

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

Documents:

[P AND Z AGENDA.PDF](#)  
[P AND Z MINUTES 05272025.PDF](#)  
[CENTERPOINT APPLICATION.PDF](#)



301 E. Market Street, Sinton, Texas 78387

Phone (361) 364-2381

**PLANNING & ZONING COMMISSION  
MEETING AGENDA  
AUGUST 19, 2025 – 5:30 P.M.  
CITY HALL (COUNCIL CHAMBERS)**

Notice is hereby given that the Sinton Planning and Zoning Commission Meeting will be held on the 19<sup>th</sup> 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**

- \_\_\_\_\_ Gerard Galloway, Chairperson
- \_\_\_\_\_ Pennie Parker
- \_\_\_\_\_ Pam Mathis
- \_\_\_\_\_ Joe Gonzales
- \_\_\_\_\_ Patricia Alvarez

- \_\_\_\_\_ City Manager, John Hobson
- \_\_\_\_\_ City Attorney, Desiree Voth
- \_\_\_\_\_ City Secretary, Cathy Duhart
- \_\_\_\_\_ Utility Clerk, Angela Montemayor

**C. Public Hearing**

**D. Action Items to be Considered**

1. Discussion and action on the minutes from the Planning & Zoning Meeting held on May 27, 2025.
2. Discussion and action on an application for a preliminary plat filed by CenterPoint Energy Resources Corporation, for the property located at 7393 Hwy 77 Bus, Sinton, TX 78387. Legal Description: MCCAULEY SUR ABST 13 (12.148 ACRES)

3. Discussion and action on an application for a final plat filed by CenterPoint Energy Resources Corporation, for the property located at 7393 Hwy 77 Bus, Sinton, TX 78387. Legal Description: MCCAULEY SUR ABST 13 (12.148 ACRES)

**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 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](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 Buhart, City Secretary

Date & Time Posted: 8/14/25 6:50 am @

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**  
**PLANNING AND ZONING COMMISSION MEETING**  
**May 27, 2025**  
**5:30 p.m. City Hall**

+

<b>Members Present:</b>	Gerad Galloway	Chairperson
	Pam Mathis	Board Member
	Joe Gonzales	Board Member
<b>Staff Present:</b>	John Hobson	City Manager
	Desiree Voth	City Attorney
	Cathy Duhart	City Secretary

**Citizens Present:** Trish Marion, Ermalinda Flores, Matthew J Garza

Gerad Galloway called the meeting to order at 5:30 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 the minutes from the Planning and Zoning meeting held on December 17, 2024.**

Pam Mathis made the motion to approve the minutes from the Planning and Zoning meeting held on December 17, 2024. Joe Gonzales made the second. The motion carried 3-0.

**2. Action on the Joint Planning and Zoning Commission and City Council Meeting held on February 18, 2025.**

Pam Mathis made the motion to approve the Joint Planning and Zoning Commission and City Council Meeting held on February 18, 2025. Joe Gonzales made the second. The motion carried 3-0.

**3. Action on an application for a final plat filed by Wiley McIlwain for the property located at North Somerset Blvd, Sinton, Texas. Legal Description: Lot 1, Block 20, and Lots 1-6, Block 15, Somerset at Sinton Unit 1.**

Mr. Hobson advised that the purpose of the presented final plat is the introduction of duplexes, which would be more of a townhouse or condominium-type situation. DR Horton wants to build the duplexes but offer each side individually as a separate unit, splitting a normal 65-foot lot into a 32 ½ foot lot. The center lot line will be a zero (0) lot line setting with normal setbacks on the side yard between the whole units as they sit on the lot. Mr. Hobson advised that the plat meets all of the city's regulations

as far as the subdivisions. Cathy Duhart advised that North. Hwy 77 and 1945 Intersection (Sinton Ranch) was listed erroneously in this agenda item. Mr. Hobson advised that the developer, Mr. McIlwain, was available.

