

AGENDA

CITY OF SINTON

PLANNING AND ZONING COMMISSION

DATE: August 14, 2017 TIME: 6:00 P.M.

CITY HALL

Notice is hereby given that the Sinton Planning and Zoning Commission Meeting will be held on the 14TH day of August, 2017 at 6:00 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

- _____ Kelby Gorman
- _____ Kelly Rigotti
- _____ Greg Hauger
- _____ Patricia Marion
- _____ Lesly Mora-Sence
- _____ John Hobson, City Manager
- _____ Desiree Voth, City Attorney
- _____ Cathy Duhart, City Secretary

C. PUBLIC HEARING:

Public Hearing for Input concerning the Following Request:

1. An application filed by Manuela Villarreal to allow her to place a carport which will encroach upon the front setback by 15 feet for the property located at 713 Avenue A. Legal Description: TR 4 Sinton-McNeil S/D.

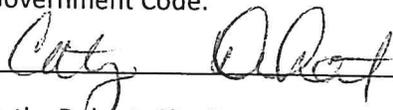
D. ACTION ITEMS TO BE CONSIDERED

1. Approval of minutes from the Planning and Zoning Commission Meeting held on April 18, 2016.
2. Discussion and Action on An application filed by Manuela Villarreal to allow her to place a carport which will encroach upon the front setback by 15 feet for the property located at 713 Avenue A. Legal Description: TR 4 Sinton-McNeil S/D.

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 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 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 August 3, 2017 by 5pm 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

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.

APPLICATION FOR ZONING VARIANCE
City of Sinton, Texas

Date: 6-23-2017

INSTRUCTION: Please fill out completely. If more space is needed, use extra sheet. Include a plat of the property.

1. APPLICANT: Manuela Villarreal Phone #: 361 904 1745
Mailing Address: 713 Ave A Sinton Tx 78387

2. Zoning Variance Request:

From: _____ To: _____
From: _____ To: _____
From: _____ To: _____

Other: _____

4. PROPERTY DESCRIPTION: (Physical address, Lot, Block, Name of Subdivision or Addition)

713 Ave A Sinton TX

5. PRESENT USE OF LAND (If vacant land, so state) _____

6. REASONS FOR VARIANCE REQUEST: Wanting to put a portable front
Carport in front of House offside ~~in~~ in the setback

7. STATUS OF APPLICANT: (If other than owner, attach written authority from owner)

- (a) Owner
- (b) Trustee _____ (List name of individuals for whom property is held in trust)
- (c) Corporation _____ (List name & title of officers & names of board of directors)

21ft -
(- 15ft more)
right on property
here

(d) If application is made by someone other than the above, indicate relationship between applicant and owner, or the capacity in which the applicant is submitting the application (e.g. prospective purchaser, tenant, relative, etc.)

8. FILING FEE: ^{875⁰⁰} \$35.00. (Make check payable to the City of Sinton)

9. Mail or bring application to the City Hall, City of Sinton, 301 East Market Street, Sinton, Texas 78387. Please include a plat of the property.

MANUELA VILLARREAL
Printed Name of Applicant

Manuela Villarreal 6-23-17
Signature of Applicant Date

For Office Use Only:

Number of Letters Sent: 18 Number of Responses: _____ Objections: _____

Request Approved or Disapproved: _____ Date: _____

Reviewed By _____

CITY OF SINTON

REC#: 00615851 6/23/2017 10:14 AM
OPER: DR TERM: 010
REF#: 4283
PAID BY:

TRAN: 402.0000 COPIER FEES
MANUELA VILLARREAL
713 AVE A P&Z PERMIT
COPIER FEES 75.00CR

TENDERED: 75.00 CHECK
APPLIED: 75.00-

CHANGE: 0.00



San Patricio County Tax Office

Friday, June 23, 2017

Your Search Results

[Begin a New Search](#) [Go to Your Portfolio](#)

The following is the result of your Owner Name search for "VILLARREAL MANUELA"

There are 1 matches.

[\[print version\]](#)

When first displayed, the results below are sorted by Owner Name. To sort by another Account Number, Property Site Address, Legal Description, or CAD Reference, click the underlined column heading having that label. (For example, to sort the results by Account Number, click that column heading.)

To print this page, click **print version** above. This will display the information in a more printer-friendly font.

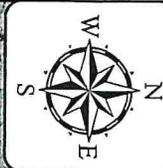
To view the full record or to make a payment, click on the desired account number.

