL BE SHEATHED WITH MINIMUM 7/8" VLD STRUCTURAL PANELS ATTACHED WITH MINIMUM #8 COMMON NAILS, PER SHEER WALL DETAIL.
3. FRONT FACING WALLS: EDGE NAILING AT 6" O.C. REAR FACING WALLS: EDGE NAILING AT 6" O.C. RIGHT FACING WALLS: EDGE NAILING AT 6" O.C.
4. THE MAXIMUM UNSUPPORTED SPAN FOR #2 S.P. 2"x6" AS FILLING IS:
 - 24" O.C. = 9'-4"
 - 20" O.C. = 7'-8"
 - 16" O.C. = 11'-8"
 - 12" O.C. = 13'-4"
5. RAFTERS TO BE SIZED NO LESS THEN RAFTER PURLIN MUST BE CONTINUOUS AND SUPPORTED BY 2"x4" STUDS AT A SLOPE NOT LESS THEN 45° FROM HORIZONTAL AT 4" O.C. PROVIDE BLOCKING OR ADEQUATE STRAPPING AT CONTINUOUS TO THE FOUNDATION.
6. ROOF LIVE LOAD = PER IRC 2008 R202.2(2)
7. ROOF DECKING SHALL BE 1/2" STRUCTURAL RATED SHEATHING PANELS NAILED WITH #8 NAILS 4" O.C. @ EDGES AND 4" O.C. IN THE FIELD.
8. ALL JOIST FRAMING TO FLUSH BEAM SHALL BE SUPPORTED BY APPROVED METAL JOIST HANGERS.
9. ALL BEAMS FRAMING TO WALL ARE TO BE SUPPORTED BY A MINIMUM OF (2) 2x4 MEMBER STUDS (ACTUAL NUMBER OF STUDS TO EQUAL WIDTH OF BEAM).
10. RAFTERS TO ACCOMMODATE CEILING JOISTS IN THE CASE OF A MANSARD CEILING.
11. 5/8" DIAMETER ANCHOR BOLTS AT A MAXIMUM SPACING OF 36" O.C. AND AT EACH SIDE OF AN EXTERIOR OPENING OF RECORD. ALL ANCHOR BOLTS MUST BE SET IN CONCRETE WITH A MINIMUM OF 9" EMBEDMENT OR APPROVED 2 PART EPOXY IN A MINIMUM OF 6" EMBEDMENT IN CONCRETE. ENGINEER REPRESENTATIVE TO FIELD VERIFY INSTALLATION.
12. IF A ROD SYSTEM IS USED, ENGINEER OF RECORD SHALL PROVIDE A SEPARATE DESIGN FOR SUCH SYSTEM.
13. ALL EXTERIOR FLOOR SPANS BASED ON 30M LIVE LOAD AND 20M DEAD LOAD



FRONT





FLOOR PLAN

SCALE 1/4"=1'-0"

PROVIDE A GFI CIRCUIT AT ALL BATH AND WET OUTLETS.
 PROVIDE INTERCONNECTED SMOKE AND CARBON MONOXIDE DETECTORS ON EACH FLOOR IN THE HALL OR BEDROOM ROOM USING THE CEILING AND WALL SENSORS.
 EXCEEDS THE WALL BY 24" ABOVE THE BATTERY BACKUP.
 SMOKE DETECTORS, EITHER OF NONOXIDE DETECTORS ALSO.
 ALL WINDOWS ARE TEMPERED GLASS WINDOW LEADERS HEIGHT IS 6'-9" AFT UNLESS NOTED.
 PROVIDE A SELF-CLOSING DEVICE ON DOOR BETWEEN HOUSE AND GARAGE.