

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

Documents:

P AND Z SEPT 30 AGENDA.PDF  
MINUTES 9-16-25.PDF  
RE-PLAT APPLICATION.PDF



301 E. Market Street, Sinton, Texas 78387

Phone (361) 364-2381

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

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Notice is hereby given that the Sinton Planning and Zoning Commission will hold a meeting on the 30<sup>th</sup> day of September 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  
\_\_\_\_\_ 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 Commission Meeting held on September 16, 2025.
2. Discussion and action on an application for a re-plat filed by Wiley McIlwain for Somerset at Sinton Unit 2 Subdivision, located North of Wagon Wheel Boulevard, West of TX Hwy 89 and US Hwy 181. Legal Description: Being a re-plat of Somerset at Sinton Unit 2, as recorded in Instrument 732011, Envelopes 2066-2070, Tube 36-6, of the Official Public Records of San Patricio County, Texas.

**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 3 business days preceding the scheduled time of said meeting, in compliance with Chapter 551, Texas Government Code.

  
\_\_\_\_\_  
Cathy Duhart, City Secretary

Date & Time Posted: 9/24/2025 by 5:00am/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 may need assistance should contact City Hall at 361-364-2381 at least two (2) days before the meeting so that appropriate arrangements can be made.



# MINUTES PLANNING & ZONING COMMISSION

September 16, 2025 – 5:30 p.m.  
Council Chambers, 301 E. Market St.  
Sinton, Texas 78387

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**Board Members Present:**

Pennie Parker	Board Member
Pam Mathis	Board Member
Joe Gonzales	Board Member

**Board Members Not Present:**

Gerad Galloway	Chairperson
Patricia Alvarez	Board Member

**City Staff Present:**

John Hobson	City Manager
Desiree Voth	City Attorney
Angela Montemayor	Utility Clerk

**Citizens present:**

John Hobson, City Manager called the meeting to order at 5:30 p.m. A quorum was present and the following business was transacted:

**Action Items for Consideration:**

1. **Action on the minutes from the Planning & Zoning Commission Meeting held on August 19, 2025.**

Pam Mathis made the motion to approve the minutes from the Planning & Zoning Meeting held on August 19, 2025. The second was made by Joe Gonzales. The motion carried 3-0.

2. **Action on an application for a final plat filed by HMT Engineering and Surveying for Sinton Ranch Unit 2 Subdivision located at SH 77 in the City of Sinton ETJ, south of the 1945 and Hwy 77 intersection. Legal Description: Being a 42.56 Acre Tract situated in the Malcolm McAuley Survey, Abstract No. 13, San Patricio County, Texas, being a portion of a called 224.51 Acre Tract recorded in Document No. 623871, Official Public Records, San Patricio County, Texas.**

Mr. Hobson advised that the final plat met all the requirements of the City's subdivision ordinance, noting a total of 243 residential lots.

Pennie Parker made the motion to approve the final plat filed by HMT Engineering and Surveying. The second was made by Pam Mathis. The motion carried 3-0.

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

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Chairperson

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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 2

APPLICANT: Wiley McIlwain PHONE: 361-815-3528

ADDRESS: 530 Cecil Avenue, Kingsville, Texas 78373

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

LICENSED SURVEYOR OR ENGINEER: Saul V. Castillo for Urban|DCCM

ADDRESS: 2725 Swantner Drive, C.C., TX 78404 PHONE: (361) 854-3101

North of Wagon Wheel Boulevard

LOCATION OF PROPOSED SUBDIVISION: West of TX Hwy 89 and US Hwy 181

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

PRINTED NAME: Xavier Galvan for Urban|DCCM DATE: January 6, 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.

