

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

Documents:

[BOA MEETING AGENDA NOV 18 2025.PDF](#)
[BOA MINUTES OCT 21 2025.PDF](#)
[BOA APPLICATION.PDF](#)



301 E. Market Street, Sinton, Texas 78387

Phone (361) 364-2381

**BOARD OF ADJUSTMENT
MEETING AGENDA
NOVEMBER 18, 2025 - 5:30 P.M.
CITY HALL (COUNCIL CHAMBERS)**

Notice is hereby given that the Sinton Board of Adjustment will hold a meeting on the 18th day of November 2025 at 5:30 p.m. in the Council Chambers of 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
- _____ Jean Odom

- _____ 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:

1. CAR 30 INVESTMENTS LTD is seeking a variance from Ordinance Chapter 111, Section 1, Subsection A-Sec. 111.01A, for the property located at 12275 Texas Highway 188, Sinton, Texas; Legal Description: CAR 30 RETAIL ADDN Lot 1. The variance will be for signage, the height allowed is 50' and the signage will be 100'; asking for a 50' height variance.

D. Action Items to Be Considered

1. Discussion and action on the minutes from the Board of Adjustment meeting held on October 21, 2025.
2. Discussion and action on a request submitted by CAR 30 INVESTMENTS LTD for a variance from Ordinance Chapter 111, Section 1, Subsection A-Sec. 111.01A, for the property located at 12275 Texas Highway 188, Sinton, Texas; Legal Description: CAR 30 RETAIL ADDN Lot 1. The variance will be for signage, the height allowed is 50' and the signage will be 100'; asking for a 50' height variance.

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 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: 11/12/2025 by 5 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.



MINUTES
BOARD OF ADJUSTMENT MEETING
October 21, 2025 – 5:30 p.m.
City Hall, 301 E. Market St.
Sinton, Texas 78387

Councilmembers Present: John Curlee Board Member
Dolores Hinojosa Board Member
Maureen Stevens Board Member
Roland Cantu Board Member
Ruby Rodriguez Board Member (Alternate)

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

Citizens present: Matthew Garza, Trisha Marion

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

A. Public Hearing:

Public Hearing for Input concerning the Following Requests:

- 1. Grace and Larry Chapa are requesting front and rear yard variances for their property located at 420 N. Russ, Sinton, Texas 78387. The City Ordinance requires a 20-foot front yard setback and a 20-foot rear yard setback. They are asking for a 10-foot front yard variance and a 15-foot rear yard variance from the ordinance. Legal Description: Sinton Farm Lots TR 19 (0.26 Acres).**

John Curlee opened the public hearing at 5:31 p.m.

Javier Deleon, speaking on behalf of the Chapas and serving as their builder, is requesting a variance to rebuild their home in its original location as the previous structure was destroyed in a fire. The previous house encroached 12 feet into the front setback, placing it 8 feet from the property line and 5 feet from the rear. Rebuilding to current setback requirements would restrict the buildable area to

approximately 500–600 square feet. The request is to allow reconstruction in the original location to restore the home as it previously stood.

Council Member Edward Adams, a lifelong resident of Sinton, expressed support for the request. He stated that its approval would positively impact and improve the area.

No more public comment was made. John Curlee closed the public hearing at 5:35 p.m.

B. Action Items for Consideration:

1. Action on the minutes from the Board of Adjustment meeting held on July 21, 2025.

Board Member Dolores Hinojosa made the motion to approve the minutes from the Board of Adjustment Meeting held on July 21, 2025. The second was made by Board Member Ruby Rodriguez. The motion carried 5-0.

2. Action on the minutes from the Board of Adjustment meeting held on August 11, 2025.

Board Member Roland Cantu made the motion to approve the minutes from the Board of Adjustment Meeting held on August 11, 2025. The second was made by Board Member Ruby Rodriguez. The motion carried 5-0.

3. Action on a request submitted by Grace and Larry Chapa for front and rear yard variances for their property located at 420 N. Russ, Sinton, Texas 78387. The City Ordinance requires a 20-foot front yard setback and a 20-foot rear yard setback. They are asking for a 10-foot front yard variance and a 15-foot rear yard variance from the ordinance. Legal Description: Sinton Farm Lots TR 19 (0.26 Acres).

