

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

Documents:

[BOARD OF ADJ AGENDA.PDF](#)  
[MINUTES MAY 2025.PDF](#)  
[PUBLIC HEARING NOTICE.PDF](#)  
[NOTICE TO OWNER.PDF](#)  
[BOARD OF ADJ APPLICATION.PDF](#)

**AGENDA**  
**CITY OF SINTON**  
**BOARD OF ADJUSTMENT**

**DATE: July 21, 2025                      TIME: 5:30 P.M.**

**CITY HALL**

Notice is hereby given that the Sinton Board of Adjustment Meeting will be held on the 21<sup>st</sup> day of July, 2025 at 5:30 p.m. in the Council Chambers, City Hall, 301 East Market Street, Sinton, Texas. The items below are 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
  
- \_\_\_\_\_ Luther 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:**

Lee Schmitt is requesting a Specific Use Permit to place a manufactured home on the property located at 500 Cemetery Street, Sinton, Texas 78387. Legal Description: Lot 3 Block TR 32, J. J. Welder and Coleman Fulton Pature Company Lands.

**D. ACTION ITEMS TO BE CONSIDERED**

1. Discussion and action on the minutes from the Board of Adjustment meetings held on May 27, 2025.

2. Discussion and action on a request by Lee Schmitt who is requesting a Specific Use Permit to place a manufactured home on the property located at 500 Cemetery Street, Sinton, Texas 78387. Legal Description: Lot 3 Block TR 32, J. J. Welder and Coleman Fulton Pature Company Lands.

#### 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 the course of 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 hereby certify that this Notice of Meeting was posted on the City of Sinton 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 Duhart, City Secretary

Date & Time Posted: 7/10/25 by 5pm 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 prior to the meetings so that appropriate arrangements can be made.**

**CITY OF SINTON**  
**SINTON BOARD OF ADJUSTMENT**  
**May 27, 2025**  
**5:45 p.m. City Hall**

**Members Present:**

John Curlee	Chairperson
Dolores Hinojosa	Board Member
Roland Cantu	Board Member
Ruby Rodriguez	Alternate Board Member

**Staff Present:**

John Hobson	City Manager
Desiree Voth	City Attorney
Cathy Duhart	City Secretary

**Citizens Present:**

John Curlee called the meeting to order at 5:49 p.m. A quorum was present and the following business was conducted. Mr. Curlee acknowledged the passing of Danny Davila who served as a member of the Board of Adjustment for many years and also on the City Council; he will be missed.

**A. PUBLIC HEARING:**

Public Hearing for Input concerning the Following Requests:

**Wiley McIlwain, of Somerset Land Company, LLC, is requesting the following variances for his property located at North Somerset Blvd, Sinton, Texas 78387. Legal Description: Lot 1, Block 20 and Lots 1-6, Block 15, Somerset of Sinton Unit 1:**

- **Lot Size** Ordinance Req: 5000 sq ft; Requested: 3600 sq ft; Variance: 1400 sq ft
- **Lot Width** Ordinance Req: 50'; Requested: 32.5'; Variance: 17.50'
- **Side Yard** Ordinance Req: 7'; Requested: 0' & 5'; Variance: 7' & 2'

John Curlee opened the public hearing at 5:51 p.m.

Mr. Hobson spoke regarding the request and started the presentation by going over the packet handout which detailed the variances being requested. The first variance dealt with lot size, which is being requested for the duplex. The lots are 65 feet in width, making each side 32.5 feet in width after the requested variance to split the lots in half; so, each side can be sold individually, rather than one person having to buy both sides. The side yard setbacks are already 5 feet but the variance is asking for a 0' lot line down the center of the lot, where the duplexes will be joined. D.R. Horton (the builder) is requesting this through Mr. McIlwain, the Developer, to offer a different, lower priced product entry level home. Questions were asked regarding the distance between the buildings which will be 10 feet; and the number of units being built and it will be 72 units.

No more discussion was made so John Curlee closed the public hearing at 5:55 p.m.

**Action Items for Consideration:**

**1. Action on the minutes from the Board of Adjustment meetings held on June 18, 2024, June 24, 2024, and September 17, 2024.**

Roland Cantu made the motion to approve the minutes from the Board of Adjustment meetings held on June 18, 2024, June 24, 2024, and September 17, 2024. Ruby Rodriguez made the second. The motion carried 4-0.

