

AGENDA
CITY OF SINTON
PLANNING AND ZONING COMMISSION

DATE: March 18, 2019 TIME: 5:30 P.M.

CITY HALL

Notice is hereby given that the Sinton Planning and Zoning Commission Meeting will be held on March 18, 2019 at 5:30 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 submitting the amending plat of the property located at West Fourth Street, the portion of Lots 8 and 9, C.W. Hafer's Subdivison; Legal Description: W/2 TRS 8&9 Sinton-Hafer S/D.

D. ACTION ITEMS TO BE CONSIDERED

1. Discussion and Action on the minutes from the Planning and Zoning Commission Meeting held on January 7, 2019.
2. Discussion and Action on An application filed by American Electric Power c/o CDS Muery submitting the amending plat of the property located at West Fourth Street, the portion of Lots 8 and 9, C.W. Hafer's Subdivison; Legal Description: W/2 TRS 8&9 Sinton-Hafer 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 March 5, 2019 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.



January 21, 2019

Px2

Mr. John Hobson – City Manager
City of Sinton
301 East Market
Sinton, Texas 78387

Dear Mr. Hobson,

On behalf of our client, American Electric Power, we are pleased to submit the Amending Plat of Portion of Lots 8 and 9, C.W. Hafer's Subdivision for your review and/or approval. Please find enclosed three copies of the plat in hard copy format. The subject property is located on the east side of Cemetery Street, 400 feet north of the intersection with County Road 1196.

The property will be developed as an electrical substation. No domestic water or wastewater utility connections are necessary for the property due to the nature of the development. The purpose of the amending plat is to remove an existing lot line that currently transects the property in an east-west direction.

Thank you for your consideration of this submittal, and please do not hesitate to contact me by phone at 210-581-1111 or email at john.gibson@cdsmuery.com with any requests regarding this project.

Sincerely,

CDS Muery

A handwritten signature in cursive script that reads "John B. Gibson".

By: John B. Gibson, E.I.T.
Project Engineer

Enclosures:

1. Amending Plat 18" x 24" (3 copies)
2. Processing Fee (\$50.00)

CITY OF SINTON

REC#: 00560189 2/25/2019 3:38 PM
OPER: AM TERM: 010
REF#: 54803
PAID BY:

TRAN: 402.0000 COPIER FEES
AEP REPLAT
COPIER FEES 50.00CR

TENDERED: 50.00 CHECK
APPLIED: 50.00-
CHANGE: 0.00

AMENDING PLAT OF
PORTION OF LOTS 8 AND 9
C.W. HAFER'S
SUBDIVISION

BEING A 7.554 ACRE TRACT OF LAND LYING IN THE JOHN POLLAN SURVEY, ABSTRACT 23, SAN PATRICIO COUNTY, TEXAS, SAME BEING A PORTION OF LOTS 8 AND 9 OF THE C.W. HAFER'S SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 23, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, SAME ALSO BEING ALL OF A 7.554 ACRE TRACT OF LAND AS DESCRIBED AND RECORDED IN DOCUMENT NUMBER 684219, REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS.



