

# CITY OF SINTON

P. O. Box 1395  
301 E. Market St.  
Sinton, Texas 78387  
361-364-2381

## APPLICATION TO BOARD OF ADJUSTMENT

<b>For Office Use Only</b>	Date Rcvd: _____
Fee: _____	Receipt # _____
BOA Date: _____	Approved/Denied _____

**TYPE OF REQUEST:**    Variance    Appeal    Specific Use

**PROPERTY INFORMATION:**

Address: 500 Cemetery St. Sinton, Texas 78387

Lot 3   Block TR 32   Subdivision J.J. Welder and Coleman Fulton Pature Company Lands   Current Zoning: Residential 5 acres lots

Lot Width: 163.83   Lot Depth: 1330.39   Total SF of Lot: 217,800 (5 acres)

Is this property located on a corner lot?    Yes    No

**OWNER INFORMATION:**

Owner's Name: Beatriz Flores Schmitt

Owner's Address: P.O Box 865 Lancaster, Texas 75146   Phone: 214-686-6806

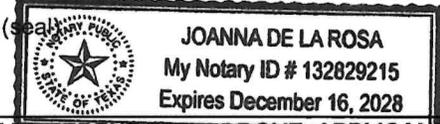
**IF APPLICABLE:** Owner hereby gives Lee J. Schmitt permission to seek the variance or appeal stated herein and to represent him/her at the meeting of the Board of Adjustment.

I hereby certify that the above statements are true and correct to the best of my knowledge.

  
\_\_\_\_\_  
Owner's Signature

STATE OF TEXAS  
COUNTY OF Dallas

Subscribed and sworn to before me this 13<sup>th</sup> day of June, 2025



Notary Public  
My Commission expires: December 16, 2028

**IF DIFFERENT FROM ABOVE, APPLICANT INFORMATION:**

Applicant's Name: Lee J. Schmitt

Applicant's Address: P.O Box 865 Lancaster, Texas 75146   Phone: 214-686-6806

**ACTION REQUESTED:**

- Seeking an appeal from Zoning Ordinance No. 156, Section \_\_\_\_\_
- Seeking a permit for the reconstruction, extension, or enlargement of a building occupied by a nonconforming use.
- Seeking a Specific Use Permit
- Seeking a variance as follows:

	Ordinance Requirements	Requested Dimensions	Variance From Ordinance
LOT SIZE			N/A
LOT WIDTH			N/A
LOT DEPTH			N/A
SIDE YARD			N/A

SIDE YARD @ CORNER			N/A
FRONT YARD			N/A
REAR YARD			N/A
COVERAGE AREA			N/A
PARKING SPACES			N/A
OTHER: Specify			See attached exhibit "A"

### HARDSHIP FINDINGS

**IN ORDER TO MAKE A FINDING OF HARDSHIP AND TO GRANT A VARIANCE, THE BOARD OF ADJUSTMENT MUST DETERMINE THAT ALL OF THE FOLLOWING CONDITIONS ARE MET. STATE HOW YOUR REQUEST MEETS THESE CONDITIONS. PLEASE NOTE THAT THE STATED HARDSHIP MAY NOT BE FINANCIAL OR SELF-CREATED.**

1. The request for variance is in harmony with the general purposes and intent of Zoning Ordinance No. 1710, as amended, and continues to protect surrounding properties from any negative impacts because:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

2. If the request is to permit the reconstruction, extension, or enlargement of a building occupied by a nonconforming use, such reconstruction will not prevent the return of such property to a conforming use. because:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3. The special or unique condition(s) of restricted area, shape, topography, or physical features that exist on the subject parcel of land, which are not applicable to other parcels of land in the same zoning district, and which cause unusual and practical difficulty or unnecessary hardship in compliance with the provisions sought here to be varied are:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

4. The hardship sought to be avoided is NOT the result of (a) the applicant's own actions (self-imposed or self-created) and (b) economic or financial hardship because:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