July 17, 2025

Cathy Duhart, TRMC, CMC  
City Secretary  
City of Sinton  
301 East Market Street  
Sinton, Texas 78387

**Re:** Final Re-plat  
Owner: Somerset Land Company, LLC  
Legal: Somerset at Sinton Unit 2 (Re-plat)  
Project No. 0000012922

Transmitted herewith for the above-referenced project are the following items:

1. Revised pdf. of re-plat
2. Exhibit Showing changes from original approved plat
3. Link to revised construction plans (file is to big to attach)

Regards,

**Urban Engineering**



**Xavier Galvan**  
*Sr. Platting Technician*  
[xgalvan@dccm.com](mailto:xgalvan@dccm.com)

**General Notes:**

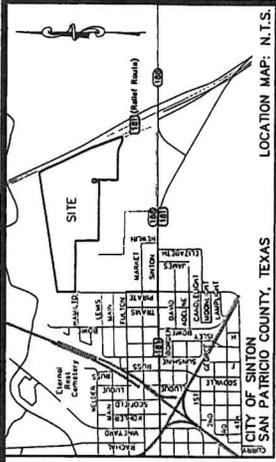
- Total platted area contains 107.19 Acres of Land (Includes Street Dedication).
- 5/8" inch iron rod with orange plastic cap stamped "URBAN DCCM" set at all corners unless otherwise noted.
- Lot 1, Block 1 and Lot 14, Block 18, are zoned commercial, all other Lots are zoned R2.
- Lot 9, Block 2, will be a detention pond/ non-buildable lot for the use of this subdivision.
- Use and Curve tables can be found on Page 5.
- Direct access to Goodnight Trail is Prohibited from Lots 2 and 24, Block 1; Lots 1 and 18, Block 7; Lots 1 and 16, Block 8; Lots 1 and 18, Block 9; Lots 1 and 16, Block 10; Lot 1, Block 11 and Lots 31 through 37, Block 18.
- Direct access to Somerset Boulevard North is Prohibited from Lots 1 through 8, Block 11; Lot 47, Block 12; Lots 1-3 and Lots 37 through 43, Block 18; and Lots 1 through 6, Block 21.
- Direct access to Wagon Wheel Boulevard is Prohibited from Lots 3 through 13, Block 18.
- Direct access to Durango Street is Prohibited from Lot 1, Block 5; Lots 1 and 12, Block 6; Lot 12, Block 13 and Lot 25 Block 12.

**Proposed Improvements:**

- Paving** - Street pavement sections will generally consist of concrete pavement wearing course, limestone T & G, GR 1-2 base course and compacted subgrade with option for fine 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 SR station at the northwest corner of the said 172.73 Acre Tract. Piping shall be SDR 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 development. The detention facility will be constructed of concrete and will discharge into Chuljian Creek. Piping shall be reinforced concrete pipe (RCP).

**Successor's Notes:**

- Bearings shown hereon are Old Bearings and referenced to the Texas State Plane Coordinate System of 1983, Tenth South Zone 4205, and are based on the datum of 1983 (2011) Epoch 2010.00. Distances shown are ground distances.
- Existing Flood Map. By graphic plotting only, this property is currently in Zone "X" Zone "A", Zone "AF" (EL 46), and X (Shaded) of the Flood Insurance Rate Map (FIRM), Community Panel Number 49409C 0275 E, County of San Patricio, Texas, Special Flood Hazard Area. The existing FIRM Panel 49409C 0275 E is based on the North American Vertical Datum of 1988 (NAVD88).



State of Texas  
County of San Patricio

This final re-plot of Somerset at Sinton, Unit 2 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 plot be filed with the County Clerk within six months.

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

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

State of Texas  
County of San Patricio

I, Gracia Alariz-Comales, Clerk of the County Court of San Patricio, do hereby certify that the foregoing re-plot of Somerset at Sinton, Unit 2 dated the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ with its certificate of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in the map records of said County in instrument No. \_\_\_\_\_ at \_\_\_\_\_ Envelope \_\_\_\_\_, Tube \_\_\_\_\_, Map Records.

Witness my hand and seal of the County Court, in and for said County, at offices in Sinton, Texas, the day and year first written.

