



MINUTES

BOARD OF ADJUSTMENT MEETING

November 18, 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
Jean Odom Board Member
Ruby Rodriguez Board Member (Alternate)

Councilmembers Not Present: Roland Cantu Board Member

City Staff Present: Desiree Voth City Attorney
Cathy Duhart City Secretary
Angela Montemayor Utility Clerk

City Staff Not Present: John Hobson City Manager

Citizens present: Alonzo Arce, Matthew Garza, Joaquin Gonzales, Brendan Armbruster, Albert Castillo, Jr.

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. **CAR 30 INVESTMENTS LTD is seeking a variance from Ordinance Chapter 111, Section 1, Subsection A-Sec. 111.01A, for the property located at 12275 Texas Highway 188, Sinton, Texas; Legal Description: CAR 30 RETAIL ADDN Lot 1. The variance will be for signage, the height allowed is 50' and the signage will be 100'; asking for a 50' height variance.**

John Curlee opened the public hearing at 5:30 p.m.

Brendan Armbruster, a representative for Circle K, was present and requested a height variance for their store sign. He explained that soil tests and geotechnical surveys would be conducted, and engineering specifications must be met. This includes installing concrete footings, performing inspections before the sign would be installed. They would obtain engineering sign-offs for wind load ratings to ensure the sign would be able to withstand storms.

Discussion ensued when Board Member Jean Odom raised concerns about liability, asking who would be responsible for any damage caused by the sign in the event of an accident. She questioned whether the City could be held liable, or possibly be sued. Mr. Armbruster explained Circle K would be responsible for any damage and doesn't understand why the City would be sued. Also, she inquired about the proposed location of the sign.

No more public comment was made. John Curlee closed the public hearing at 5:34 p.m.

B. Action Items for Consideration:

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

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

2. Action on a request submitted by CAR 30 INVESTMENTS LTD for a variance from Ordinance Chapter 111, Section 1, Subsection A-Sec. 111.01A, for the property located at 12275 Texas Highway 188, Sinton, Texas; Legal Description: CAR 30 RETAIL ADDN Lot 1. The variance will be for signage, the height allowed is 50' and the signage will be 100'; asking for a 50' height variance

Board Member Maureen Stevens made the motion to approve the request submitted by Car 30 Investments, LTD for a 50' height variance for the property located at 12275 Texas Highway 188, Sinton, Texas. The second was made by Board Member Ruby Rodriguez. The recorded votes: Dolores Hinojosa—For, Jean Odom—For, Ruby Rodriguez—For, John Curlee—For, Maureen Stevens—For. The motion carried 5-0.

Board Member John Curlee adjourned the meeting at 5:36 p.m.

Chairperson

Attest: City Secretary Cathy Duhart