Board Member Ruby Rodriguez made the motion to approve the request submitted by Grace and Larry Chapa for a front and rear yard variance for the property located at 420 N. Russ, Sinton, Texas. The second was made by Board Member Roland Cantu. The recorded votes: Dolores Hinojosa—For, Maureen Stevens—For, Roland Cantu—For, Ruby Rodriguez—For, John Curlee—For. The motion carried 5-0.

Board Member John Curlee adjourned the meeting.

Meeting adjourned.

Chairperson

Attest: City Secretary Cathy Duhart

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>200</u>	Date Rcvd: <u>10/14/25</u> Receipt # _____ Approved/Denied _____
BOA Date: <u>11/18/2025</u>	

TYPE OF REQUEST: Variance Appeal Specific Use

PROPERTY INFORMATION:

Address: 12275 TEXAS 188, SINTON, TX

Lot 1 Block _____ Subdivision 8668 Current Zoning: C

Lot Width: 451.88' Lot Depth: 700.69 Total SF of Lot: 287975.16

Is this property located on a corner lot? Yes No

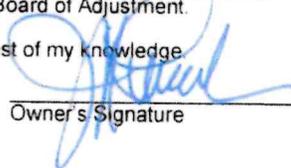
OWNER INFORMATION:

Owner's Name: CAR 30 INVESTMENTS LTD

Owner's Address: 440 LOUISIANA ST. STE 675, HOUSTON, TX 77002 Phone: _____

IF APPLICABLE: Owner hereby gives GOODONE ENTERPRISES, LLC DBA EMPIRE CSAC 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.

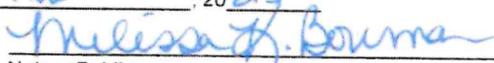

 Owner's Signature

STATE OF TEXAS

COUNTY OF Texas

Subscribed and sworn to before me this 30th day of September, 2025.




 Notary Public

My Commission expires: 5-22-29

IF DIFFERENT FROM ABOVE, APPLICANT INFORMATION:

Applicant's Name: AMANDA WILKINSON

Applicant's Address: 3111 LONE STAR LN, PINEHURST, TX 77362 Phone: 281-259-8836

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			

SIDE YARD @ CORNER			
FRONT YARD			
REAR YARD			
COVERAGE AREA			
PARKING SPACES			
Sec. 111.01.A OTHER: Specify	NO SIGNS OVER 50' WITHIN 150' OF THE EAST R.O.W. OF HWY 77	100' HI-RISE	50' INCREASE IN HEIGHT

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.

- 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:
The request for a variance is not in an attempt to deviate from the spirit of the ordinance. Rather it is a request to provide equal visibility along the interstate as that afforded to other fueling stations in Sinton.
- 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:
Not Applicable
- 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:
Unlike other fuel stations along the interstate within the City of Sinton's jurisdiction, the Circle K's location is well below grade of the interstate. Given the elevated roadway, tree line obstruction to the North, and the fact that the exits for access to the Circle K location are over 1000' away from the North and South, Circle K needs a freeway-oriented sign that provides proper visibility along the roadway. Other stations along the interstate have freeway oriented signs along stretches of freeway that 1) are not elevated and 2) do not have exits over 1000' away. As these stations do not share the same hardships that Circle K faces, their signs, which may be at the allowance per the city's standards, provide visibility at nearly 1/2 mile away in either direction. Circle K seeks to have opportunity for the same level of visibility.
- 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:
Hardship is due to the surrounding topography, elevated interstate roadway, and distance from interstate exits to the site. Limited visibility creates issues for travelers and truck drivers along the interstate attempting to get to the Circle K. This is especially critical for truck drivers who need to be able to identify the Circle K and the offering of 'truck deisel', safely, prior to the interstate exit. The site is situated similarly to the Loves truck stop to the south of Sinton (outside of the city's jurisdiction).
- 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:
As stated above, other stations along the interstate have freeway oriented signs along stretches of freeway that 1) are not elevated and 2) do not have exits over 1000' away.

