

AGENDA

CITY OF SINTON

PLANNING AND ZONING COMMISSION

DATE: January 7, 2019

TIME: 6:00 P.M.

CITY HALL

Notice is hereby given that the Sinton Planning and Zoning Commission Meeting will be held on January 7, 2019 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

- _____ Patricia Marion
- _____ Lesly Mora-Sence
- _____ William Zagorski
- _____ Luther Salas
- _____ Roger Kenne
- _____ 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 American Electric Power c/o CDS Muery requesting the zoning of the property located at West Fourth Street, be changed from R-1 (Residential Single Family) to Industrial District; Legal Description: W/2 TRS 8&9 Sinton-Hafer S/D.
2. An application filed by Cynthia I. Willeford (Haby) requesting a replat of the property located at 109 N. Travis Street. The lot size should be 5,250 square feet. The house lot is smaller than the required square footage and will be divided into two lots. Legal Description: E1/2 LT 7 & ALL OF LOT 8 BLK 1 SINTON-EA STSIDE 0.272 ACRES.
3. An application filed by Cynthia I. Willeford (Haby) requesting a variance for 109 N. Travis Street, Lot 8B for the lot depth. The lot depth is 78.9 feet and the required lot depth is 105 feet.

4. An application filed by Cynthia I. Willeford (Haby) requesting a variance for 109 N. Travis Street, Lot 8B for front yard regulations. The required front yard setback is 25 feet and the lot has a setback of 13 feet.
5. An application filed by Cynthia I. Willeford (Haby) requesting a variance for 109 N. Travis Street, Lot 8A for side yard setback. The required side yard setback is 7 feet and the lot has a setback of 6 feet.
6. 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. Discussion and Action on appointing a chairperson for the Planning and Zoning Commission.
2. Discussion and Action on the minutes from the Planning and Zoning Commission Meeting held on August 20, 2018.
3. Discussion and Action An application filed by American Electric Power c/o CDS Muery requesting the zoning of the property located at West Fourth Street, be changed from R-1 (Residential Single Family) to Industrial District; Legal Description: W/2 TRS 8&9 Sinton-Hafer S/D.
4. Discussion and Action on An application filed by Cynthia I. Willeford (Haby) requesting a replat of the property located at 109 N. Travis Street. The lot size should be 5,250 square feet. The house lot is smaller than the required square footage and will be divided into two lots. Legal Description: E1/2 LT 7 & ALL OF LOT 8 BLK 1 SINTON-EA STSIDE 0.272 ACRES.
5. Discussion and Action on An application filed by Cynthia I. Willeford (Haby) requesting a variance for 109 N. Travis Street, Lot 8B for the lot depth. The lot depth is 78.9 feet and the required lot depth is 105 feet.
6. Discussion and Action on An application filed by Cynthia I. Willeford (Haby) requesting a variance for 109 N. Travis Street, Lot 8B for front yard regulations. The required front yard setback is 25 feet and the lot has a setback of 13 feet.
7. Discussion and Action on An application filed by Cynthia I. Willeford (Haby) requesting a variance for 109 N. Travis Street, Lot 8A for side yard setback. The required side yard setback is 7 feet and the lot has a setback of 6 feet.
8. 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 December 28, 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, 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.

**CITY OF SINTON
PLANNING AND ZONING COMMISSION MEETING
August 20, 2018
6:00 p.m. City Hall**

Members Present:

Greg Hauger	Chairperson
Kelly Rigotti	Board Member
Lesley Mora-Sence	Board Member
Patricia Marion	Board Member

Staff Present:

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

Citizens Present: Robert Knox, Cindy Kranzle, Mary Dell Knox, Jackie Knox, Cheryl Rigotti

Patricia Marion called the meeting to order at 6:00 pm.

