

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

Documents:

[BOFA AGENDA 12162025.PDF](#)
[BOFA MINUTES 11182025.PDF](#)
[STARNES BOFA APPLICATION.PDF](#)



301 E. Market Street, Sinton, Texas 78387

Phone (361) 364-2381

**BOARD OF ADJUSTMENT
MEETING AGENDA
DECEMBER 16, 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 16th day of December 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

- _____ 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. Charles Starnes is requesting a rear yard variance for his property located at 1117 David Street, Sinton, Texas 78387. The City Ordinance requires a 20-foot rear yard setback. He is asking for a 17-foot rear yard variance from the ordinance. Legal Description: ODEM SUBD UNIT 2 BLK 5 LOT 12, W/2 LOT 13 (0.583 ACRES)

D. Action Items to Be Considered

1. Discussion and action on the minutes from the Board of Adjustment meeting held on November 18, 2025.
2. Discussion and action on a request submitted by Charles Starnes requesting a rear yard variance for his property located at 1117 David Street, Sinton, Texas 78387. The City Ordinance requires a 20-foot rear yard setback. He is asking for a 17-foot rear yard variance from the ordinance. Legal Description: ODEM SUBD UNIT 2 BLK 5 LOT 12, W/2 LOT 13 (0.583 ACRES)

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: 12/10/2025 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

November 18, 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
Jean Odom Board Member
Ruby Rodriguez Board Member (Alternate)

Councilmembers Not Present: Roland Cantu Board Member

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

City Staff Not Present: John Hobson City Manager

Citizens present: Alonzo Arce, Matthew Garza, Joaquin Gonzales, Brendan Armbruster, Albert Castillo, Jr.

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. **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.**

John Curlee opened the public hearing at 5:30 p.m.

Brendan Armbruster, a representative for Circle K, was present and requested a height variance for their store sign. He explained that soil tests and geotechnical surveys would be conducted, and engineering specifications must be met. This includes installing concrete footings, performing inspections before the sign would be installed. They would obtain engineering sign-offs for wind load ratings to ensure the sign would be able to withstand storms.

Discussion ensued when Board Member Jean Odom raised concerns about liability, asking who would be responsible for any damage caused by the sign in the event of an accident. She questioned whether the City could be held liable, or possibly be sued. Mr. Armbruster explained Circle K would be responsible for any damage and doesn't understand why the City would be sued. Also, she inquired about the proposed location of the sign.

No more public comment was made. John Curlee closed the public hearing at 5:34 p.m.

B. Action Items for Consideration:

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

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

2. 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

Board Member Maureen Stevens made the motion to approve the request submitted by Car 30 Investments, LTD for a 50' height variance for the property located at 12275 Texas Highway 188, Sinton, Texas. The second was made by Board Member Ruby Rodriguez. The recorded votes: Dolores Hinojosa—For, Jean Odom—For, Ruby Rodriguez—For, John Curlee—For, Maureen Stevens—For. The motion carried 5-0.

Board Member John Curlee adjourned the meeting at 5:36 p.m.

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

<i>For Office Use Only</i>	Date Rcvd: _____
Fee: _____	Receipt # _____
BOA Date: _____	Approved/Denied _____

TYPE OF REQUEST: Variance Appeal Specific Use

PROPERTY INFORMATION:

Address: 1117 David St., Sinton, 78387

Lot 12/13 Block 5 Subdivision Odem Current Zoning: residential

Lot Width: 135' Lot Depth: 197.88' Total SF of Lot: 26,713.8'

Is this property located on a corner lot? Yes No

OWNER INFORMATION:

Owner's Name: Charles + Shonna Starnes

Owner's Address: SAME Phone: 512-294-1721

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			

SIDE YARD @ CORNER			
FRONT YARD			
REAR YARD	20' Set back	3' Set back	17' 20' Variance.
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:

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: Charles C. Starnes Address: 1117 David St
 Print Name: Charles C. Starnes Phone Number: 512294-1721
 Date: 11/13/2025 E-Mail: cstarnes1@gmail.com

STATE OF TEXAS

COUNTY OF San Patricio

Subscribed and sworn to before me this 13th day of November, 20 25

(seal)

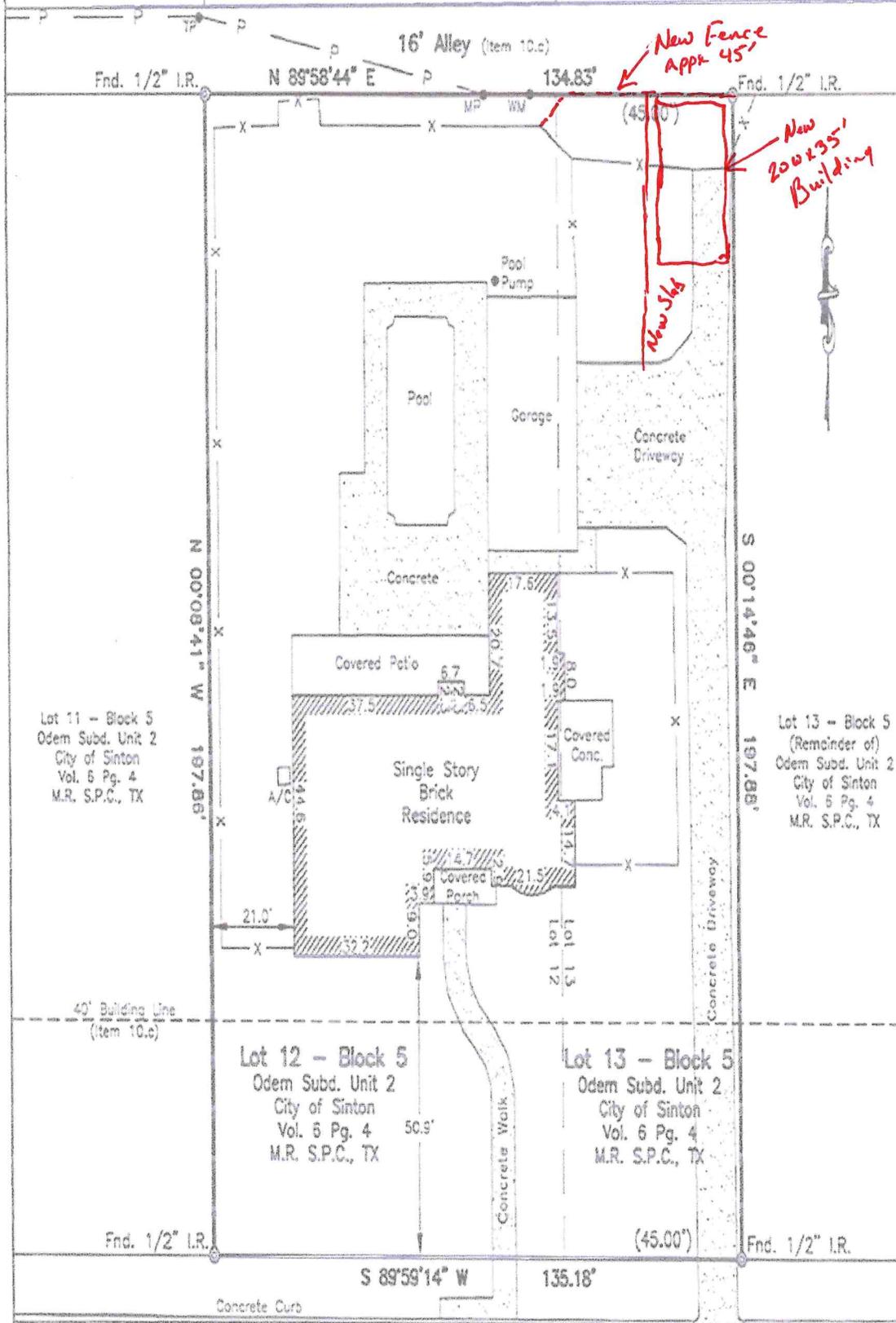


Angela Montemayor
 Notary Public
 My Commission expires: 6/26/2029

Lot 5 - Block 5
Odem Subd. Unit 2
City of Sinton
Vol. 6 Pg. 4
M.R. S.P.C., TX

Lot 6 - Block 5
Odem Subd. Unit 2
City of Sinton
Vol. 6 Pg. 4
M.R. S.P.C., TX

