

**CITY OF SINTON**  
**SINTON BOARD OF ADJUSTMENT**  
**May 27, 2025**  
**5:45 p.m. City Hall**

**Members Present:**

John Curlee	Chairperson
Dolores Hinojosa	Board Member
Roland Cantu	Board Member
Ruby Rodriguez	Alternate Board Member

**Staff Present:**

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

**Citizens Present:**

John Curlee called the meeting to order at 5:49 p.m. A quorum was present and the following business was conducted. Mr. Curlee acknowledged the passing of Danny Davila who served as a member of the Board of Adjustment for many years and also on the City Council; he will be missed.

**A. PUBLIC HEARING:**

Public Hearing for Input concerning the Following Requests:

**Wiley McIlwain, of Somerset Land Company, LLC, is requesting the following variances for his property located at North Somerset Blvd, Sinton, Texas 78387. Legal Description: Lot 1, Block 20 and Lots 1-6, Block 15, Somerset of Sinton Unit 1:**

- **Lot Size** Ordinance Req: 5000 sq ft; Requested: 3600 sq ft; Variance: 1400 sq ft
- **Lot Width** Ordinance Req: 50'; Requested: 32.5'; Variance: 17.50'
- **Side Yard** Ordinance Req: 7'; Requested: 0' & 5'; Variance: 7' & 2'

John Curlee opened the public hearing at 5:51 p.m.

Mr. Hobson spoke regarding the request and started the presentation by going over the packet handout which detailed the variances being requested. The first variance dealt with lot size, which is being requested for the duplex. The lots are 65 feet in width, making each side 32.5 feet in width after the requested variance to split the lots in half; so, each side can be sold individually, rather than one person having to buy both sides. The side yard setbacks are already 5 feet but the variance is asking for a 0' lot line down the center of the lot, where the duplexes will be joined. D.R. Horton (the builder) is requesting this through Mr. McIlwain, the Developer, to offer a different, lower priced product entry level home. Questions were asked regarding the distance between the buildings which will be 10 feet; and the number of units being built and it will be 72 units.

No more discussion was made so John Curlee closed the public hearing at 5:55 p.m.

**Action Items for Consideration:**

**1. Action on the minutes from the Board of Adjustment meetings held on June 18, 2024, June 24, 2024, and September 17, 2024.**

Roland Cantu made the motion to approve the minutes from the Board of Adjustment meetings held on June 18, 2024, June 24, 2024, and September 17, 2024. Ruby Rodriguez made the second. The motion carried 4-0.

**2. Action on a request submitted by Wiley McIlwain, of Somerset Land Company, LLC, is requesting the following variances for his property located at North Somerset Blvd, Sinton, Texas 78387. Legal Description: Lot 1, Block 20 and Lots 1-6, Block 15, Somerset of Sinton Unit 1:**

- Lot Size            Ordinance Req: 5000 sq ft; Requested: 3600 sq ft; Variance: 1400 sq ft
- Lot Width        Ordinance Req: 50';            Requested: 32.5';            Variance: 17.50'
- Side Yard        Ordinance Req: 7';            Requested: 0' & 5';            Variance: 7' & 2'

Dolores Hinojosa made the motion to approve the request above submitted by Wiley McIlwain, of Somerset Land Company, LLC., regarding the property located at North Somerset Blvd, Sinton, Texas 78387. The second was made by Ruby Rodriguez. By votes: John Curlee—For, Roland Cantu—For, Ruby Rodriguez—For, and Dolores Hinojosa—For. The motion carried 4-0.

John Curlee adjourned the meeting at 5:56 p.m.

Attest: \_\_\_\_\_  
City Secretary Cathy Duhart

\_\_\_\_\_  
Chairperson