**2. Action on a request submitted by Wiley McIlwain, of Somerset Land Company, LLC, is requesting the following variances for his property located at North Somerset Blvd, Sinton, Texas 78387. Legal Description: Lot 1, Block 20 and Lots 1-6, Block 15, Somerset of Sinton Unit 1:**

- Lot Size            Ordinance Req: 5000 sq ft; Requested: 3600 sq ft; Variance: 1400 sq ft
- Lot Width        Ordinance Req: 50';            Requested: 32.5';            Variance: 17.50'
- Side Yard        Ordinance Req: 7';            Requested: 0' & 5';            Variance: 7' & 2'

Dolores Hinojosa made the motion to approve the request above submitted by Wiley McIlwain, of Somerset Land Company, LLC., regarding the property located at North Somerset Blvd, Sinton, Texas 78387. The second was made by Ruby Rodriguez. By votes: John Curlee—For, Roland Cantu—For, Ruby Rodriguez—For, and Dolores Hinojosa—For. The motion carried 4-0.

John Curlee adjourned the meeting at 5:56 p.m.

Attest:

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

\_\_\_\_\_  
Chairperson

Please publish the attached in the legal section of the newspaper at the earliest possible date and run for 2 consecutive weeks. Please send tear sheet, a publisher's affidavit, and a bill to the City of Sinton.

**CITY OF SINTON  
PUBLIC HEARING  
BOARD OF ADJUSTMENT**

A public hearing conducted by the Board of Adjustment of the City of Sinton will be held on Monday, July 21, 2025, at 5:30 p.m. for the below-referenced property at the Sinton City Hall, located at 301 E. Market, Sinton, Texas, to consider the following request:

**Lee Schmitt is requesting a Specific Use Permit to place a manufactured home on the property located at 500 Cemetery Street, Sinton, Texas 78387. Legal Description: Lot 3 Block TR 32, J. J. Welder and Coleman Fulton Pature Company Lands.**

Copies of the request file will be available for review during regular office hours, 8:00 a.m. to 4:30 p.m., at Sinton City Hall, 301 E. Market, Sinton, Texas.

Written comments on the request are welcomed and must be returned to the following address before the meeting. Members of the public are invited to attend and speak at the hearing.

**City of Sinton  
Attention: John Hobson, City Manager  
301 E. Market Street  
Sinton, Texas 78387  
361-364-2381  
sintonmanager@sintontexas.org**



## NOTICE OF VARIANCE REQUEST

June 26, 2025

Dear Property Owner,

The following property owner has petitioned the City of Sinton to grant the following Specific Use Permit for said property:

**Lee Schmitt is requesting a Specific Use Permit to place a manufactured home on the property located at 500 Cemetery Street, Sinton, Texas 78387. Legal Description: Lot 3 Block TR 32, J. J. Welder and Coleman Fulton Pature Company Lands.**

As an owner of property located within two hundred (200) feet of the boundaries of the Property you are hereby notified of the request for the variance. The request will be presented to the Board of Adjustment of the City of Sinton at the Sinton City Hall, located at 301 E. Market Street, Sinton, Texas, Monday, July 21, 2025, at 5:30 p.m.

Your comments and participation regarding the request are important. Should you desire to make a written response, and for it to be considered by the Board of Adjustment, it must be returned to the following address or emailed to the email address below, before the Meeting. You may attend and speak on this request at the meeting.

City of Sinton  
Attention: John Hobson, City Manager  
301 E. Market Street  
Sinton, Texas 78387  
361-364-2381  
[sintonmanager@sintontexas.org](mailto:sintonmanager@sintontexas.org)



# CITY OF SINTON

P. O. Box 1395  
301 E. Market St.  
Sinton, Texas 78387  
361-364-2381

## APPLICATION TO BOARD OF ADJUSTMENT

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

**TYPE OF REQUEST:**    Variance    Appeal    Specific Use

**PROPERTY INFORMATION:**

Address: 500 Cemetery St. Sinton, Texas 78387

Lot 3 Block TR 32 Subdivision J.J. Welder and Coleman Fulton Pature Company Lands Current Zoning: Residential 5 acres lots

