



**MINUTES**  
**BOARD OF ADJUSTMENT MEETING**  
**October 21, 2025 – 5:30 p.m.**  
**City Hall, 301 E. Market St.**  
**Sinton, Texas 78387**

**Councilmembers Present:**

John Curlee Board Member  
Dolores Hinojosa Board Member  
Maureen Stevens Board Member  
Roland Cantu Board Member  
Ruby Rodriguez Board Member (Alternate)

**City Staff Present:**

Desiree Voth City Attorney  
Cathy Duhart City Secretary  
Angela Montemayor Utility Clerk

**Citizens present:** Matthew Garza, Trisha Marion

John Curlee called the meeting to order at 5:30 p.m. A quorum was present and the following business was transacted:

**A. Public Hearing:**

Public Hearing for Input concerning the Following Requests:

- 1. Grace and Larry Chapa are requesting front and rear yard variances for their property located at 420 N. Russ, Sinton, Texas 78387. The City Ordinance requires a 20-foot front yard setback and a 20-foot rear yard setback. They are asking for a 10-foot front yard variance and a 15-foot rear yard variance from the ordinance. Legal Description: Sinton Farm Lots TR 19 (0.26 Acres).**

John Curlee opened the public hearing at 5:31 p.m.

Javier Deleon, speaking on behalf of the Chapas and serving as their builder, is requesting a variance to rebuild their home in its original location as the previous structure was destroyed in a fire. The previous house encroached 12 feet into the front setback, placing it 8 feet from the property line and 5 feet from the rear. Rebuilding to current setback requirements would restrict the buildable area to

approximately 500–600 square feet. The request is to allow reconstruction in the original location to restore the home as it previously stood.

Council Member Edward Adams, a lifelong resident of Sinton, expressed support for the request. He stated that its approval would positively impact and improve the area.

No more public comment was made. John Curlee closed the public hearing at 5:35 p.m.

**B. Action Items for Consideration:**

**1. Action on the minutes from the Board of Adjustment meeting held on July 21, 2025.**

Board Member Dolores Hinojosa made the motion to approve the minutes from the Board of Adjustment Meeting held on July 21, 2025. The second was made by Board Member Ruby Rodriguez. The motion carried 5-0.

**2. Action on the minutes from the Board of Adjustment meeting held on August 11, 2025.**

Board Member Roland Cantu made the motion to approve the minutes from the Board of Adjustment Meeting held on August 11, 2025. The second was made by Board Member Ruby Rodriguez. The motion carried 5-0.

**3. Action on a request submitted by Grace and Larry Chapa for front and rear yard variances for their property located at 420 N. Russ, Sinton, Texas 78387. The City Ordinance requires a 20-foot front yard setback and a 20-foot rear yard setback. They are asking for a 10-foot front yard variance and a 15-foot rear yard variance from the ordinance. Legal Description: Sinton Farm Lots TR 19 (0.26 Acres).**

Board Member Ruby Rodriguez made the motion to approve the request submitted by Grace and Larry Chapa for a front and rear yard variance for the property located at 420 N. Russ, Sinton, Texas. The second was made by Board Member Roland Cantu. The recorded votes: Dolores Hinojosa—For, Maureen Stevens—For, Roland Cantu—For, Ruby Rodriguez—For, John Curlee—For. The motion carried 5-0.

Board Member John Curlee adjourned the meeting.

Meeting adjourned.

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Chairperson

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Attest: City Secretary Cathy Duhart