No. \_\_\_\_\_ Filed for Record \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. By \_\_\_\_\_ Deputy \_\_\_\_\_

Gracia Alariz-Comales, County Clerk  
San Patricio County, Texas

By \_\_\_\_\_ Deputy \_\_\_\_\_

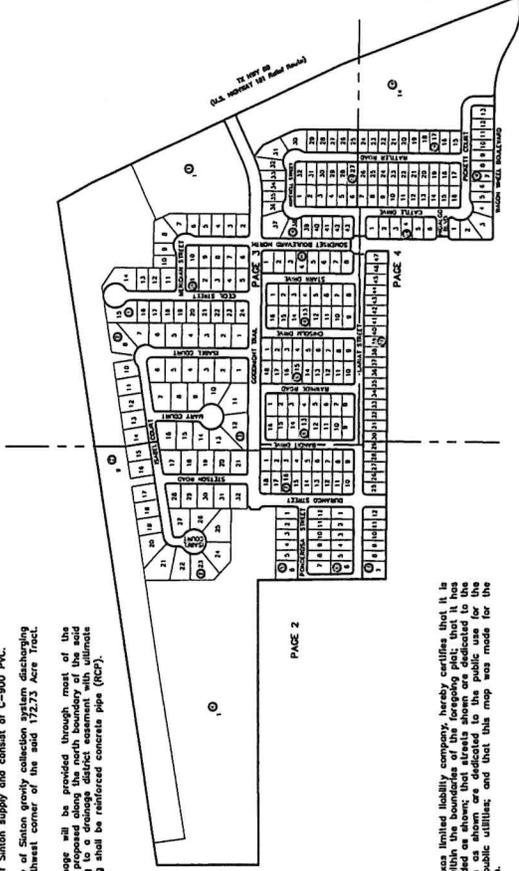
State of Texas  
County of Nueces

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 in full compliance with the provisions of the Public Utility Act of 1909, and I have entered into a contract to set all lot and block corners as shown hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

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

**Re-Plot of  
Somerset at Sinton  
Unit 2**

Being a Re-Plot of Somerset at Sinton Unit 2, as recorded in instrument 732011, Envelopes 2065-2070, Tube 35--6, of the Official Public Records of San Patricio County, Texas.



MAP: N.T.S.

State of Texas  
County of Nueces

Somerset Land Company, LLC, a Texas limited liability company, hereby certifies that it is the owner of the land shown on this map and that the same is being dedicated to the public use forever; that easements as shown are dedicated to the public use for the purpose of description and dedication.

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

By: \_\_\_\_\_ Manager \_\_\_\_\_  
Way McIlwain, Manager

State of Texas  
County of San Nueces

This instrument was acknowledged before me by Way McIlwain, as Manager of Somerset Company, LLC, a Texas limited liability company, on behalf of said entity in said