Lot Width: 163.83 Lot Depth: 1330.39 Total SF of Lot: 217,800 (5 acres)

Is this property located on a corner lot?    Yes    No

**OWNER INFORMATION:**

Owner's Name: Beatriz Flores Schmitt

Owner's Address: P.O Box 865 Lancaster, Texas 75146 Phone: 214-686-6806

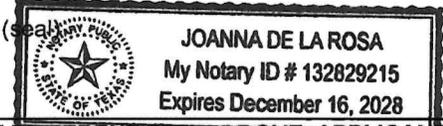
**IF APPLICABLE:** Owner hereby gives Lee J. Schmitt permission to seek the variance or appeal stated herein and to represent him/her at the meeting of the Board of Adjustment.

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 Dallas

Subscribed and sworn to before me this 13<sup>th</sup> day of June, 2025



Notary Public  
My Commission expires: December 16, 2028

**IF DIFFERENT FROM ABOVE, APPLICANT INFORMATION:**

Applicant's Name: Lee J. Schmitt

Applicant's Address: P.O Box 865 Lancaster, Texas 75146 Phone: 214-686-6806

**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			N/A
LOT WIDTH			N/A
LOT DEPTH			N/A
SIDE YARD			N/A

SIDE YARD @ CORNER			N/A
FRONT YARD			N/A
REAR YARD			N/A
COVERAGE AREA			N/A
PARKING SPACES			N/A
OTHER: Specify			See attached exhibit "A"

### 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:

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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:

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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:

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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:

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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:

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**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.

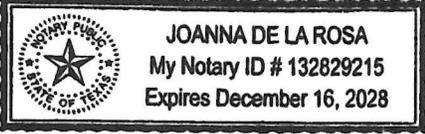
Signed: *Beatriz Flores Schmitt* Address: P.O. Box 8165 Lancaster, TX 75146  
 Print Name: Beatriz Flores Schmitt Phone Number: 214-686-6806  
 Date: 6/13/25 E-Mail: Leejschmitt@hotmail.com

**STATE OF TEXAS**

COUNTY OF Dallas

Subscribed and sworn to before me this 13<sup>th</sup> day of June, 20 25

(seal)



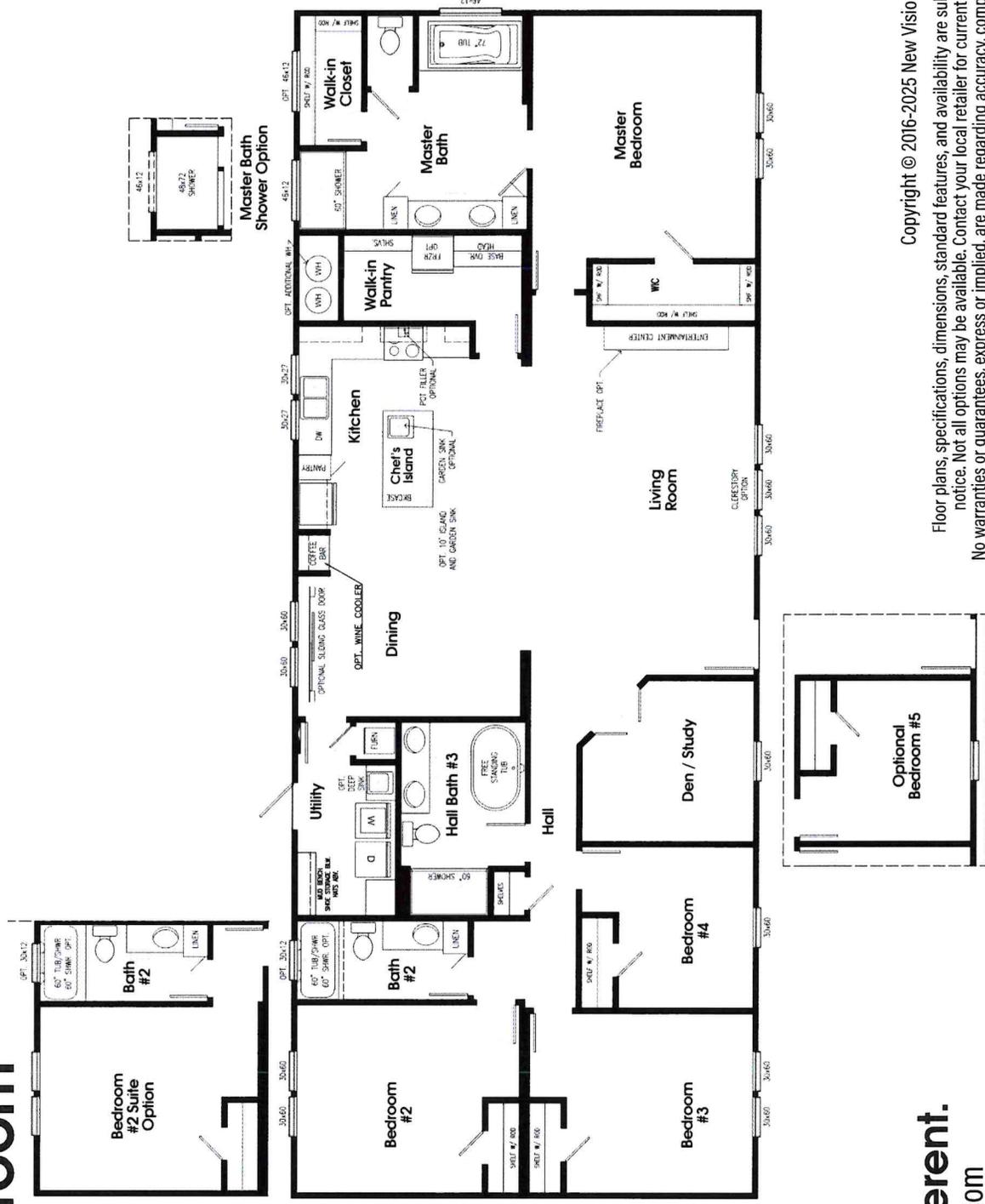
*Joanna De La Rosa*  
 Notary Public  
 My Commission expires: December 16, 2028