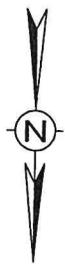
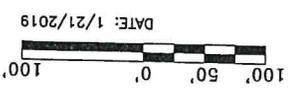
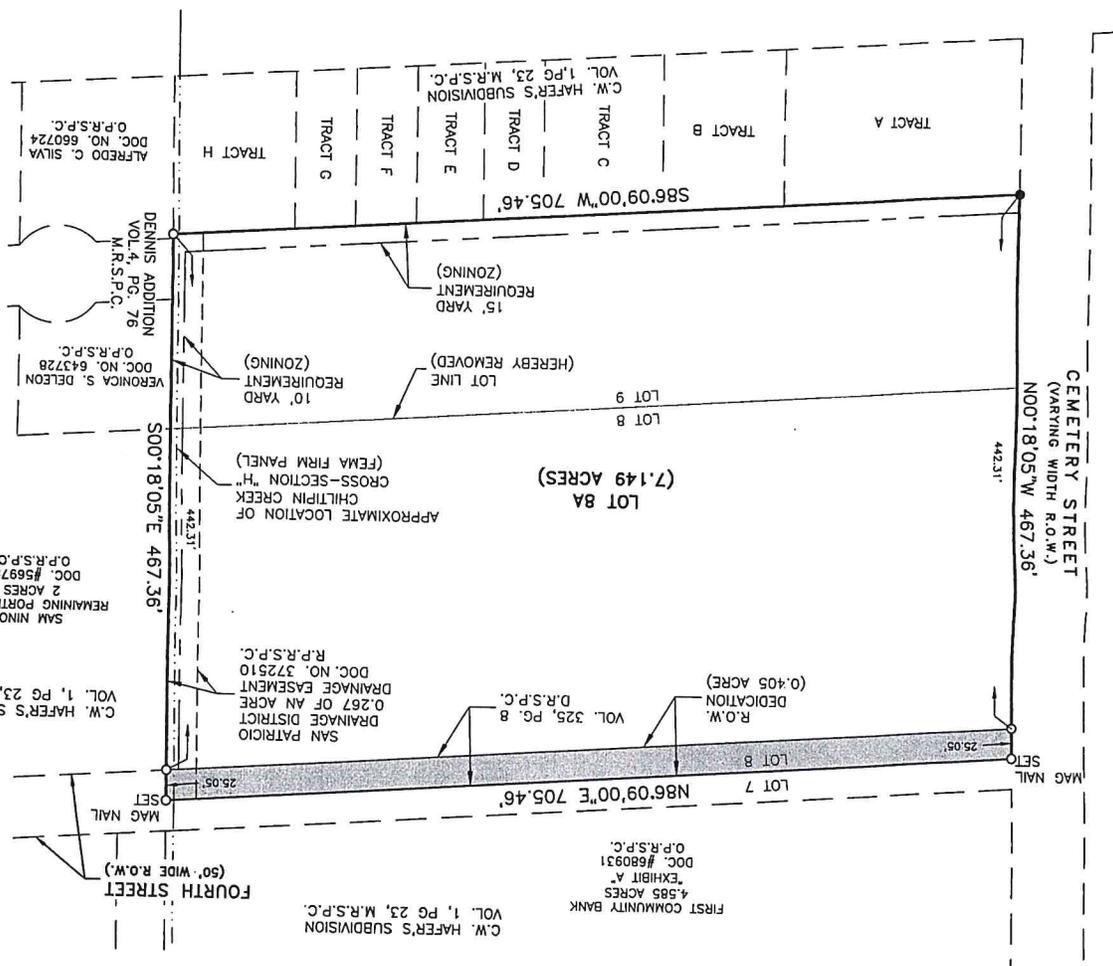
STATE OF OHIO
COUNTY OF FRANKLIN

AEP TEXAS INC., HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE LANDS WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT THEY HAVE HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT THE STREETS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND THE USE OF PUBLIC UTILITIES, AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

OWNER/DEVELOPER: P. TODD IRELAND
REAL ESTATE MANAGEMENT
AEP TEXAS INC.
1 RIVERSIDE PLAZA, 16H FLOOR
COLUMBUS, OHIO 43215

STATE OF OHIO
COUNTY OF FRANKLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED P. TODD IRELAND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND



BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1983 (HARN), SOUTH
 ADJUSTMENT FACTOR: SURFACE = GRID X 0.99994
 JM: NORTH AMERICAN VERTICAL DATUM 1988.
 Y CURRENTLY ADJOINS CEMETERY STREET AND FOURTH STREET.
 REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF CHAPTER 156, "ZONING CODE", OF THE CITY OF SINTON
 FINANCES AND ARE SUBJECT TO CHANGE.
 LOPMENT NOTES
 Y DEPICTED ON THIS PLAT IS LOCATED IN SAN PATRICIO COUNTY, TEXAS, AND LIES ENTIRELY WITHIN ZONE "AE"
 SPECIAL FLOOD HAZARD AREA AS DEFINED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD
 HAZARD MAP (FRM) NUMBER 48409C0245E EFFECTIVE DATE: NOVEMBER 4, 2016. CDS MUERY DID NOT PERFORM A
 ELEVATION FOR LOT 8A IS 49.7' (NAVDB8) BASED ON 1-PERCENT-ANNUAL-CHANGE FLOOD REGULATORY WATER
 VATION OF CHILTIPIN CREEK CROSS SECTION "H" AS IDENTIFIED ON AFOREMENTIONED FIRM AND ASSOCIATED
 WCE STUDY OF NUMBER 48409C0245E.
 WITHIN LOT 8A SHALL COMPLY WITH CHAPTER 158, "FLOOD DAMAGE PREVENTION", OF THE CITY OF SINTON
 FINANCES

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 a Public Hearing for the following requests

1. An application filed by American Electric Power c/o CDS Muery submitting the amending plat of the property located at West Fourth Street, the portion of Lots 8 and 9, C.W. Hafer's Subdivison; Legal Description: W/2 TRS 8&9 Sinton-Hafer S/D.

Planning & Zoning Commission Public Hearing Date:

Date: March 18, 2019

Time: 5:30 pm

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

City Council Public Hearing Date:

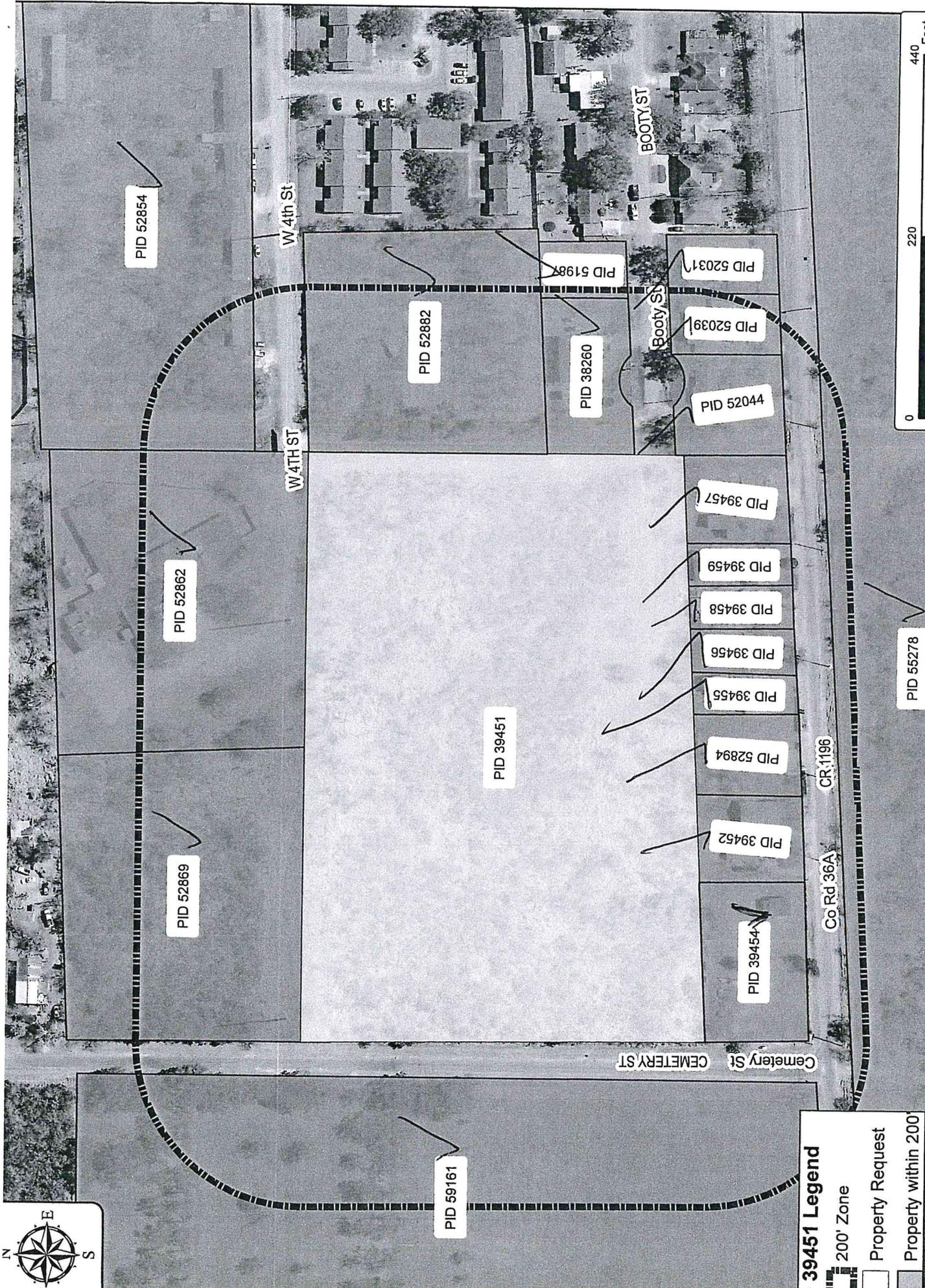
Date: March 19, 2019

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



- 39451 Legend**
- 200' Zone
 - Property Request
 - Property within 200'

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.

Adjoiner Addresses

ACCOUNT_	PROP_ID	addr_line2	addr_city	addr_state	addr_zip
	0				
0164-0001-0009-002	51987	828 BOOTY ST	SINTON	TX	78387
0164-0001-0012-000	38260	844 BOOTY ST	SINTON	TX	78387
0164-0002-0009-002	52031	833 BOOTY ST	SINTON	TX	78387
0164-0002-0010-002	52039	839 BOOTY	SINTON	TX	78387
0164-0002-0012-000	52044	700 GORDON ST APT 19	SINTON	TX	78387
0348-0000-0007-001	52854	PO BOX 218	SINTON	TX	78387
0348-0000-0007-002	52862	936 W 4TH ST	SINTON	TX	78387
0348-0000-0007-003	52869	936 W 4TH ST	SINTON	TX	78387
0348-0000-0008-003	52882	234 SUNSET DR	ROCKPORT	TX	78387
0348-0000-0008-004	39451	PO BOX 218	SINTON	TX	78382-7018
0348-0000-0009-001	52894	PO BOX 457	SINTON	TX	78387
0348-0000-0009-002	39452	1006 TOUCHSTONE RD	SINTON	TX	78387
0348-0000-0009-004	39454	800 W SINTON	SINTON	TX	78387
0348-0000-0009-005	39455	22 WINDRIDGE	BEEVILLE	TX	78102
0348-0000-0009-006	39456	800 W SINTON	SINTON	TX	78387
0348-0000-0009-007	39457	900 TOUCHSTONE ST	SINTON	TX	78387
0348-0000-0009-008	39458	904 TOUCHSTONE RD	SINTON	TX	78387
0348-0000-0009-009	39459	PO BOX 7	SINTON	TX	78387
2139-0013-0000-020	55278	5179 SKYLINE DRIVE	BEEVILLE	TX	78102
2139-0023-0032-003	59161	PO BOX 755	SINTON	TX	78387



THE CITY OF SINTON

NOTICE OF VARIANCE REQUEST

February 27, 2019

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 submitting the amending plat of the property located at West Fourth Street, the portion of Lots 8 and 9, C.W. Hafer's Subdivision; 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, March 18, 2019 at 5:30 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, **March 19, 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



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