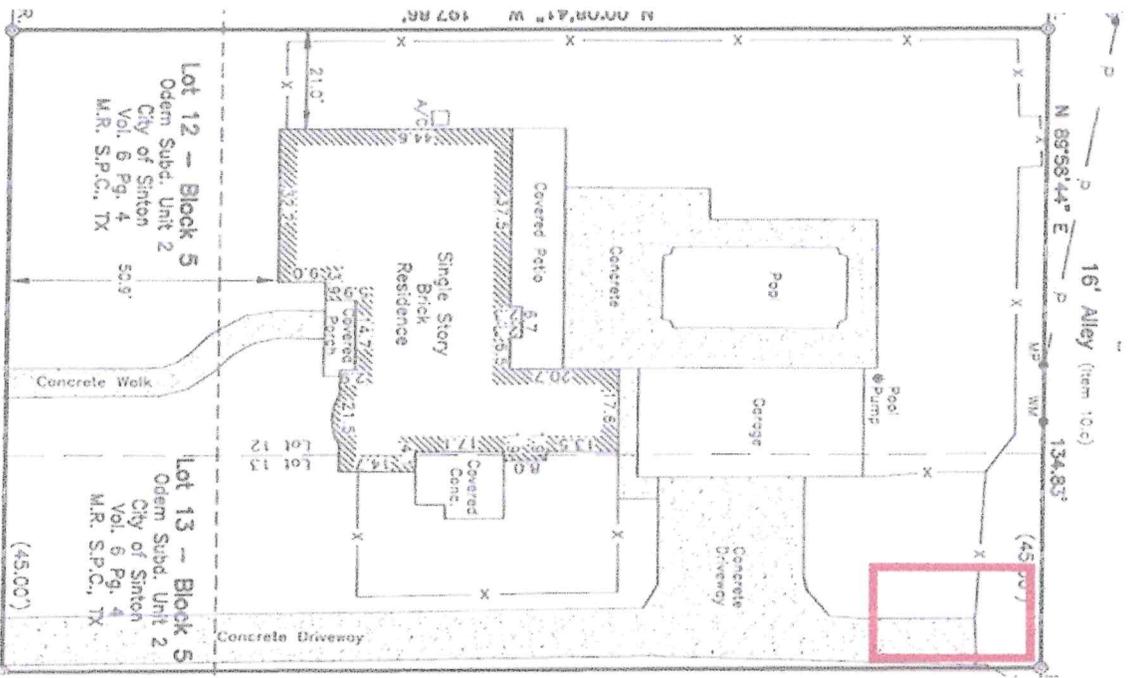
Lot 7 - Block 5
Odem Subd. Unit 2
City of Sinton
Vol. 6 Pg. 4
M.R. S.P.C., TX



- WM - water meter
- MP - meter pole
- TP - transformer pole
- P- power line
- X- fence line

1117 David Street (Item 10.c)

Chad Stan
Shawn Starns



Appx 45' of new fence will be installed on back property line once building is complete

Appx 600 square feet of concrete poured to make driveway 22' wide

6" concrete slab

3/4" rebar

Concrete and building construction will be done by ACE Buildings of Corpus Christi, 361-688-8492 (Arnold Gonzalez)