<u>Account Number</u>	Owner's Name & Address	Property Site Address	Legal Description	CAD Reference No.
<u>42002</u>	VILLARREAL MANUELA 713 AVE A SINTON, TX 78387	713 AVE A	TR 4 SINTON- MCNEIL S/D	09460000004000

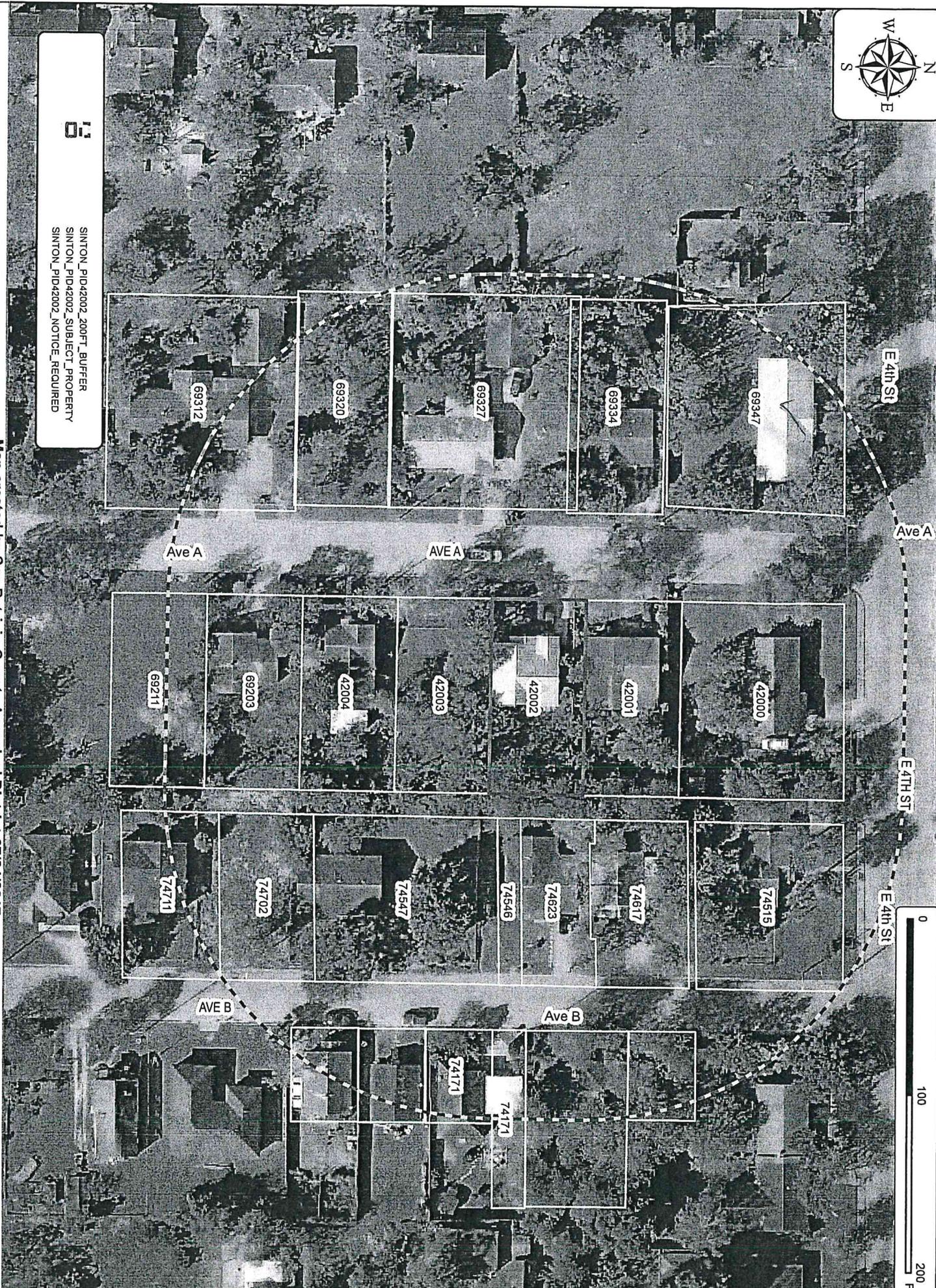
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SAN PATRICIO COUNTY TAX OFFICE
P.O. BOX 280
SINTON, TEXAS 78387
(361) 364-9373

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30
SINTON_PID42002_200FT_BUFFER
SINTON_PID42002_SUBJECT_PROPERTY
SINTON_PID42002_NOTICE_REQUIRED



Ave A

AVE A

Ave A

E 4TH ST

E 4th St

E 4th St

Ave B

AVE B

0

100

200

F

Map created by San Patricio County Appraisal District:07/24/2017

DISCLAIMER: THIS MAP PRODUCT IS NOT A SURVEY, NOT SURVEY ACCURATE AND SHOULD NOT BE USED FOR ANY PURPOSE OTHER THAN AS A GENERAL REFERENCE GUIDE.



