CITY OF SINTON  
SINTON BOARD OF ADJUSTMENT  
September 12, 2023  
5:30 p.m.  City Hall  

Members Present:  
John Curlee  Chairperson  
Danny Davila  Board Member  
Maureen Stevens  Board Member  
Joe Escamilla  Board Member  
Dolores Hinojosa  Board Member—Not present  

Staff Present:  
John Hobson  City Manager  
Desiree Voth  City Attorney  
Cathy Duhart  City Secretary  

Citizens Present:  

John Curlee called the meeting to order at 5:30 p.m. and City Secretary Cathy Duhart conducted Roll Call. A quorum was present and the following business was conducted.  

A. PUBLIC HEARING:  

Public Hearing for Input concerning the Following Requests:  

1. Joel B. Montelongo, Jr., is requesting a Specific Use Permit to place a manufactured home on his property located at Merriman Street & Magnolia Avenue. Legal description: Block 1 Lots 1-4 Frank Lassen Subdivision.  

Mr. Curlee opened the public hearing at 5:32 p.m.  

Mr. Montelongo was present and asked for the City’s permission to allow him to put a manufactured home on his property, which consists of four lots. He would like to have built his home but because of certain circumstances he unable to at the moment and figured this would be the best way to get a roof over his head. Maureen Stevens advised Mr. Montelongo to be aware of the City’s requirements in regards to the placement of the mobile home on the property. Mr. Hobson advised everything on the application looked good and it does meet the required setbacks.  

2. Vaquero Sinton Partners, L.P., is seeking a variance from Ordinance Chapter 111, Section 1, Subsection A-Sec. 111.01A, for the property located at 12475 Hwy 188, Sinton, Texas; Legal Description: Block 1 Lot 1 Somerset Subdivision. The variance will be for signage, the height allowed is 30’ and the signage will be 50’; asking for a 20’ height variance.  

Michael Poncetic spoke on behalf of Vaquero Ventures to request a 20’ variance for the signage of their new Stripes convenience store located on the corner of Hwy 181 (also known as Hwy 188). He stated there is no adverse effect to the surrounding properties and this is strictly a visibility concern. It’s hard for potential customers to see signage at 30’ from the other side of the road, which is critical for their retail sales. Mr. Hobson advised the way the ordinance was written is on the west side of town you are allowed a 50’ sign. However, on the east side of town on the bypass, you are limited to a 30’ sign.  

Mr. Curlee closed the public hearing at 5:36 p.m.
Action Items for Consideration:

1. Action on approving the minutes from the Board of Adjustment Meeting held on September 27, 2022.

   Danny Davila made the motion to approve the minutes from Board of Adjustment Meeting held on September 27, 2022. The second was made by Maureen Stevens. The motion carried 4-0.

2. Action on a request submitted by Joel B. Montelongo, Jr., for a Specific Use Permit to place a manufactured home on his property located at Merriman Street & Magnolia Avenue. Legal description: Block 1 Lots 1-4 Frank Lassen Subdivision.

   Maureen Stevens made the motion to approve a request submitted by Joel B. Montelongo, Jr., for a Specific Use Permit to place a manufactured home on his property located at Merriman Street & Magnolia Avenue. The second was made by Danny Davila. The motion carried 4-0.

3. Action on a request submitted by Vaquero Sinton Partners, L.P., for a variance from Ordinance Chapter 111, Section 1, Subsection A-Sec. 111.01A, for the property located at 12475 Hwy 188, Sinton, Texas; Legal Description: Block 1 Lot 1 Somerset Subdivision. The variance will be for signage, the height allowed is 30’ and the signage will be 50’; asking for a 20’ height variance.

   Maureen Stevens made the motion to approve a request submitted by Vaquero Sinton Partners, L.P., for a variance from Ordinance Chapter 111, Section 1, Subsection A-Sec. 111.01A, for the property located at 12475 Hwy 188, Sinton, Texas. The second was made by Danny Davila. The motion carried 4-0.

   Danny Davila made the motion to adjourn. The second was made by Maureen Stevens. The motion carried 4-0.

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Chairperson

Attest: _______________________
City Secretary Cathy Duhart