Seeking permission to construct one manufactured home, not a mobile home, on this five acre lot. The "Josh" built by New Vision Home is a four bedroom 3 bath, 2,280 Sqft. home that is delivered to the location in two pieces and then built on site.

Foundation is piers or blocks. Construction specs, floorplan, photos attached. The lot cost was \$89,900.00, the house cost \$203,000.00.

This is a HUD approved home with a zone 2 hurricane resistance.

**4/5 Bedroom  
3 Bath**



**Just Built Different.**  
[www.newvisionmfg.com](http://www.newvisionmfg.com)

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Floor plans, specifications, dimensions, standard features, and availability are subject to change without notice. Not all options may be available. Contact your local retailer for current availability and pricing. No warranties or guarantees, express or implied, are made regarding accuracy, completeness, or availability.

## Exterior Construction

Heavy Duty American Made I-Beam Chasis  
Full-Length Outriggers  
29 Gauge Industrial Metal Roof  
Smart Panel Exterior  
Double-hung Tilt-out Vinyl Thermal-pane Windows  
38x80 Front Steel Door  
36x80 Cottage Rear Door  
Sherwin Williams Paint with Multiple Color Options  
Exterior Eaves  
Rear Exterior GFI Receptacle  
Detachable Hitch

## Interior Construction

2 x 4 Interior Walls 24" O.C.  
2 x 4 Exterior Walls 16" O.C.  
Insulation - R11 Floors/ R11 Walls / R28 Ceiling  
8 ft Flat Textured Ceiling  
Tape & Textured Walls  
Ceiling Air Vents  
Raised Panel, 3-Hinge Interior Doors  
Solid Wood Cabinet Doors  
Vinyl Flooring in Baths, Entryway, Kitchen, Dining, Living Room & Utility

## Plumbing & Electrical

200 AMP Service  
A.C. Ready Furnace  
40-Gallon Water Heater  
Plumbed & Wired for Washer & Dryer

## Kitchen & Bath

Finished Overhead Cabinets with Center Shelves  
Lined Base Cabinets  
Stainless Steel Farmhouse Sink  
Spring Gooseneck Faucet  
Brush Nickel Faucets  
Dishwasher  
Standard Electric Range  
18 Cu. Ft. Refrigerator  
Vented Range Hood