THE CITY OF SINTON

March 9, 2016

Dear Property Owner:

An application has been filed by Manuela Villarreal to allow her to place a carport which will encroach upon the front setback by 15 feet for the property located at 713 Avenue A. Legal Description: TR 4 Sinton-McNeil S/D.

There will be a Public Hearing at 6:00 pm, on August 14, 2017 to review this request with the Planning and Zoning Commission at City Hall, 301 East Market, Sinton, Texas.

You are invited to attend this Public Hearing so that your views may be expressed. If you are unable to attend the Hearing, you may express your opinion for or against granting this request by writing the City Manager, P O Box 1395, Sinton, Texas 78387 or by calling 361-364-2381.

Sincerely,

Cathy Duhart
City Secretary

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, publisher's affidavit, and bill to the City of Sinton.

NOTICE OF PUBLIC HEARING

The Planning & Zoning Commission and the City Council of the City of Sinton, Texas will conduct Public Hearings for:

An application filed by Manuela Villarreal to allow her to place a carport which will encroach upon the front setback by 15 feet for the property located at 713 Avenue A. Legal description: TR 4 Sinton-McNeil S/D.

Planning & Zoning Commission Public Hearing Date:

Date: August 14, 2017

Time: 6:00 pm

Place: City Hall, 301 East Market, Sinton, Texas 78387

City Council Public Hearing Date:

Date: August 15, 2017

Time: 6:00pm

Place: City Hall, 301 East Market, Sinton, Texas 78387

All interested parties are invited to attend. Anyone unable to attend the hearing may express his/her opinion either for or against granting this request by writing the City Manager at P O Box 1395, Sinton, Texas 78387-1395 or calling (361)364-2381.

Cathy Duhart
City Secretary



August 2, 2017

Dear Board Member:

An application filed by Manuela Villarreal to allow her to place a carport which will encroach upon the front setback by 15 feet for the property located at 713 Avenue A. Legal description: TR 4 Sinton-McNeil S/D.

The Public Hearing has been set for August 14, 2017 at 5:30 pm, to review this request with the Planning and Zoning Commission at City Hall, 301 East Market, Sinton, Texas.

Enclosed is a copy of the application filed by Mrs. Villarreal, public notice that will be published in the San Patricio County News on August 3, 2017 and August 10, 2017, a copy of the letter sent to each property owner within 200 feet of the location, a copy of the Agenda and the minutes from the last meeting.

If you have any questions, please contact me at 361-364-2381.

Sincerely,

Cathy Duhart
City Secretary

**CITY OF SINTON
PLANNING AND ZONING COMMISSION MEETING
April 18, 2016
6:45 p.m. City Hall**

Members Present:

Alonzo Franco	Chairperson
Kelly Rigotti	Board Member
Greg Hauger	Board Member

Staff Present:

John Hobson	City Manager
Cathy Duhart	City Secretary
Donald Kubicek	City Attorney

Citizens Present: Cheryl Rigotti.

Alonzo Franco called the meeting to order at 6:57 pm.

The Public Hearing opened at 6:57 p.m., for public input concerning the Following Request:

An application filed by Everett and Marie Gayle to rezone the address located at 208 N. Russ, Sinton, Texas: legal description Lot 7 & West Half Lot 8 Block 1 Sunshine Addition. Mr. & Mrs. Gayle are requesting to be allowed to change the zoning from its present classification of R-1 (Single-Family Residential) to R-2 (Multi-Family Residential).

Mr. & Mrs. Gayle were present. Mrs. Gayle advised that the property sits on 601 East Market and Russ since 1954 and the backyard is joined with a garage; upstairs has been an existing apartment and they would like to take the downstairs and make it a secondary apartment. Question was asked if there was any ordinances against making that specific zoning change and there were none.

The Public Hearing closed at 5:59 p.m.

Action Items for Consideration:

1. Approval of minutes from Board of Adjustment Meeting on November 17, 2014.

A motion to approve the minutes from Board of Adjustment Meeting on November 17, 2014 was made by Kelly Rigotti. The second was made by Greg Hauger. The motion carried 3-0.

2. Discussion and Action on an application filed by Everett and Marie Gayle to rezone the address located at 208 N. Russ, Sinton, Texas: legal description Lot 7 & West Half Lot 8 Block 1 Sunshine Addition. Mr. & Mrs. Gayle are requesting to be allowed to change the zoning from its present classification of R-1 (Single-Family Residential) to R-2 (Multi-Family Residential).

A motion to approve the application filed by Everett and Marie Gayle was made by Kelly Rigotti. The second was made by Alonzo Franco. The motion carried 3-0.

A motion to adjourn was made by Alonzo Franco. The second was made by Greg Hauger. The meeting adjourned.

Attest: _____
City Secretary Cathy Duhart

Chairperson