5. The provisions of Zoning Ordinance No. 1710, and its amendments, that are sought to be varied deprive the applicant of the following rights to use his property that are commonly enjoyed by other properties in the same zoning district which comply with these ordinance provisions:

\_\_\_\_\_

\_\_\_\_\_

**REQUIRED SUBMITTALS:**

- Completed application
- Owner permission, if applicable
- Application Fee (\$200.00)
- Site Plan or Survey drawn to scale

**NOTICE TO APPLICANT:**

I have carefully read the complete application and know the same is true and correct. I hereby agree to comply with all provisions of local, State, and Federal Laws will be complied with, whether herein specified or not. As the owner of the above property or a duly authorized agent as provided herein, I hereby grant permission to enter the premises and make all necessary inspections.

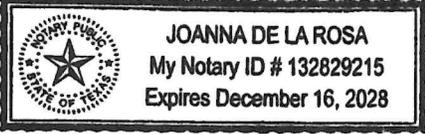
Signed: *Beatriz Flores Schmitt* Address: P.O. Box 8165 Lancaster, TX 75146  
 Print Name: Beatriz Flores Schmitt Phone Number: 214-686-6806  
 Date: 6/13/25 E-Mail: Leejschmitt@hotmail.com

**STATE OF TEXAS**

COUNTY OF Dallas

Subscribed and sworn to before me this 13<sup>th</sup> day of June, 20 25

(seal)



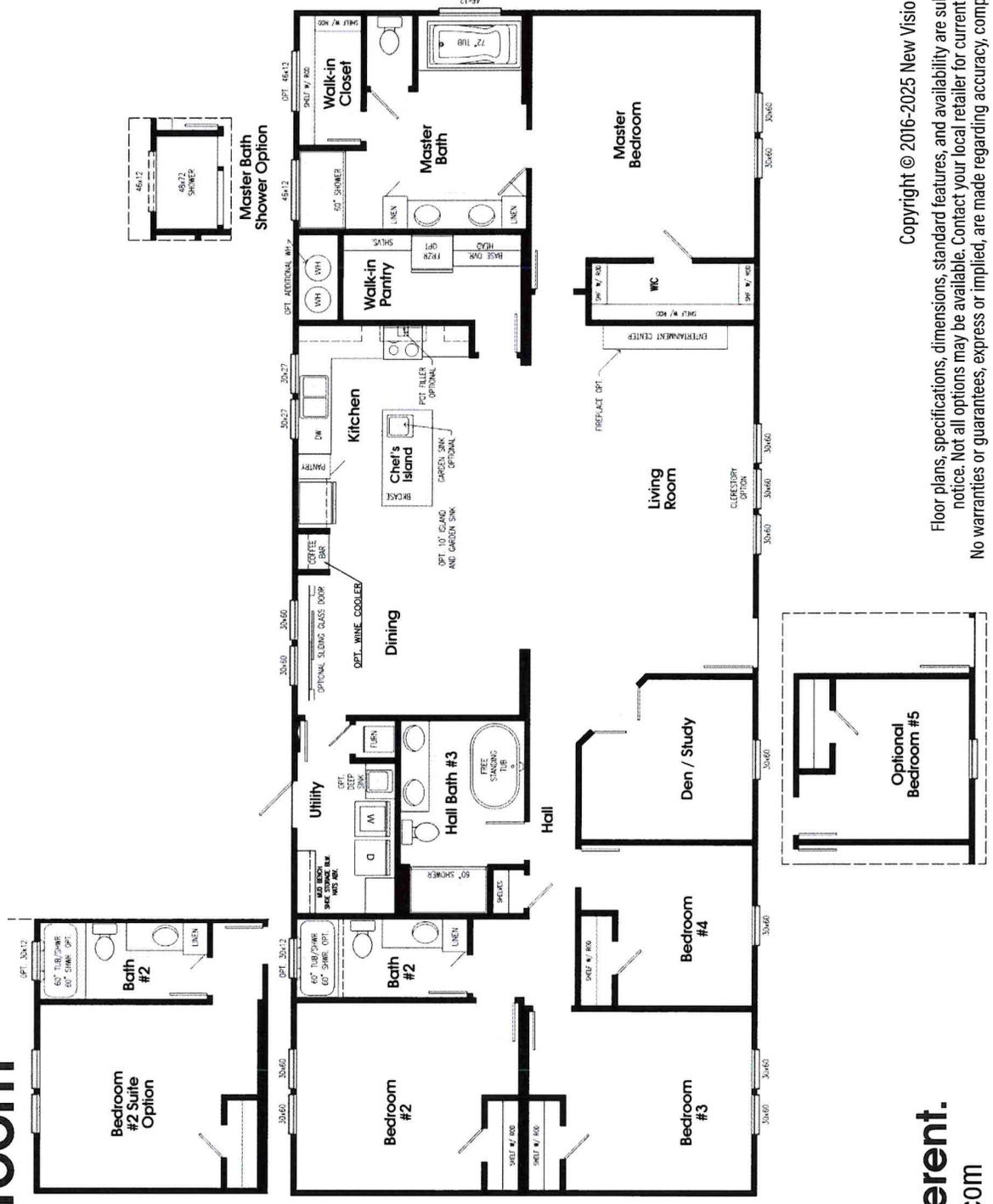
*Joanna De La Rosa*  
 Notary Public  
 My Commission expires: December 16, 2028