The Public Hearing opened at 6:01 p.m., for public 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.**

Robert Knox was present and advised that the people on Fulton Street have requested houses and he is putting houses there and that is the reason he is here is to request the re-zoning of the subdivision, located at 600 West Fulton Street, changing it from a Commercial District to MH Manufactured Home/Recreational Vehicle District. Robert Knox presented his request to have eight (8) 2 bed and 2 bath homes for Phase 1 of his project and later adding four (4) 3 bed and 2 bath homes for Phase 2 of the project. These would be manufactured homes which would be set on piers, 3- 3 ½ feet, would have landscaping, open streets, privacy fence, 2 streets all concrete construction with street lights; the run off from the property will be diverted back to the creek; there would be maintenance to the property; Lease terms would be 1 year lease/ and there would be credit checks and background checks on residents; current tax roll will be doubled with the project. Discussion ensued amongst the citizens and Planning and Zoning Commission regarding what types of homes would be allowed; if it would be manufactured homes or would RV's be moved in at a later date; the traffic on the roads and if it would affect the infrastructure of the roads; whether Robert Knox could assure that no RV's would be moved in; one citizen stated she did not want a trailer park near where she lived; if the property is sold if RV's can be moved in; clarifying what a manufactured home is versus mobile home; what can be done to generate money to help the City of Sinton. Commission Member Kelly Rigotti advised that she had no problem with the manufactured home part of the zoning but she did have a problem with the Recreational Vehicle part of the zoning being requested. Robert Knox then asked Kelly Rigotti, then what am I supposed to do with the property? Commission Member Kelly Rigotti stated, "I don't know. This is why I told you not to buy it, Steven." There was some discussion if the RV (recreational vehicle) part could be dropped from the zoning portion of that request, but since it is part of the Official Zoning Code, it would not be able to be changed. Robert Knox answered questions from the audience and at one point said that he's trying to work with the neighbors in that area to give them the homes they requested be there.

The Public Hearing closed at 6:28 p.m.

Action Items for Consideration:

- 1. Action on appointing a chairperson for the Planning and Zoning Commission.**

The motion to appoint Greg Hauger as Chairperson was made by Kelly Rigotti. The second was made by Patricia Marion. The motion carried 3-1. Greg Hauger did not vote.

- 2. Action on the 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".**

The motion was made by Kelly Rigotti to approve the minutes from the Planning and Zoning Commission Meeting held on April 18, 2016, showing the corrections. The second was made by Patricia Marion. The motion carried 4-0.

- 3. Action of the minutes from the Planning and Zoning Commission Meeting held on August 14, 2017.**

The motion was made by Kelly Rigotti to approve the minutes from the Planning and Zoning Commission Meeting held on August 14, 2017. The second was made by Lesly Mora-Sence. The motion carried 4-0.

- 4. 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.**

Chairperson Greg Hauger asked if there was any more discussion regarding this application. Commission Member Patricia Marion advised that she would approve it, she likes what it is and what Robert Knox is doing. Commission Member Lesly Mora-Sence advised that she agrees that we need the change and that she trusts that it will just be manufactured homes; we need the growth because there are going to be over 1000 people looking for homes this coming year and we have nothing to offer them. Commission Chairperson Greg Hauger advised that his only issue was with the part of the zoning code that paired the Manufactured Home with the RV District. He stated that in the future there is nothing that can be done to stop RV's from coming in since it's been zoned that way. He stated that if the City Council already denied the application for the RV Park would that keep it from happening. City Secretary Cathy Duhart stated that the City Council did not rule after the Board of Adjustment meeting because the City Council does not have to approve the Board of Adjustment rulings. Commission Member Kelly Rigotti then replied, "Councilwoman Rigotti, did the City Council vote on this?" Councilmember Cheryl Rigotti replied that they did. Commission Member Kelly Rigotti advised that the City Council voted on it. There was no further discussion regarding that matter. Commission Member Kelly Rigotti stated that she would not approve the application due to the fact that it had the RV District attached to the Zoning Code. Discussion continued between the Commission and the audience and Robert Knox regarding what the community would like to see there and since they did not want RV's, he was giving them homes in the area, as they requested. Robert Knox advised that he is willing to put his faith in the project and his money behind it to try to get somewhere, and he is pushed back at each inroad. The area is zoned Commercial and he could lease it to a Commercial Company.