## Whole House Smoke Alarm System

Metal Faucets  
6 ft Soaker Tub  
Rocker Light Switches Throughout  
Two-Bulb Bedroom Lights  
Exterior Lighting  
Heat Tape Outlet  
Interior Main Water Shutoff Valve  
Individual Water Shutoff Valves

## Additional Options Available

- Optional Wine Cooler Refrigerator
- Optional Pot Filler Water Dispenser
- Optional 6' Kitchen Island w/ Butcher Block
- Optional 48" Electric Fireplace
- Optional Acrylic Tiled Shower Option
- Optional Ventahood Microwave Option
- Stainless Steel Option
- Optional Upgraded Insulation
- ADA Grab Bar Option
- Transom Window Option
- Awnings Option
- Clerestory Dormer Option
- Lino Throughout Option
- 2x4 Interior 16" O.C. Throughout Option
- Garbage Disposal Option & much more!

**Just Built Different.**  
[www.newvisionmfg.com](http://www.newvisionmfg.com)

Walk-in Closets  
16oz Vintage Beige Carpet in Master & Guest Bedroom

Floor plans, specifications, dimensions, standard features, and availability are subject to change without notice. Not all options may be available. Contact your local retailer for current availability and pricing. No warranties or guarantees, express or implied, are made regarding accuracy, completeness, or availability.

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## Standard Features

We pride ourselves on going above and beyond when constructing our homes, including adding standard features that rival any other manufacturer in America. They are not like us!

01.

02.

03.

04.

## Exterior Construction

- ✓ Heavy Duty American Made I-Beam Chasis
- ✓ Full-Length Outriggers
- ✓ 29 Gauge Industrial Metal Roof
- ✓ Smart Panel Exterior
- ✓ Double-hung Tilt-out Vinyl Thermal-pane Windows
- ✓ 38x80 Front Steel Door
- ✓ 36x80 Cottage Rear Door
- ✓ Sherwin Williams Paint with Multiple Color Options

## Interior Construction

- ✓ 2 x 4 Interior Walls 24" O.C.
- ✓ 2 x 4 Exterior Walls 16" O.C.
- ✓ Insulation - R11 Floors/R11 Walls / R28 Ceiling
- ✓ 8 ft Flat Textured Ceiling
- ✓ Tape & Textured Walls
- ✓ Ceiling Air Vents
- ✓ Raised Panel, 3-Hinge Interior Doors
- ✓ Solid Wood Cabinet Doors
- ✓ Vinyl Flooring in Baths, Entryway,

## Plumbing & Electrical

- ✓ 200 AMP Service
- ✓ A.C. Ready Furnace
- ✓ 40-Gallon Water Heater
- ✓ Plumbed & Wired for Washer & Dryer
- ✓ Plumbing Access Panels
- ✓ Fiberglass Showers & Tubs
- ✓ Ceramic Lavatories
- ✓ Elongated Commodes
- ✓ Double Lavatories
- ✓ Vent Fan in Baths
- ✓ Whole House Smoke Alarm System

## Kitchen & Bath

- ✓ Finished Overhead Cabinets with Center Shelves
- ✓ Lined Base Cabinets
- ✓ Stainless Steel Farmhouse Sink
- ✓ Spring Faucet
- ✓ Brush Nickel Hardware and Faucets
- ✓ Transom Window
- ✓ Dishwasher
- ✓ Standard Electric Range
- ✓ 18 Cu. Ft. Refrigerator

✓	Exterior Eaves			✓	Metal Faucets	✓	Vented Range Hood
✓	Rear Exterior GFI Receptacle	Kitchen, Dining, Living Room & Utility		✓	6 ft Soaker Tub		
✓	Detachable Hitch	Tongue and Groove OSB Floor Deck		✓	Rocker Light Switches		
		Rebond Carpet Pad			Throughout		
		Tack Strip & Carpet Bar		✓	Two-Bulb Bedroom Lights		
✓		LED Lighting		✓	Exterior Lighting		
✓		Wire Shelving in All Closets		✓	Heat Tape Outlet		
✓		2" Blinds		✓	Interior Main Water Shutoff Valve		
✓		Towel Bars & Tissue Holders					
✓		Walk-in Closets					
✓		16oz Vintage Beige Carpet					