Seeking permission to construct one manufactured home, not a mobile home, on this five acre lot. The "Josh" built by New Vision Home is a four bedroom 3 bath, 2,280 Sqft. home that is delivered to the location in two pieces and then built on site.

Foundation is piers or blocks. Construction specs, floorplan, photos attached. The lot cost was \$89,900.00, the house cost \$203,000.00.

This is a HUD approved home with a zone 2 hurricane resistance.

**4/5 Bedroom  
3 Bath**



**Just Built Different.**  
www.newvisionmfg.com

Copyright © 2016-2025 New Vision Manufacturing, LLC.  
Floor plans, specifications, dimensions, standard features, and availability are subject to change without notice. Not all options may be available. Contact your local retailer for current availability and pricing. No warranties or guarantees, express or implied, are made regarding accuracy, completeness, or availability.

## Exterior Construction

Heavy Duty American Made I-Beam Chasis  
Full-Length Outriggers  
29 Gauge Industrial Metal Roof  
Smart Panel Exterior  
Double-hung Tilt-out Vinyl Thermal-pane Windows  
38x80 Front Steel Door  
36x80 Cottage Rear Door  
Sherwin Williams Paint with Multiple Color Options  
Exterior Eaves  
Rear Exterior GFI Receptacle  
Detachable Hitch

## Interior Construction

2 x 4 Interior Walls 24" O.C.  
2 x 4 Exterior Walls 16" O.C.  
Insulation - R11 Floors/ R11 Walls / R28 Ceiling  
8 ft Flat Textured Ceiling  
Tape & Textured Walls  
Ceiling Air Vents  
Raised Panel, 3-Hinge Interior Doors  
Solid Wood Cabinet Doors  
Vinyl Flooring in Baths, Entryway, Kitchen, Dining, Living Room & Utility

## Plumbing & Electrical

200 AMP Service  
A.C. Ready Furnace  
40-Gallon Water Heater  
Plumbed & Wired for Washer & Dryer

## Kitchen & Bath

Finished Overhead Cabinets with Center Shelves  
Lined Base Cabinets  
Stainless Steel Farmhouse Sink  
Spring Gooseneck Faucet  
Brush Nickel Faucets  
Dishwasher  
Standard Electric Range  
18 Cu. Ft. Refrigerator  
Vented Range Hood

## Whole House Smoke Alarm System

Metal Faucets  
6 ft Soaker Tub  
Rocker Light Switches Throughout  
Two-Bulb Bedroom Lights  
Exterior Lighting  
Heat Tape Outlet  
Interior Main Water Shutoff Valve  
Individual Water Shutoff Valves

## Additional Options Available

- Optional Wine Cooler Refrigerator
- Optional Pot Filler Water Dispenser
- Optional 6' Kitchen Island w/ Butcher Block
- Optional 48" Electric Fireplace
- Optional Acrylic Tiled Shower Option
- Optional Ventahood Microwave Option
- Stainless Steel Option
- Optional Upgraded Insulation
- ADA Grab Bar Option
- Transom Window Option
- Awnings Option
- Clerestory Dormer Option
- Lino Throughout Option
- 2x4 Interior 16" O.C. Throughout Option
- Garbage Disposal Option & much more!

