

CITY OF SINTON

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

APPLICATION TO BOARD OF ADJUSTMENT

For Office Use Only
Fee: 200
Date Rcvd: 10/14/25
Receipt #
BOA Date: 11/18/2025
Approved/Denied

TYPE OF REQUEST: X Variance [] Appeal [] Specific Use

PROPERTY INFORMATION:

Address: 12275 TEXAS 188, SINTON, TX

Lot 1 Block [] Subdivision 8668 Current Zoning: C

Lot Width: 451.88' Lot Depth: 700.69 Total SF of Lot: 287975.16

Is this property located on a corner lot? X Yes [] No

OWNER INFORMATION:

Owner's Name: CAR 30 INVESTMENTS LTD

Owner's Address: 440 LOUISIANA ST. STE 675, HOUSTON, TX 77002 Phone: []

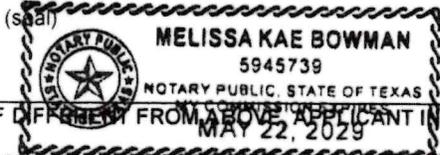
IF APPLICABLE: Owner hereby gives GOODONE ENTERPRISES, LLC DBA EMPIRE CSAC permission to seek the variance or appeal stated herein and to represent him/her at the meeting of the Board of Adjustment.

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

Owner's Signature (handwritten signature)

STATE OF TEXAS
COUNTY OF Travis

Subscribed and sworn to before me this 30th day of September, 2025



Notary Public (handwritten signature)
My Commission expires: 5-22-29

IF DIFFERENT FROM ABOVE, APPLICANT INFORMATION:

Applicant's Name: AMANDA WILKINSON

Applicant's Address: 3111 LONE STAR LN, PINEHURST, TX 77362 Phone: 281-259-8836

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
X Seeking a variance as follows:

Table with 4 columns: Ordinance Requirements, Requested Dimensions, Variance From Ordinance, and empty cells for LOT SIZE, LOT WIDTH, LOT DEPTH, SIDE YARD.

SIDE YARD @ CORNER			
FRONT YARD			
REAR YARD			
COVERAGE AREA			
PARKING SPACES			
Sec. 111.01.A OTHER: Specify	NO SIGNS OVER 50' WITHIN 150' OF THE EAST R.O.W. OF HWY 77	100' HI-RISE	50' INCREASE IN HEIGHT

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.

- 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:
The request for a variance is not in an attempt to deviate from the spirit of the ordinance. Rather it is a request to provide equal visibility along the interstate as that afforded to other fueling stations in Sinton.
- 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:
Not Applicable
- 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:
Unlike other fuel stations along the interstate within the City of Sinton's jurisdiction, the Circle K's location is well below grade of the interstate. Given the elevated roadway, tree line obstruction to the North, and the fact that the exits for access to the Circle K location are over 1000' away from the North and South, Circle K needs a freeway-oriented sign that provides proper visibility along the roadway. Other stations along the interstate have freeway oriented signs along stretches of freeway that 1) are not elevated and 2) do not have exits over 1000' away. As these stations do not share the same hardships that Circle K faces, their signs, which may be at the allowance per the city's standards, provide visibility at nearly 1/2 mile away in either direction. Circle K seeks to have opportunity for the same level of visibility.
- 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:
Hardship is due to the surrounding topography, elevated interstate roadway, and distance from interstate exits to the site. Limited visibility creates issues for travelers and truck drivers along the interstate attempting to get to the Circle K. This is especially critical for truck drivers who need to be able to identify the Circle K and the offering of 'truck deisel', safely, prior to the interstate exit. The site is situated similarly to the Loves truck stop to the south of Sinton (outside of the city's jurisdiction).
- 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:
As stated above, other stations along the interstate have freeway oriented signs along stretches of freeway that 1) are not elevated and 2) do not have exits over 1000' away.