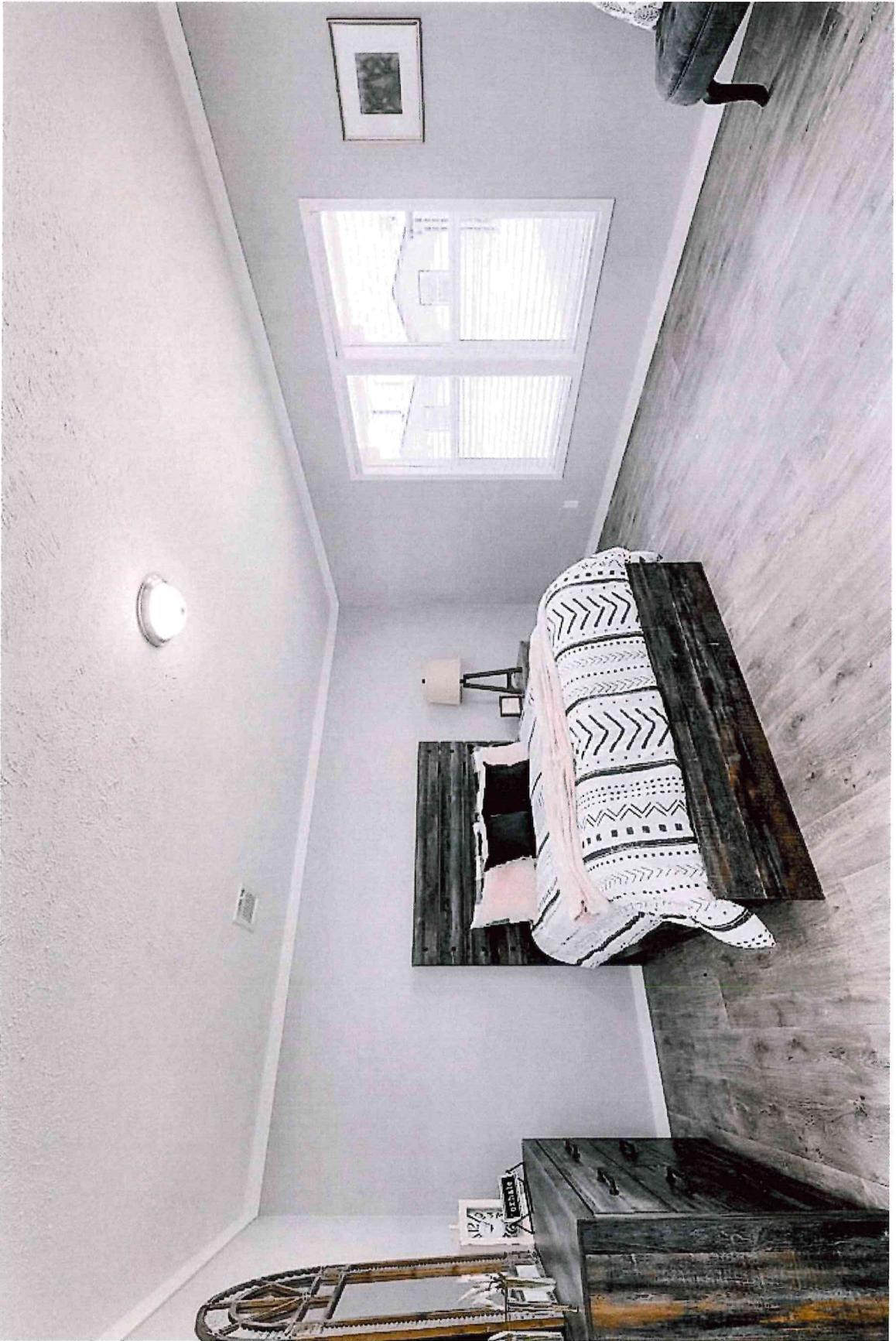




















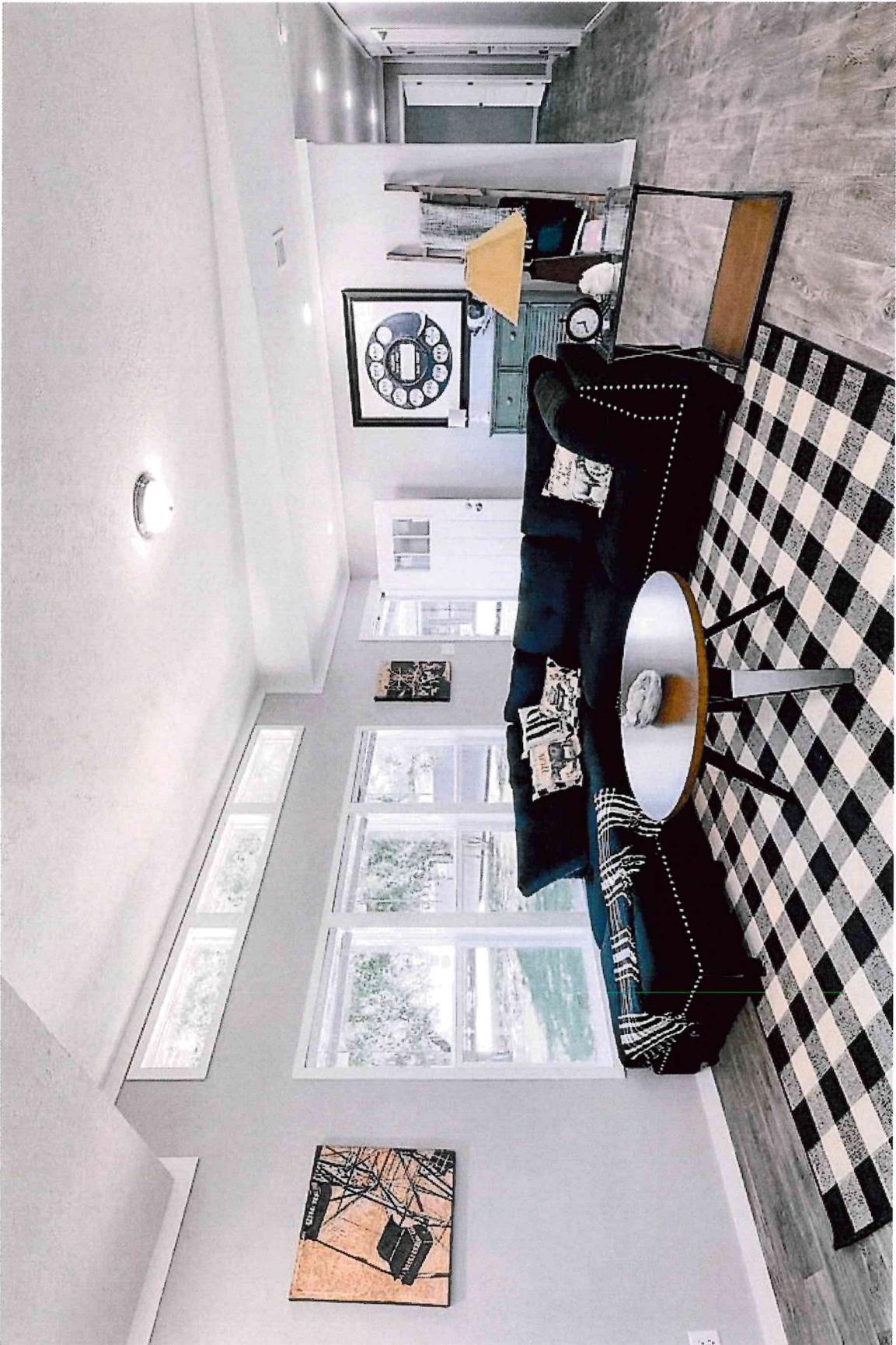
















27

1.0 Acres  
Mrs. J. D. Hesselhine  
Vol. 191, Pg. 10  
D. R., S. P. Co., TX.

City of Sinton  
15' Sewer Line Easement  
Clerk's File No. 465653-6  
R. P. R., S. P. Co., TX.

30 Acres  
Roma R. Kempe  
Clerk's File No. 519569  
R. P. R., S. P. Co., TX.

JOHN POLLAN LEAGUE  
A-33

10.54 Acres  
Charles R. Cantu, Jr.  
Clerk's File No. 404831  
R. P. R., S. P. Co., TX.

5.429 Acres  
Ullah Aman, Inc.  
Clerk's File No. 526402  
R. P. R., S. P. Co., TX.

SINTON CEMETERY  
VOL. 9, PG. 4  
M. R., S. P. Co., TX.

Address: 500 Cemetery St.