As these stations do not share the same hardships that Circle K faces, their signs, which may be at the allowance per the city's standards, provide visibility at nearly 1/2 mile away in either direction. Circle K seeks to have opportunity for the same level of visibility

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: *Amanda Wilkison* Address: 3111 LONE STAR LN, PINEHURST, TX 77362

Print Name: AMANDA WILKISON Phone Number: 281-259-8836

Date: 10/14/25 E-Mail: PERMITS@EMPIRE-CSAC.COM

STATE OF TEXAS

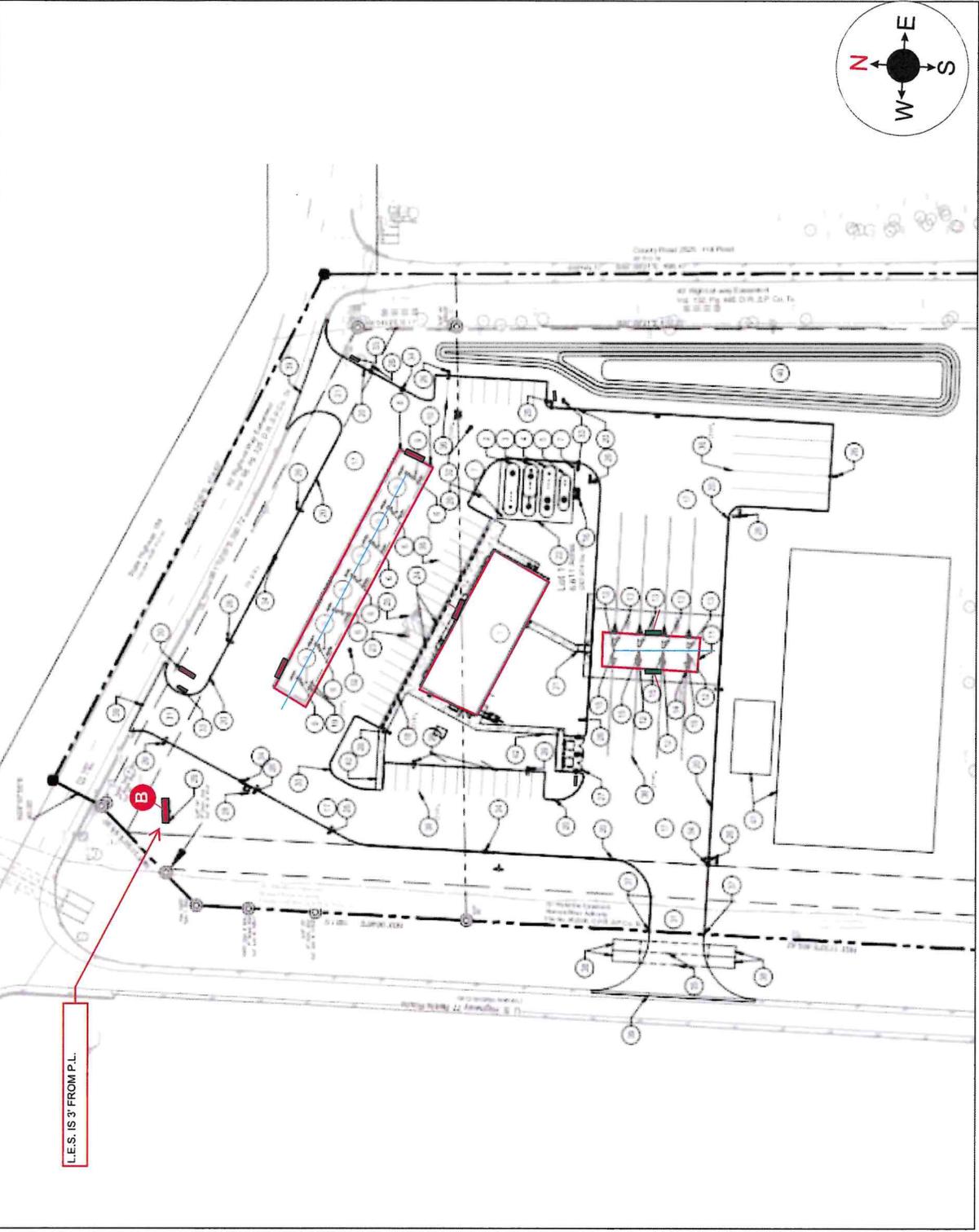
COUNTY OF Montgomery

Subscribed and sworn to before me this 14 day of October, 20 25

(seal)



Kitty L. Caffey
Notary Public
My Commission expires: 05/18/2027



SCOPE OF WORK

B HIGH RISE SIGN (100' OAH)

Color Specifications:		
Color Sample	Pantone	Applied to
	Pantone 485	- MID - BUILDING SIGNS - BUILDING FASCIA - CANOPY - DISPENSER
	Pantone 144	- MID - BUILDING SIGNS - BUILDING FASCIA - CANOPY - DISPENSER