Chairperson Greg Hauger asked for a motion to vote on this agenda item. Before the Planning and Zoning Commission could vote, Robert Knox withdrew his application and he stated that he could see where this was going.

Commission Member Kelly Rigotti asked if the zoning could be changed to Residential and she advised Robert Knox that she was just trying to help him.

The discussion grew heated at some point and at one point Mr. Jackie Knox told Robert Knox to just forget it since she would never pass anything he brought to the board. Commission Member Kelly Rigotti then told Mr. Jackie Knox, "Thanks a lot Jackie. That's real nice. I sat there and defended you against people calling you criminal."

The meeting had not been adjourned so Chairperson Greg Hauger called for a motion to adjourn. The motion to adjourn was made by Kelly Rigotti. The second was made by Lesly Mora-Sence.

The meeting adjourned.

Attest: _____
City Secretary Cathy Duhart

Chairperson

Draft

APPLICATION FOR ZONING VARIANCE
City of Sinton, Texas

Date: 10/25/2018

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

1. APPLICANT: American Electric Power c/o CDS Muery Phone #: (888)216-3523 / (210)581-1111
Mailing Address: 212 E 6th St., Tulsa, OK 74119 / 3411 Magic Dr., San Antonio, TX 78229

2. Zoning Variance Request:
From: R-1 (Residential Single Family) To: Industrial District
From: _____ To: _____
From: _____ To: _____

Other: _____

4. PROPERTY DESCRIPTION: (Physical address, Lot, Block, Name of Subdivision or Addition)
W 4th St., Sinton, TX 78387 Lot 8 Subd. Code 0348 Prop ID 39451

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

6. REASONS FOR VARIANCE REQUEST: Intent to construct new electrical substation.

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.)
Prospective Purchaser

8. FILING FEE: \$75.00 (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.

Jarod Cain
Printed Name of Applicant

[Signature] P.E. 10/29/18
Signature of Applicant Date

For Office Use Only:
Number of Letters Sent: _____ Number of Responses: _____ Objections: _____
Request Approved or Disapproved: _____ Date: _____

CITY OF SINTON

REC#: 00652042 11/05/2018 4:00 PM
OPER: DR TERM: 005
REF#: 54498
PAID BY:

TRAN: 402.0000 COPIER FEES
PLANNING & ZONING
AEP
COPIER FEES 75.00CR

TENDERED: 75.00 CHECK
APPLIED: 75.00-
CHANGE: 0.00





October 29, 2018

City Hall
City Of Sinton, Texas
301 East Market Street
Sinton, Texas 78387

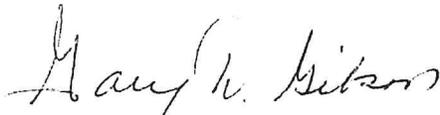
**RE: PROPERTY OWNER'S REPRESENTATIVE
APPLICATION FOR ZONING VARIANCE**

To whom it may concern,

I, Gary D Gibson, owner of 6 acres of property at address W 4th St. Sinton, TX 78387 also identified by the San Patricio County Appraisal District as Map ID L -5-, Property ID 39451, Lot 8, am currently under contract for American Electric Power (AEP) to purchase the aforementioned property.

During this transaction, I authorize the civil engineering company CDS Muery, to be my owner's representative in the Zoning Variance Application process, as it applies to the subject property in rezoning from Residential District R-1 to Industrial District, with the City of Sinton.