Pam Mathis made the motion to approve the application for a final plat filed by Wiley McIlwain for the property located at North Somerset Blvd, Sinton, Texas. Joe Gonzales made the second. The motion carried 3-0.

**4. 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.**

Mr. Hobson asked HMT Engineering and Surveying to speak on behalf of this agenda item. They had previously come and submitted a plat to the Planning and Zoning Commission on December 17, 2025, and it was approved. Rincon has progressed with their elevated storage water tank design, and their third party engineer requested to bring an 8-inch line to the elevated storage tank. This essentially took one of the lots and converted to a Rincon utility lot; the replat will be for that one lot.

Pam Mathis made the motion to approve the 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. Joe Gonzales made the second. The motion carried 3-0.

Gerad Galloway made the motion to adjourn the meeting. Pam Mathis made the second. 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: CenterPoint Energy Sinton District Office

APPLICANT: CenterPoint Energy Resources Corp. PHONE: 713-207-0430

ADDRESS: 1111 Louisiana St., Houston TX 77002

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

LICENSED SURVEYOR OR ENGINEER: COY ARMSTRONG, P.E.

ADDRESS: 1020 NE LOOP 410, SUITE 800, PHONE: 210-964-2634  
San Antonio, TX 78209

LOCATION OF PROPOSED SUBDIVISION: 7393 HWY 77 BUS, SINTON, TX 78387

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

PRINTED NAME: Crystal Shrader DATE: 7/24/25

Agent & Attorney-in-Fact

SIGNATURE OF APPLICANT OR AGENT: Crystal P Shrader

DocuSigned by:

*Crystal P Shrader*

2692317E28DE401...

### 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.

# LETTER OF TRANSMITTAL



1020 NE Loop 410, Suite 800  
San Antonio, Texas 78209

<input type="checkbox"/> Regular USPS	<input type="checkbox"/> FedEx	<input type="checkbox"/> Courier from WGA	<input type="checkbox"/> End of Day
<input type="checkbox"/> Certified USPS	<input checked="" type="checkbox"/> Overnight	<input type="checkbox"/> Courier to WGA	<input type="checkbox"/> Expedited

Date: 7/29/2025

Project No: 00134-133-004

To:  
John D. Hobson  
City of Sinton City Hall  
301 East Market Street, Sinton, TX 78387

Attn: John D. Hobson

Phone Number: 361-364-2381

Email Address: [sintonmanager@sintontexas.org](mailto:sintonmanager@sintontexas.org)

Re: Subdivision Plat – CenterPoint Energy Sinton District Office

**Design Summary Notes:**

**Drainage:** Onsite drainage to comply with TxDOT requirements.

**Sanitary Facilities:** Public on-site lift station and off-site force main currently being coordinated and designed alongside the City of Sinton. (See attached exhibit)

**Water Supply Proposed:** Proposed site to require 3 total taps to 6" water main. Off-site 6" water main extension currently being coordinated with City of Sinton. (See attached exhibit)

**Owner Name:** CenterPoint Energy  
**Address:** 1111 Louisiana St., Houston TX 77002

**Engineer Name:** Coy Armstrong, P.E.  
**Address:** 1020 NE Loop 410, Suite 800, San Antonio TX 78209

**Surveyor Name:** Mark Henry Tooke, R.P.L.S  
**Address:** 4901 E End Blvd S, Marshall, TX 75672

Quantity	Description
3	18"x24" Plain Paper - Subdivision Plat- CenterPoint Energy Sinton District Office
3	Letter of Transmittals
1	USB Device contains the following: <ol style="list-style-type: none"> <li>1. PDF of "2025.07.29 - Subdivision Plat- CenterPoint Energy Sinton District Office"</li> <li>2. CAD DWG called "Sinton CenterPoint Plat DWG"</li> </ol>
1	2024 Property Tax Statement
1	Property Tax Receipt
1	Check to City of Sinton for Preliminary and Final Plat Application Fees