SCOPE OF WORK

SCOPE OF WORK

SCOPE OF WORK

A2

**MID-2
HI-RISE**

- 100' OAH - HI-RISE
- CIRCLE K LOGO
- TRUCK DIESEL CABINET
- UNLEADED WITH 60" RED ABLE LEDS AND 8" TOGGLE
- DIESEL 60" GREEN ABLE LEDS

PRODUCT COPY:

WHITE COPY ON OPAQUE BACKGROUND

13" **TRUCK DIESEL**
 10" **Unleaded**
 10" **Diesel**



EXISTING SIGN

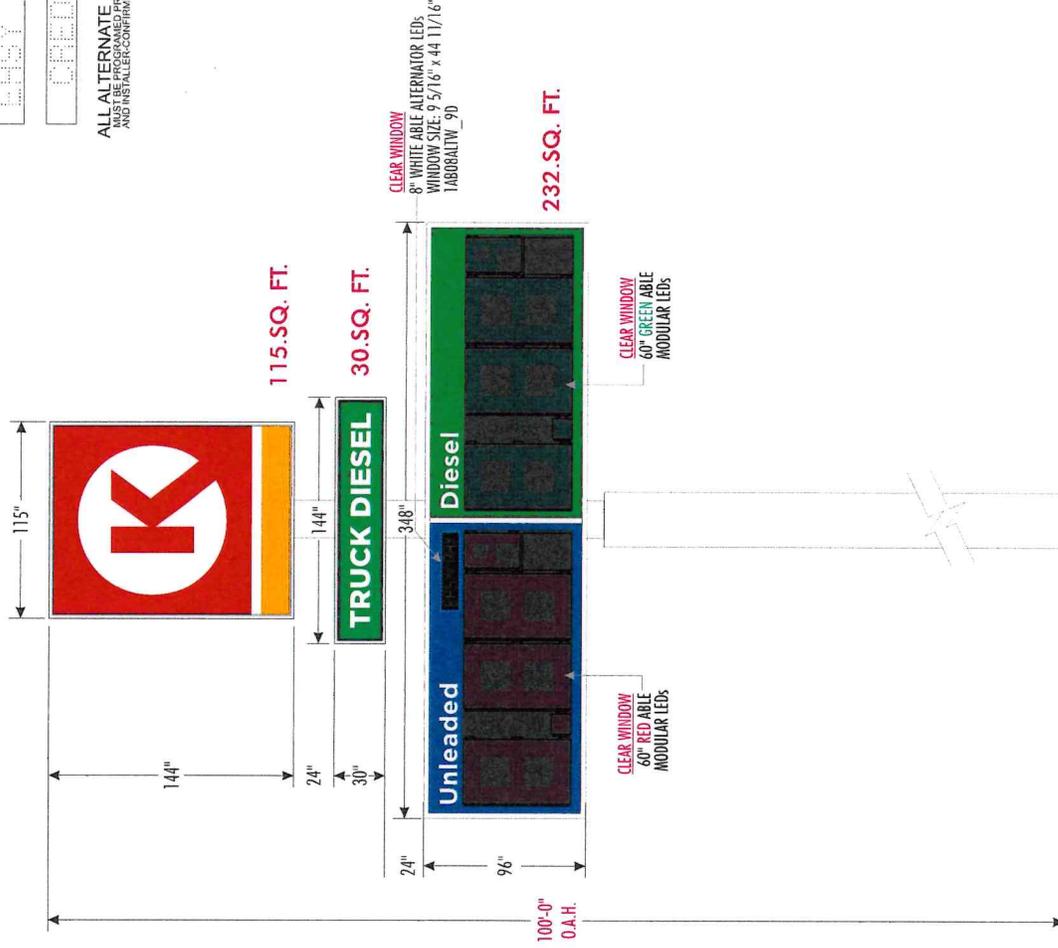
DIMENSIONS TO BE VERIFIED PRIOR TO MANUFACTURING

8" WHITE ABLE ALTERNATOR LEDS OPTIONS:

READY PAID

CREDIT

ALL ALTERNATE MESSAGES
 MUST BE SUBMITTED FOR REVIEW
 AND INSTALLER CONFIRMED UPON INSTALL



SCALE : 1:70

Main I.D.