

**CITY OF SINTON**  
**PLANNING AND ZONING COMMISSION MEETING**  
**May 27, 2025**  
**5:30 p.m. City Hall**

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<b>Members Present:</b>	Gerad Galloway	Chairperson
	Pam Mathis	Board Member
	Joe Gonzales	Board Member
<b>Staff Present:</b>	John Hobson	City Manager
	Desiree Voth	City Attorney
	Cathy Duhart	City Secretary

**Citizens Present:** Trish Marion, Ermalinda Flores, Matthew J Garza

Gerad Galloway called the meeting to order at 5:30 p.m. and City Secretary Cathy Duhart called the roll. With a quorum present, the following business was conducted:

**Action Items for Consideration:**

**1. Action on the minutes from the Planning and Zoning meeting held on December 17, 2024.**

Pam Mathis made the motion to approve the minutes from the Planning and Zoning meeting held on December 17, 2024. Joe Gonzales made the second. The motion carried 3-0.

**2. Action on the Joint Planning and Zoning Commission and City Council Meeting held on February 18, 2025.**

Pam Mathis made the motion to approve the Joint Planning and Zoning Commission and City Council Meeting held on February 18, 2025. Joe Gonzales made the second. The motion carried 3-0.

**3. Action on an application for a final plat filed by Wiley McIlwain for the property located at North Somerset Blvd, Sinton, Texas. Legal Description: Lot 1, Block 20, and Lots 1-6, Block 15, Somerset at Sinton Unit 1.**

Mr. Hobson advised that the purpose of the presented final plat is the introduction of duplexes, which would be more of a townhouse or condominium-type situation. DR Horton wants to build the duplexes but offer each side individually as a separate unit, splitting a normal 65-foot lot into a 32 ½ foot lot. The center lot line will be a zero (0) lot line setting with normal setbacks on the side yard between the whole units as they sit on the lot. Mr. Hobson advised that the plat meets all of the city's regulations

as far as the subdivisions. Cathy Duhart advised that North. Hwy 77 and 1945 Intersection (Sinton Ranch) was listed erroneously in this agenda item. Mr. Hobson advised that the developer, Mr. McIlwain, was available.

Pam Mathis made the motion to approve the application for a final plat filed by Wiley McIlwain for the property located at North Somerset Blvd, Sinton, Texas. Joe Gonzales made the second. The motion carried 3-0.

**4. Action on an amended plat submitted by Joseph Sandoval on behalf of HMT Engineering and Surveying for the property located at South of Hwy 77 and 1945 Intersection, Sinton Ranch.**

Mr. Hobson asked HMT Engineering and Surveying to speak on behalf of this agenda item. They had previously come and submitted a plat to the Planning and Zoning Commission on December 17, 2025, and it was approved. Rincon has progressed with their elevated storage water tank design, and their third party engineer requested to bring an 8-inch line to the elevated storage tank. This essentially took one of the lots and converted to a Rincon utility lot; the replat will be for that one lot.

Pam Mathis made the motion to approve the amended plat submitted by Joseph Sandoval on behalf of HMT Engineering and Surveying for the property located at South of Hwy 77 and 1945 Intersection, Sinton Ranch. Joe Gonzales made the second. The motion carried 3-0.

Gerad Galloway made the motion to adjourn the meeting. Pam Mathis made the second. Meeting adjourned.

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Chairperson

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