Sincerely,


Gary D Gibson



San Patricio County Tax Office

Monday, November 5, 2018

Your Search Results

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The following is the result of your Account Number search for "39451"

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>39451</u>	GIBSON GARY D PO BOX 218 SINTON, TX 78387	W 4TH ST	W/2 TRS 8 & 9 SINTON-HAFER S/D	03480000008004

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

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PID 39451 Legend

200' Zone

Property Request

Property within 200'

PID 59161

Cemetery St CEMETERY ST

PID 39454

PID 39452

PID 52894

PID 39455

PID 39456

PID 39458

PID 39459

PID 39457

Co Rd 36A

CR 1196

PID 55278

PID 39451

PID 52869

PID 52862

W4TH ST

PID 52854

PID 52044

PID 38260

PID 52882

PID 52039

Booty St

PID 52031

PID 51987

W 4th St

BOOTY ST

Map created by San Patricio County Appraisal District

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

NOTICE OF VARIANCE REQUEST

December 26, 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:

An application filed by American Electric Power c/o CDS Muery requesting the zoning of the property located at West Fourth Street, be changed from R-1 (Residential Single Family) to Industrial District; Legal Description: W/2 TRS 8&9 Sinton-Hafer S/D..

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, January 7, 2019** 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, **January 15, 2019** 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 the following requests:

1. An application filed by American Electric Power c/o CDS Muery requesting the zoning of the property located at West Fourth Street, be changed from R-1 (Residential Single Family) to Industrial District; Legal Description: W/2 TRS 8&9 Sinton-Hafer S/D.
2. An application filed by Cynthia I. Willeford (Haby) requesting a replat of the property located at 109 N. Travis Street. The lot size should be 5,250 square feet. The house lot is smaller than the required square footage and will be divided into two lots. Legal Description: E1/2 LT 7 & ALL OF LOT 8 BLK 1 SINTON-EA STSIDE 0.272 ACRES.
3. An application filed by Cynthia I. Willeford (Haby) requesting a variance for 109 N. Travis Street, Lot 8B for the lot depth. The lot depth is 78.9 feet and the required lot depth is 105 feet.
4. An application filed by Cynthia I. Willeford (Haby) requesting a variance for 109 N. Travis Street, Lot 8B for front yard regulations. The required front yard setback is 25 feet and the lot has a setback of 13 feet.
5. An application filed by Cynthia I. Willeford (Haby) requesting a variance for 109 N. Travis Street, Lot 8A for side yard setback. The required side yard setback is 7 feet and the lot has a setback of 6 feet.
6. 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: January 7, 2019

Time: 6:00 pm

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

City Council Public Hearing Date:

Date: January 15, 2019

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

APPLICATION FOR ZONING VARIANCE
City of Sinton, Texas

Date: 7/11/18

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

1. APPLICANT: Cynthia I. Willeford (Haby) Phone #: 361-813-8636
Mailing Address: 434 Dolphin PL Corpus Christi, TX 78411

2. Zoning Variance Request:

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

Other: _____

4. PROPERTY DESCRIPTION: (Physical address, Lot, Block, Name of Subdivision or Addition)
109 N. Travis, Sinton, TX 78387 Lot 8A + 8b

5. PRESENT USE OF LAND (If vacant land, so state) lot, small residential house

6. REASONS FOR VARIANCE REQUEST: house lot is smaller than required square footage, divide into two lots - replat lot

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 (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.

Cynthia I. Willeford
Printed Name of Applicant

Cynthia I. Willeford
Signature of Applicant Date

For Office Use Only:

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

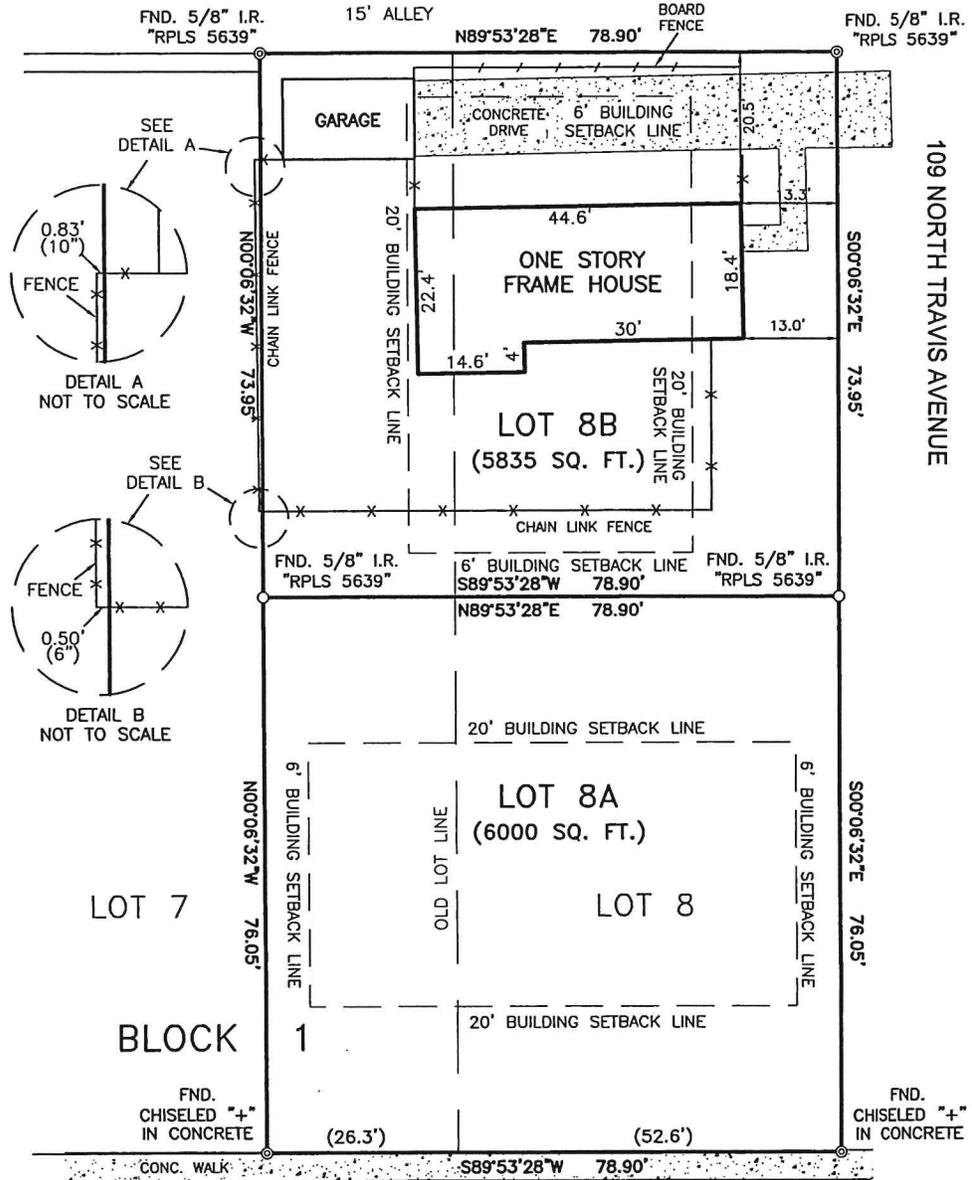
Request Approved or Disapproved: _____ Date: _____

CITY OF SINTON

REC#: 00644180 7/11/2018 2:44 PM
OPER: DR TERM: 005
REF#: 3271
PAID BY:

TRAN: 402.0000 COPIER FEES
PLANNING AND ZONING
CYNTHIA WILLEFORD 75.00CR
COPIER FEES

TENDERED:	75.00	CHECK
APPLIED:	75.00-	
CHANGE:	<hr/>	0.00



EAST SINTON STREET (U. S. HIGHWAY 181)

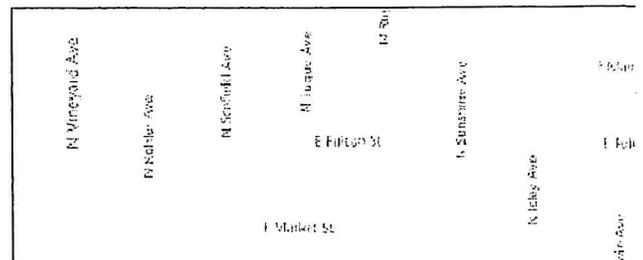
STATE OF TEXAS
 COUNTY OF SAN PATRICIO

I, CINDY WILLEFORD, CERTIFY THAT WE ARE THE OWNER OF THE TRACTS OF THE LAND HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS, THAT ALL STREETS AND EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER, AND THAT THIS PLAT IS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