As these stations do not share the same hardships that Circle K faces, their signs, which may be at the allowance per the city's standards, provide visibility at nearly 1/2 mile away in either direction. Circle K seeks to have opportunity for the same level of visibility

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: *Amanda Wilkison* Address: 3111 LONE STAR LN, PINEHURST, TX 77362

Print Name: AMANDA WILKISON Phone Number: 281-259-8836

Date: 10/14/25 E-Mail: PERMITS@EMPIRE-CSAC.COM

STATE OF TEXAS

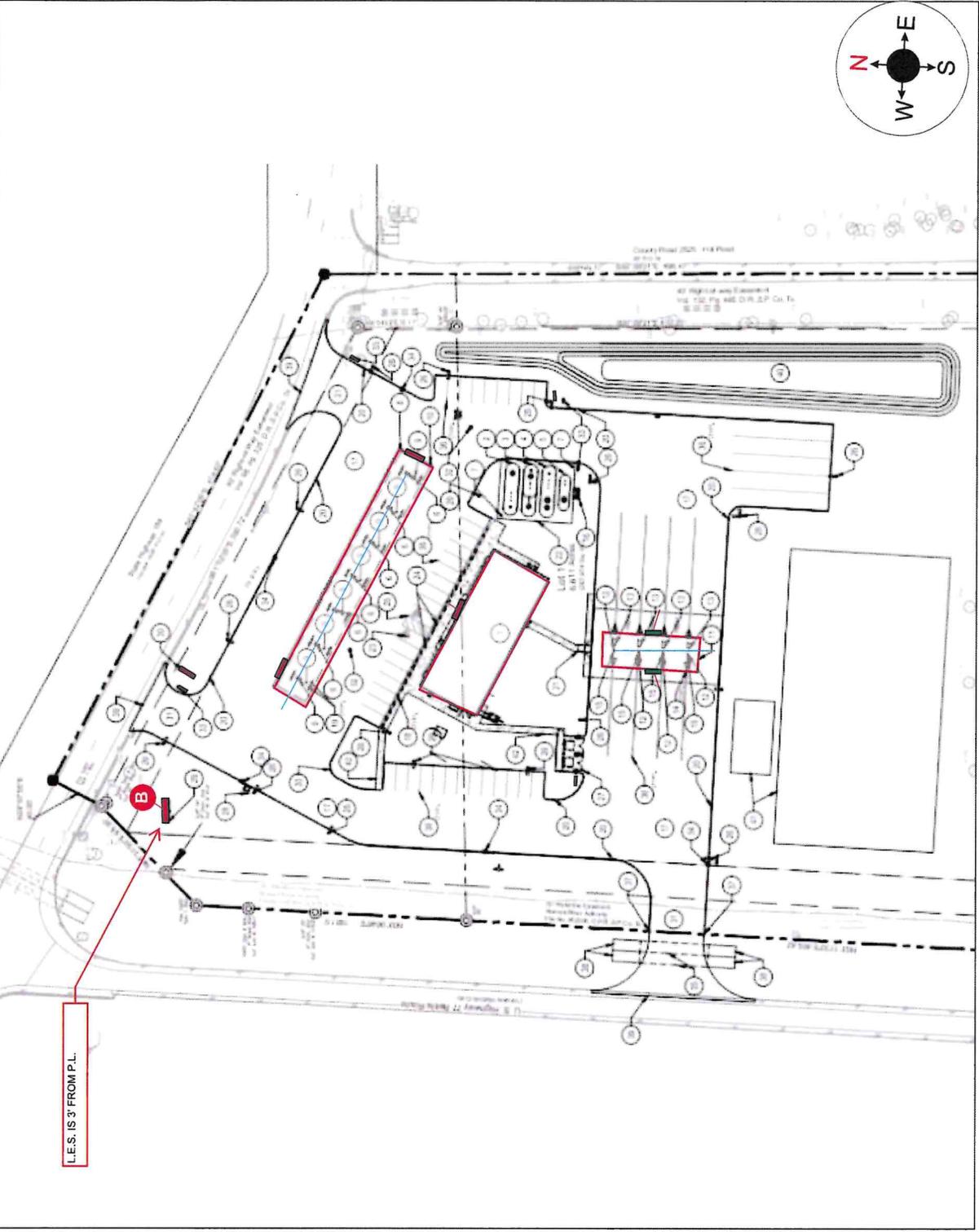
COUNTY OF Montgomery

Subscribed and sworn to before me this 14 day of October, 2025

(seal)



Kitty L. Caffey
Notary Public
My Commission expires: 05/18/2027



SCOPE OF WORK

B HIGH RISE SIGN (100' OAH)

Color Specifications:

Color Sample	Pantone	Applied to
	Pantone 485	- MID - BUILDING SIGNS - BUILDING FASCIA - CANOPY - DISPENSER
	Pantone 144	- MID - BUILDING SIGNS - BUILDING FASCIA - CANOPY - DISPENSER



