

AGENDA

CITY OF SINTON

PLANNING AND ZONING COMMISSION

DATE: July 30, 2018 TIME: 6:00 P.M.

CITY HALL

Notice is hereby given that the Sinton Planning and Zoning Commission Meeting will be held on July 30, 2018 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 Robert Knox requesting the zoning of the subdivision, located at 600 West Fulton Street, be changed from a Commercial District to MH Manufactured Home/Recreational Vehicle District; Legal Description: TR 37 Sinton Farm 5.57 Acres.

D. ACTION ITEMS TO BE CONSIDERED

1. Approval of minutes from the Planning and Zoning Commission Meeting held on April 18, 2016, showing the correction in Item #1, changing the wording to "Approval of minutes from Planning and Zoning Commission Meeting on November 17, 2014".
2. Approval of minutes from the Planning and Zoning Commission Meeting held on August 14, 2017.

3. Discussion and Action on an application filed by Robert Knox requesting the zoning of the subdivision, located at 600 West Fulton Street, be changed from a Commercial District to MH Manufactured Home/Recreational Vehicle District; Legal Description: TR 37 Sinton Farm 5.57 Acres.

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 July 12, 2018 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

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

RECEIVED
APR 10 2018

Date: 043018

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

1. APPLICANT: Robert Knox BY: Phone #: 3615436262
Mailing Address: PO Box 864 Sinton TX 78387

2. Zoning Variance Request:

From: COMMERCIAL To: Manufactured Home / RV District
From: _____ To: _____
From: _____ To: _____

Other: I want the entire property re-zoned.

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

600 West Fulton approx 5.5 acres

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

6. REASONS FOR VARIANCE REQUEST: Owner wants to develop a small modular home rental neighborhood of 2 bedroom and 3 bedroom dwellings

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)

(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: ^{75.00} \$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.

Robert Knox
Printed Name of Applicant

RK
Signature of Applicant

043018
Date

For Office Use Only:

Number of Letters Sent: 16 Number of Responses: _____ Objections: _____

Request Approved or Disapproved: _____ Date: _____

Reviewed By _____

CITY OF SINTON

REC#: 00638201 4/30/2018 11:15 AM
OPER: DR TERM: 005
REF#: 153
PAID BY:

TRAN: 402.0000 COPIER FEES
ROBERT KNOX
PLANNING & ZONING
COPIER FEES 75.00CR

TENDERED: 75.00 CHECK
APPLIED: 75.00-

CHANGE: 0.00



San Patricio County Tax Office

Tuesday, May 1, 2018

Your Search Results

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

The following is the result of your Account Number search for "45229"

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>45229</u>	KNOX ROBERT S PO BOX 864 SINTON, TX 78387	600 W FULTON	TR 37 SINTON FARM 5.57 ACRES	167900370000000

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

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THE CITY OF SINTON

July 9, 2018

Dear Board Member:

An application has been filed by Robert Knox requesting the zoning of the subdivision, located at 600 West Fulton Street, be changed from a Commercial District to MH Manufactured Home/Recreational Vehicle District; Legal Description: TR 37 Sinton Farm 5.57 Acres.

The Public Hearing has been set for July 30, 2018 at 6:00 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 Mr. Robert Knox, public notice that will be published in the San Patricio County News on July 5, 2018 and July 12, 2018, 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 6:59 p.m.

Action Items for Consideration:

- 1. Approval of minutes from Planning and Zoning Commission Meeting on November 17, 2014.**

A motion to approve the minutes from Planning and Zoning Commission 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

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

**CITY OF SINTON
PLANNING AND ZONING COMMISSION MEETING
August 14, 2017
6:00 p.m. City Hall**

Members Present:

Kelly Rigotti	Board Member
Greg Hauger	Board Member
Patricia Marion	Board Member

Staff Present:

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

Citizens Present: Cheryl Rigotti, Patricia Marion.

Greg Hauger called the meeting to order at 6:00 pm.

The Public Hearing opened at 6:00 p.m., for public 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.**

Manuela Villarreal was not present and there were no comments from the public present.

The Public Hearing closed at 6:01 p.m.

Action Items for Consideration:

- 1. Approval of minutes from Planning and Zoning Meeting on April 18, 2016.**

Patricia Marion made the motion to change the time for closing the Public Hearing from 5:59pm to 6:59pm on the minutes and to approve the minutes from the Planning and Zoning Commission Meeting held on April 18, 2016. The second was made by Kelly Rigotti. The motion carried 3-0.

- 2. 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.**

Kelly Rigotti made the motion to deny the application Manuela Villarreal to place a carport at 713 Avenue A which will encroach upon the front setback by 15 feet. The second was made by Patricia Marion. The motion carried 3-0.

A motion to adjourn was made by Kelly Rigotti. The second was made by Patricia Marion. The meeting adjourned.

Attest: _____
City Secretary Cathy Duhart

Chairperson



THE CITY OF SINTON

NOTICE OF VARIANCE REQUEST

July 6, 2018

Dear Property Owner,

The following property owner has petitioned the City of Sinton to grant the following variance from the zoning ordinance for said property:

Robert Knox has requested the zoning of the subdivision, located at 600 West Fulton Street, be changed from a Commercial District to MH Manufactured Home/Recreational Vehicle District; Legal Description: TR 37 Sinton Farm 5.57 Acres.

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 Planning and Zoning Commission of the City of Sinton at the Sinton City Hall, located at 301 E. Market Street, Sinton, Texas, **Monday, July 30, 2018** at 6:00 p.m. The request will also be presented to the Sinton City Council at the Sinton City Hall, located at 301 E. Market Street, Sinton, Texas on Tuesday, **August 21, 2018** at 6pm.

Your comments and participation on the request are important. Should you desire to make a written response, and for it to be considered by the Planning and Zoning Commission, the form must be returned to the following address before the Meeting. You may attend and speak on this variance 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

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 Robert Knox requesting the zoning of the subdivision, located at 600 West Fulton Street, be changed from a Commercial District to MH Manufactured Home/Recreational Vehicle District; Legal Description: TR 37 Sinton Farm 5.57 Acres.

Planning & Zoning Commission Public Hearing Date:

Date: July 30, 2018

Time: 6:00 pm

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

City Council Public Hearing Date:

Date: August 21, 2018

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, by email sintonmanager@sintontexas.org, or calling (361)364-2381.

Cathy Duhart
City Secretary