OWNER _____

STATE OF TEXAS
 COUNTY OF SAN PATRICIO

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO AND ACKNOWLEDGED TO ME THAT



PLAT SHOWING SURVEY OF
LOT 8A & LOT 8B
BEING A REPLAT OF THE EAST HALF OF LOT 7
AND ALL OF LOT 8 OUT OF BLOCK 5
OF THE EASTSIDE ADDITION

MAP RECORDED IN VOLUME 1, PAGE 34, MAP RECORDS
SAN PATRICIO COUNTY, TEXAS
SCALE 1" = 20 FEET

STATE OF TEXAS
COUNTY OF SAN PATRICIO

I, GRACIE ALANIZ GONZALES, CLERK OF THE COUNTY COURT IN AND FOR SAN PATRICIO COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF LOT 8A & LOT 8B BEING A REPLAT MAP OF LOT 8 - BLOCK 5 OF SAID EASTSIDE ADDITION DATED THE _____ THE DAY OF _____, 2018, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2018, AT _____ O'CLOCK _____ IN THE PLAT RECORDS OF SAID COUNTY, IN FILE NO. _____, ENVELOPE NO. _____, TUBE NO. _____.

WITNESS MY HAND AND SEAL OF OFFICE AT SINTON, TEXAS, THE DAY THE DATE LAST ABOVE WRITTEN.

COUNTY CLERK
SAN PATRICIO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF SAN PATRICIO

I, GREGORY A. HAUGER, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY STATE THAT WE HAVE PLATTED THE ABOVE SUBDIVISION TITLED PLAT OF LOT 8A & LOT 8B BEING A REPLAT OF LOT 8 - BLOCK 5 OF SAID EASTSIDE ADDITION, FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THIS MAP CORRECTLY REPRESENTS THAT SURVEY MADE BY ME THIS THE 11TH DAY OF JULY, 2018.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5639



STATE OF TEXAS
COUNTY OF SAN PATRICIO

APPROVED THIS _____ DAY OF _____, 2018, BY THE PLANNING AND ZONING COMMISSION OF SINTON, TEXAS.

CHAIRPERSON
PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF SAN PATRICIO
CITY OF SINTON

APPROVED THIS _____ DAY OF _____, 2018, BY THE PLANNING AND ZONING COMMISSION OF SINTON, TEXAS.

CITY SECRETARY
CITY OF SINTON, TEXAS

MAYOR



San Patricio County Tax Office

Wednesday, December 19, 2018

Your Search Results

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The following is the result of your Account Number search for "67868"

There are 1 matches.

[\[print version\]](#)

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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>67868</u>	WILLEFORD CYNTHIA L 434 DOLPHIN PLACE CORPUS CHRISTI, TX 78411	109 N TRAVIS	E1/2 LT 7 & ALL OF LOT 8 BLK 1 SINTON-EA STSIDE 0.272 ACRES	021800010008002