SCOPE OF WORK

SCOPE OF WORK

A2

**MID-2
HI-RISE**

- 100' OAH - HI-RISE
- CIRCLE K LOGO
- TRUCK DIESEL CABINET
- UNLEADED WITH 60" RED ABLE LEDS AND 8" TOGGLE
- DIESEL 60" GREEN ABLE LEDS

PRODUCT COPY:

WHITE COPY ON OPAQUE BACKGROUND

13" **TRUCK DIESEL**
 10" **Unleaded**
 10" **Diesel**



EXISTING SIGN

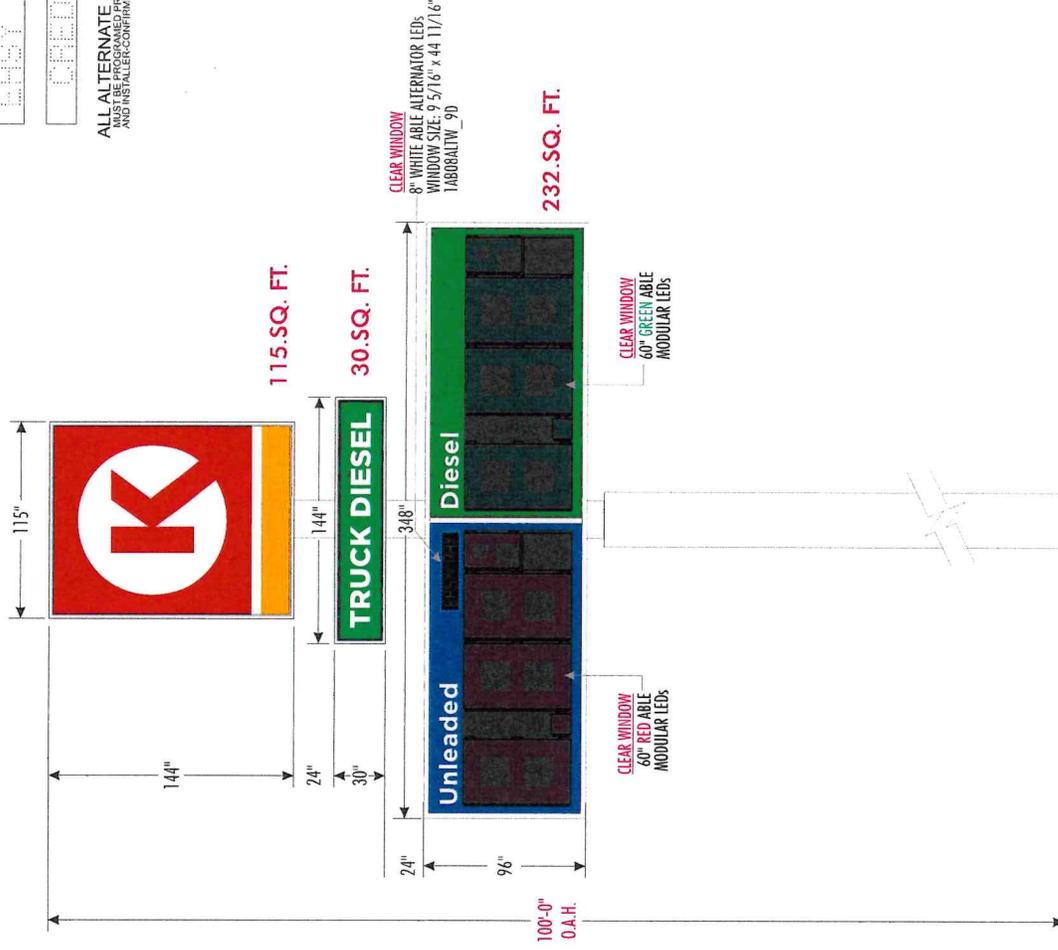
DIMENSIONS TO BE VERIFIED PRIOR TO MANUFACTURING

8" WHITE ABLE ALTERNATOR LEDS OPTIONS:

READY PAID

CHEVROLET

ALL ALTERNATE MESSAGES
 MUST BE SUBMITTED FOR REVIEW
 AND INSTALLER CONFIRMED UPON INSTALL



Main I.D.

SCALE: 1:70