Joseph Lebron, E.I.T, Design Engineer  
 Ward, Getz & Associates, PLLC



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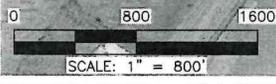
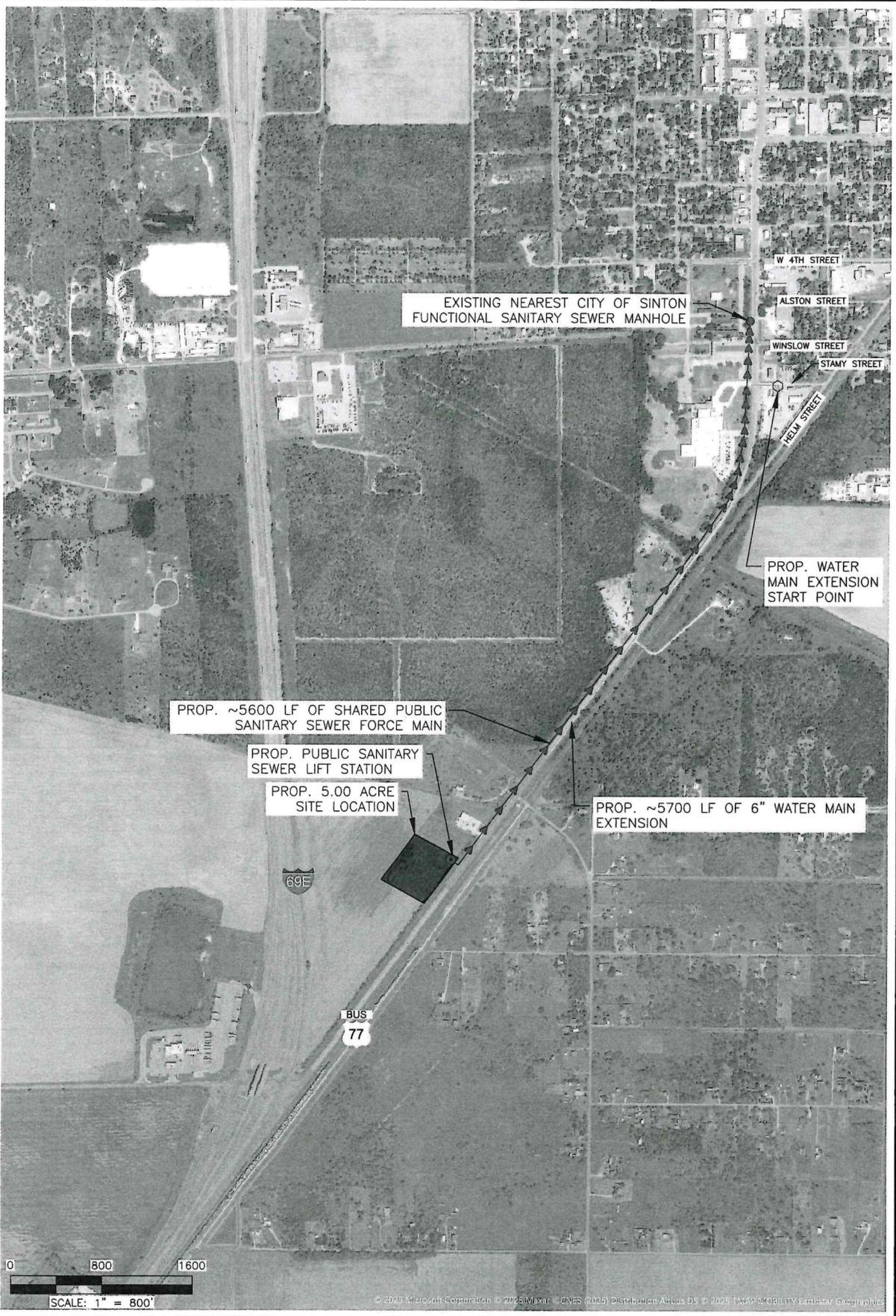
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EXHIBIT TITLE:	<b>PROPOSED PUBLIC UTILITY EXTENSIONS EXHIBIT</b>
LOCATION:	7555 U.S. 77, Sinton, TX
DATE ISSUED:	July 29, 2025