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

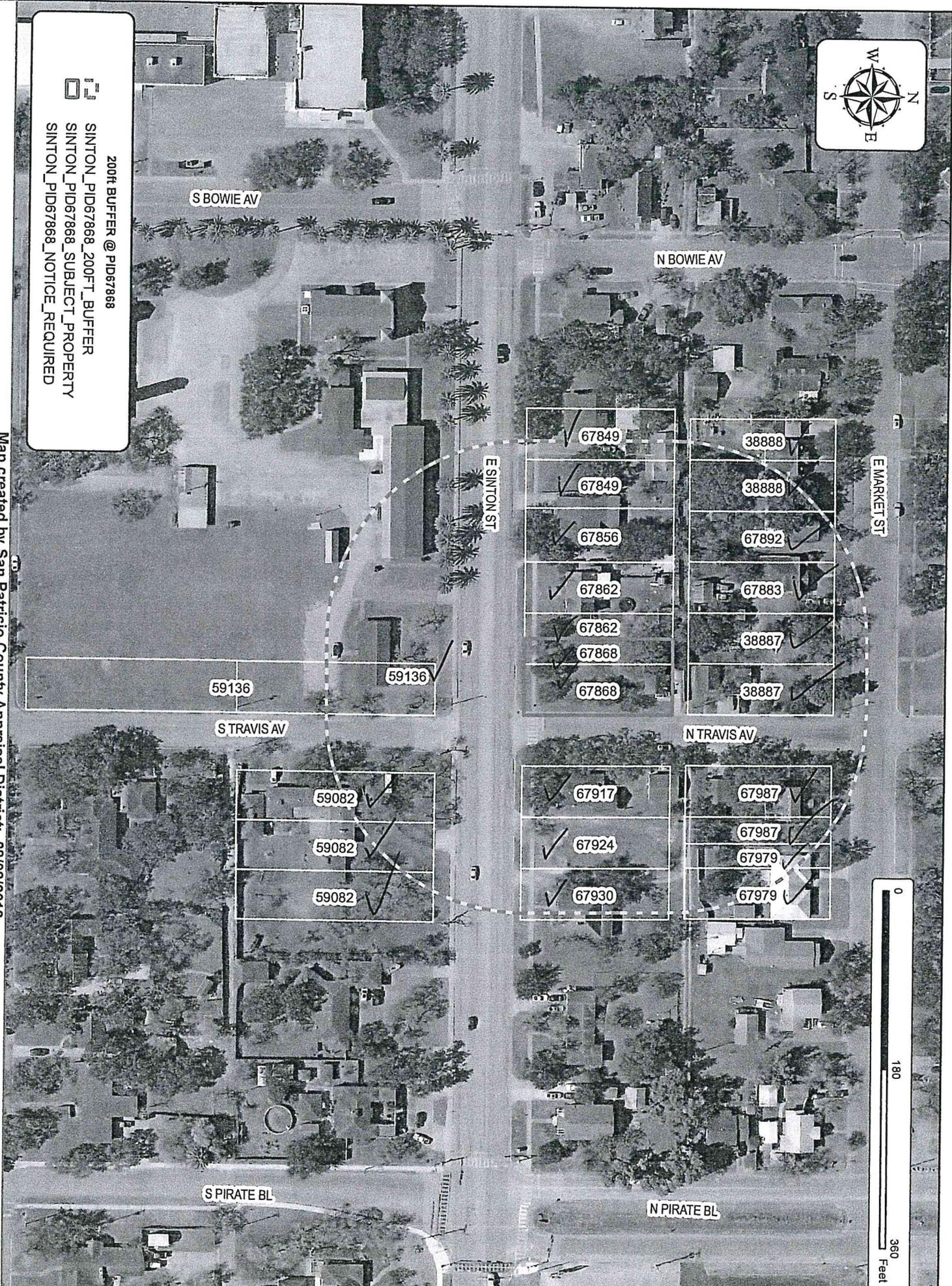
© Appraisal & Collection Technologies. All rights reserved.




200ft BUFFER @ PID67868
SINTON_PID67868_200FT_BUFFER
SINTON_PID67868_SUBJECT_PROPERTY
SINTON_PID67868_NOTICE_REQUIRED

Map created by San Patricio County Appraisal District: 08/08/2018

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.



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.