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

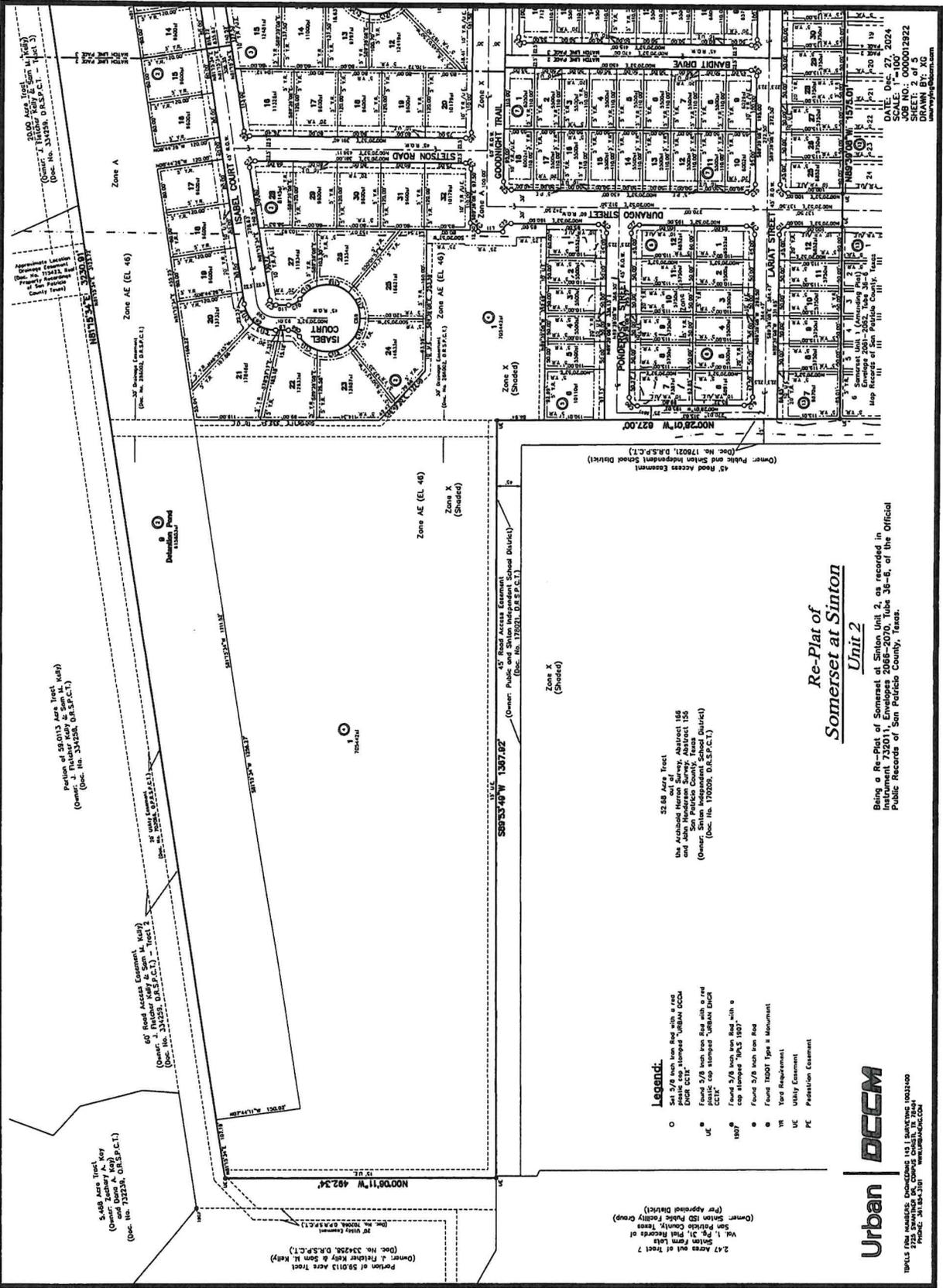
Notary Public in and for the State of Texas



URBANS (TM) NUMBER: DCCM2013.03 | SURVEYING | 1001100  
1772-3322 | 1111 S. 177th Street, Suite 100  
Houston, Texas 77058  
www.urbandccm.com

DATE: Dec. 27, 2024  
SCALE: 1"=100'  
SHEET: 1 of 1  
DRAWN BY: XC

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



DATE: Dec. 27, 2024  
 SCALE: 1" = 100'  
 SHEET: 2 of 5  
 DRAWN BY: XC  
 www.bccm.com

**Re-Plat of  
 Somerset at Sinton  
 Unit 2**

Being a Re-Plat of Somerset at Sinton Unit 2, as recorded in Instrument 732011, Envelopes 2066-2070, Tabs 36-6, of the Official Public Records of San Patricio County, Texas.

32.68 Acre Tract  
 The Archibald Harrow Survey, Abstract 166  
 and the Archibald Harrow Survey, Abstract 156  
 San Patricio County, Texas  
 (Owner: Sinton Independent School District)  
 (Doc. No. 170026, D.A.S.P.C.T.)

- Legend:**
- 1/2" Iron Rod with a red cap stamped "URBAN 2004 ENCR CCT"
  - Found 5/8" Iron Iron Rod with a red cap stamped "URBAN ENCR CCT"
  - Found 3/8" Iron Iron Rod with a cap stamped "URB 5 1907"
  - Found 5/8" Iron Iron Rod
  - Found 1000T Type II Monument
  - Year Requirement
  - UC Utility Easement
  - PE Petition Easement

2.47 Acres out of Tract 7  
 Sinton Farm Lots  
 Vol. 1, Pgs. 19-21, Public Records of  
 San Patricio County, Texas  
 (Owner: Sinton ISD Public Facility Group)  
 (Per Approved District)

**Urban** **BCCM**

18415 FM 1962, Suite 105 | San Antonio, TX 78258  
 7325 DUNNWOOD DR, COMPLEX CHAIRS, W. TEXAS  
 PHONE: 214.64.3101  
 www.urbancbcm.com