**WGA**  
 TEXAS REGISTERED ENGINEERING FIRM F-9756  
 1020 NE Loop 410, Suite 800  
 San Antonio, Texas 78209  
 210-585-3700

# LETTER OF TRANSMITTAL



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San Antonio, Texas 78209

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Joseph Lebron, E.I.T, Design Engineer  
 Ward, Getz & Associates, PLLC



2024 TAX STATEMENT



MARCELA G. THORMAEHLEN, PCC  
 SAN PATRICIO COUNTY TAX-ASSESSOR COLLECTOR  
 P.O. BOX 280  
 SINTON, TEXAS 78387

**Certified Owner:**

MORGAN WK JR ETAL & DENNIS WEEDEN TRUST  
 JOSEPH ALVIN WEEDEN TRUSTEE  
 906 HEDGESTONE DR  
 SAN ANTONIO, TX 78258

**Legal Description:**

M MCCAULEY SUR ABST 13 (12.148 ACRES)

Account No: 55271

Appr. Dist. No.: 213900130000019

Legal Acres: 12.1480

Parcel Address: HWY 77

As of Date: 05/27/2025

Print Date: 05/27/2025

Print By: ACT\_INQ

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$39,810	\$0	\$39,810	\$39,810	\$0	\$0	\$39,810	\$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
SAN PATRICIO COUNTY	\$39,810	OSP	\$35,595.00	\$4,215	0.3153690	\$13.29
COUNTY SPECIAL (ROAD & BR	\$39,810	OSP	\$35,595.00	\$4,215	0.0804110	\$3.39
SINTON ISD	\$39,810	OSP	\$35,595.00	\$4,215	1.2352000	\$52.06
SAN PATRICIO DRAINAGE DIS	\$39,810	OSP	\$35,595.00	\$4,215	0.0500000	\$2.11

Total Tax: \$70.85  
 Total Tax Paid to date: \$70.85  
 Total Tax Remaining: \$0.00

**Exemptions:**

OSP OPEN SPACE 1-D-1

**AMOUNT DUE IF PAID BY:**

06/02/2025 13%	06/30/2025 15%	07/31/2025 18 + up to 20%	09/01/2025 19 + up to 20%	09/30/2025 20 + up to 20%	10/31/2025 21 + up to 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/01/2025 22 + up to 20%	12/31/2025 23 + up to 20%	02/02/2026 24 + up to 20%	03/02/2026 25 + up to 20%	03/31/2026 26 + up to 20%	04/30/2026 27 + up to 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

**School Information:**

SINTON ISD 2024 M&O .75520000 I&S .48000000 Total 1.2352000 2023 M&O .75750000 I&S .48000000 Total 1.2375000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.75

Print Date: 05/27/2025

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

MARCELA G. THORMAEHLEN, PCC  
 SAN PATRICIO COUNTY TAX-ASSESSOR COLLECTOR  
 P.O. BOX 280  
 SINTON, TEXAS 78387  
 (361) 364-9373



55271  
 MORGAN WK JR ETAL & DENNIS WEEDEN TRUST  
 JOSEPH ALVIN WEEDEN TRUSTEE  
 906 HEDGESTONE DR  
 SAN ANTONIO, TX 78258

AMOUNT PAID:

\$ \_\_\_\_\_



MARCELA G. THORMAEHLEN, PCC  
 SAN PATRICIO COUNTY TAX-ASSESSOR COLLECTOR  
 P.O. BOX 280  
 SINTON, TEXAS 78387

**Certified Owner:**

MORGAN WK JR ETAL & DENNIS WEEDEN TRUST  
 JOSEPH ALVIN WEEDEN TRUSTEE  
 906 HEDGESTONE DR  
 SAN ANTONIO , TX 78258

**Legal Description:**

M MCCAULEY SUR ABST 13 (12.148 ACRES)

Parcel Address: HWY 77  
 Legal Acres: 12.1480

Remit Seq No: 57498528  
 Receipt Date: 11/04/2024  
 Deposit Date: 11/04/2024  
 Print Date: 05/27/2025 10:54 AM  
 Printed By: WEB USER

Appr. Dist. No.: 213900130000019

Deposit No: 11042024CGC  
 Validation No: 900000071217702  
 Account No: **55271**  
 Operator Code: CINDYCAR

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2024	San Patricio County	TL	4,215	0.315369	13.29	0.00	0.00	13.29
2024	County Special (Road & Bridge)	TL	4,215	0.080411	3.39	0.00	0.00	3.39
2024	Sinton Isd	TL	4,215	1.235200	52.06	0.00	0.00	52.06
2024	San Patricio Drainage District	TL	4,215	0.050000	2.11	0.00	0.00	2.11
					<b>\$70.85</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$70.85</b>

> - -

- - <

Check Number(s):  
8207

PAYMENT TYPE:

Checks: \$70.85

Exemptions on this property:

OPEN SPACE 1-D-1

Total Applied: \$70.85

Change Paid: \$0.00

Account No: 55271  
PAYER  
 DENNIS A WEEDEN  
 OR NANCY K WEEDEN  
 9047 COUNTY RD 2226  
 TAFT , TX 78390-8090

BLOCK ONE, LOT 2  
CALLED 2.719 ACRES  
JCL ADDITION  
FILE NO. 712353

STATE OF TEXAS  
COUNTY OF SAN PATRICIO

THIS FINAL PLAT OF LOT 1, BLOCK 1, OF CENTERPOINT ENERGY SINTON IS APPROVED ON BEHALF OF THE CITY PLANNING AND ZONING COMMISSION

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

SECRETARY

CHAIRPERSON, PLANNING AND ZONING

STATE OF TEXAS  
COUNTY OF SAN PATRICIO

I, GRACIE ALANIZ-GONZALES, CLERK OF THE COUNTY COURT OF SINTON, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF LOT 1, BLOCK 1, XXX, DATED THE \_\_\_\_ OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY RECORDED IN ENVELOPE \_\_\_\_\_, TUBE \_\_\_\_\_ MAP RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SINTON, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. \_\_\_\_\_  
FILED FOR RECORD

GRACIE ALANIZ-GONZALES  
CLERK OF THE COUNTY COURT  
SAN PATRICIO COUNTY

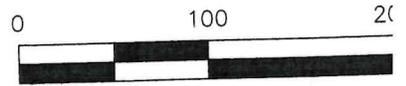
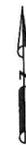
AT \_\_\_\_ O'CLOCK \_\_\_\_ M.  
\_\_\_\_\_, 20\_\_

BY: \_\_\_\_\_  
DEPUTY

BY: \_\_\_\_\_  
DEPUTY

SUBDIVISION PLAT C  
CENTERPOINT ENERGY SINTON DISTRICT  
LOT 1, BLOCK 1

BEING 5.00 ACRES OF LAND BEING PART OF A CALLED 312.136 ACRES TRUSTEE, RECORDED IN VOL. 71, PG. 148, THE MALCOLM MCAULEY SURVEY, A-13, SAN PATRICIO COUNTY, TEXAS



SCALE: 1" = 100'



**WARD, GETZ & ASSOCIATES, P.C.**  
TEXAS REGISTERED ENGINEERING FIRM F-0000000000

1020 NE Loop 410, Suite 800  
San Antonio, Texas 78209  
210.585.3700

DATE OF PREPARATION: 7/29/20\_\_