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3. An application filed by Cynthia I. Willeford (Haby) requesting a variance for 109 N. Travis Street, Lot 8B for the lot depth. The lot depth is 78.9 feet and the required lot depth is 105 feet.
4. An application filed by Cynthia I. Willeford (Haby) requesting a variance for 109 N. Travis Street, Lot 8B for front yard regulations. The required front yard setback is 25 feet and the lot has a setback of 13 feet.
5. An application filed by Cynthia I. Willeford (Haby) requesting a variance for 109 N. Travis Street, Lot 8A for side yard setback. The required side yard setback is 7 feet and the lot has a setback of 6 feet.
6. 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: January 7, 2019

Time: 6:00 pm

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

City Council Public Hearing Date:

Date: January 15, 2019

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



THE CITY OF SINTON

NOTICE OF VARIANCE REQUEST

December 26, 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:

1. An application filed by Cynthia I. Willeford (Haby) requesting a replat of the property located at 109 N. Travis Street. The lot size should be 5,250 square feet. The house lot is smaller than the required square footage and will be divided into two lots. Legal Description: E1/2 LT 7 & ALL OF LOT 8 BLK 1 SINTON-EA STSIDE 0.272 ACRES.
2. An application filed by Cynthia I. Willeford (Haby) requesting a variance for 109 N. Travis Street, Lot 8B for the lot depth. The lot depth is 78.9 feet and the required lot depth is 105 feet.
3. An application filed by Cynthia I. Willeford (Haby) requesting a variance for 109 N. Travis Street, Lot 8B for front yard regulations. The required front yard setback is 25 feet and the lot has a setback of 13 feet.
4. An application filed by Cynthia I. Willeford (Haby) requesting a variance for 109 N. Travis Street, Lot 8A for side yard setback. The required side yard setback is 7 feet and the lot has a setback of 6 feet.

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, January 7, 2019** 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, January 15, 2019** 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

APPLICATION FOR ZONING VARIANCE
City of Sinton, Texas

Date: 12-4-18

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

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

2. Zoning Variance Request:
From: Commercial To: RV/Modular Home
From: _____ To: _____
From: _____ To: _____

Other: _____

4. PROPERTY DESCRIPTION: (Physical address, Lot, Block, Name of Subdivision or Addition)
600 West Tolton Street Sinton TX

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

6. REASONS FOR VARIANCE REQUEST: Owner wants to develop the property into a mixed use RV Park with some possible long-term dwelling rentals.

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 (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

12-4-18
Date

For Office Use Only:

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

Request Approved or Disapproved: _____ Date: _____

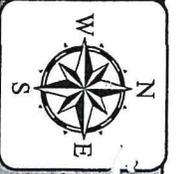
CITY OF SINTON

REC#: 00653906 12/04/2018 3:17 PM
OPER: DR TERM: 005
REF#: 216
PAID BY:

TRAN: 402.0000 COPIER FEES
ROBERT KNOX
COPIER FEES 75.00CR

TENDERED: 75.00 CHECK
APPLIED: 75.00-

CHANGE: 0.00



PID 54425

PID 62302

PID 45229

PID 67755

PID 46834

PID 59515

PID 59515

PID 46833

PID 45229 Label Legend

200' Area

Area Request

Area Within 200'

CHILIPITIN AV

PID 46842

PID 46841

PID 46840

PID 46839

PID 67784

PID 46838

PID 46837

PID 46835

TRICIO AV

o Ave

W Main St

W MAIN ST

W FULTON ST

N Odem Ave

Map created by San Patricio County Appraisal District

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.



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 the following requests:

1. An application filed by American Electric Power c/o CDS Muery requesting the zoning of the property located at West Fourth Street, be changed from R-1 (Residential Single Family) to Industrial District; Legal Description: W/2 TRS 8&9 Sinton-Hafer S/D.
2. An application filed by Cynthia I. Willeford (Haby) requesting a replat of the property located at 109 N. Travis Street. The lot size should be 5,250 square feet. The house lot is smaller than the required square footage and will be divided into two lots. Legal Description: E1/2 LT 7 & ALL OF LOT 8 BLK 1 SINTON-EA STSIDE 0.272 ACRES.
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5. An application filed by Cynthia I. Willeford (Haby) requesting a variance for 109 N. Travis Street, Lot 8A for side yard setback. The required side yard setback is 7 feet and the lot has a setback of 6 feet.
6. 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.

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Cathy Duhart
City Secretary



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December 26, 2018

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City of Sinton
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