**Just Built Different.**

[www.newvisionmfg.com](http://www.newvisionmfg.com)

Floor plans, specifications, dimensions, standard features, and availability are subject to change without notice. Not all options may be available. Contact your local retailer for current availability and pricing. No warranties or guarantees, express or implied, are made regarding accuracy, completeness, or availability.

Copyright © 2016-2025 New Vision Manufacturing, LLC.

 [Have a Question? Contact us](#)



[Homes We Build](#) ▾ [Our Construction](#) ▾ [About Us](#)

[News & Insight](#)

[Contact Us](#)



## Standard Features

We pride ourselves on going above and beyond when constructing our homes, including adding standard features that rival any other manufacturer in America. They are not like us!

01.

02.

03.

04.

## Exterior Construction

- ✓ Heavy Duty American Made I-Beam Chasis
- ✓ Full-Length Outriggers
- ✓ 29 Gauge Industrial Metal Roof
- ✓ Smart Panel Exterior
- ✓ Double-hung Tilt-out Vinyl Thermal-pane Windows
- ✓ 38x80 Front Steel Door
- ✓ 36x80 Cottage Rear Door
- ✓ Sherwin Williams Paint with Multiple Color Options

## Interior Construction

- ✓ 2 x 4 Interior Walls 24" O.C.
- ✓ 2 x 4 Exterior Walls 16" O.C.
- ✓ Insulation - R11 Floors/R11 Walls / R28 Ceiling
- ✓ 8 ft Flat Textured Ceiling
- ✓ Tape & Textured Walls
- ✓ Ceiling Air Vents
- ✓ Raised Panel, 3-Hinge Interior Doors
- ✓ Solid Wood Cabinet Doors
- ✓ Vinyl Flooring in Baths, Entryway,

## Plumbing & Electrical

- ✓ 200 AMP Service
- ✓ A.C. Ready Furnace
- ✓ 40-Gallon Water Heater
- ✓ Plumbed & Wired for Washer & Dryer
- ✓ Plumbing Access Panels
- ✓ Fiberglass Showers & Tubs
- ✓ Ceramic Lavatories
- ✓ Elongated Commodes
- ✓ Double Lavatories
- ✓ Vent Fan in Baths
- ✓ Whole House Smoke Alarm System

## Kitchen & Bath

- ✓ Finished Overhead Cabinets with Center Shelves
- ✓ Lined Base Cabinets
- ✓ Stainless Steel Farmhouse Sink
- ✓ Spring Faucet
- ✓ Brush Nickel Hardware and Faucets
- ✓ Transom Window
- ✓ Dishwasher
- ✓ Standard Electric Range
- ✓ 18 Cu. Ft. Refrigerator

✓ Exterior Eaves			✓ Metal Faucets	✓ Vented Range Hood
✓ Rear Exterior GFI Receptacle	Kitchen, Dining, Living Room & Utility		✓ 6 ft Soaker Tub	
✓ Detachable Hitch	✓ Tongue and Groove OSB Floor Deck		✓ Rocker Light Switches	
	✓ Rebond Carpet Pad		Throughout	
	✓ Tack Strip & Carpet Bar		Two-Bulb Bedroom Lights	
	✓ LED Lighting		Exterior Lighting	
	✓ Wire Shelving in All Closets		Heat Tape Outlet	
	✓ 2" Blinds		Interior Main Water Shutoff Valve	
	✓ Towel Bars & Tissue Holders			
	✓ Walk-in Closets			
	✓ 16oz Vintage Beige Carpet			













