

**PLANNING AND ZONING COMMISSION
JANUARY 06, 2026 AT 5:00 P. M.
CITY HALL COUNCIL CHAMBERS**

NOTICE IS HEREBY GIVEN PURSUANT TO THE TEXAS OPEN MEETINGS ACT, GOVERNMENT CODE CHAPTER 551 THAT THE CITY OF SMITHVILLE WILL CONDUCT A PLANNING AND ZONING MEETING ON **JANUARY 06, 2026 AT 5:00 P.M.** IN THE COUNCIL CHAMBERS LOCATED AT 317 MAIN STREET, SMITHVILLE, TX.

1. Call to order.
2. Discussion and Action on approval of meeting minutes from December 02, 2025.
3. Discussion and Action on the appointment of the Planning and Zoning Chair.
4. Discussion and Action on the appointment of the Planning and Zoning Vice Chair.
5. Public Workshop on the orientation and overview of the Planning and Zoning Commission.
6. Adjourn.

I hereby certify that this notice was posted on or before December 31, 2025 by 5:00 p.m. pursuant to the Texas Open Meeting Act.



Tracie Dzenowski
Assistant City Secretary

In compliance with the Americans with Disabilities Act, the City of Smithville will provide reasonable accommodations for persons attending public meetings. All City of Smithville Council, Board, and Committee meetings and workshops are available to all persons regardless of disability. If you require special assistance, please contact Tracie Dzenowski at least 48 hours in advance of the meeting: tdzenowski@ci.smithville.tx.us, (512) 237-3282. You may also write to 317 Main St, Smithville, TX, 78957 or call through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989.

En cumplimiento con la Ley de Estadounidenses con Discapacidades (ADA), la Ciudad de Smithville puede proporcionar adaptaciones razonables para las personas que asistan a las reuniones públicas. Todas las reuniones y talleres del Consejo, la Junta y los Comités de la Ciudad de Smithville están disponibles para todas las personas, independientemente de su discapacidad. Si necesita asistencia especial, comuníquese con el Tracie Dzenowski al menos 48 horas antes de la reunión: tdzenowski@ci.smithville.tx.us: (512) 237-3282. También puede escribir a 317 Main St., Smithville, TX, 78957 o llamar a Relay Texas mediante un dispositivo de telecomunicaciones para personas sordas (TDD) al 1-800-735-2989

**PLANNING AND ZONING COMMISSION
DECEMBER 02, 2025 AT 6:00 P. M.
MEETING MINUTES**

Call to order at 6:00 p.m. by Caroline Noya

Roll call – Caroline Noya, Leigh Killgore, Nancy Catherman and Phillip Slaughter were present. Tracie Dzenowski and Doug BerryAnn were also present.

Discussion and Action on approval of minutes from November 04, 2025. Leigh Killgore made the motion to approve the minutes as written, Nancy Catherman seconded, all were in favor and the motion passed.

Discussion and Action on a zone change from SF-2 (Single Family Dwelling and Duplex District) to PDD (Planned Development District) for parcel 68380, A46 LOMAS, L., ACRES 5.3600 and parcel 68397 A46 LOMAS, L., ACRES 0.2700 to be rezoned from MR (Mixed Residential) to (PDD Planned Development District) property owner Roving Volunteers in Christ's Services, agent, Randy Bauer. Randy Bauer was present, no one from the public signed up to speak for against the item. Leigh Killgore made the motion to recommend approval for parcel 68380, A46 LOMAS, L., ACRES 5.3600 to change zones from SF-2 (Single Family Dwelling and Duplex District) to PDD (Planned Development District). Leigh Killgore made the motion to recommend denial for parcel 68397 A46 LOMAS, L., ACRES 0.2700 to be rezoned from MR (Mixed Residential) to (PDD Planned Development District), Phillip Slaughter seconded the motions and all were in favor, motion passed.

Discussion and Action on a 2' 5" side yard setback for 805 Charleston, Riverdale Block 10 Lot 3 & 4, property owner Yokubaitus Family Trust, agent Barron Homes Inc. DBA Custom Pro Remodeling. Dane Barron from Barron Homes Inc. DBA Custom Pro Remodeling was present. No one from the public signed up to speak for or against the item. Dane Barron clarified the request was only for a 2' side yard setback for the addition he built. Nancy Catherman made the motion to recommend approval, Phillip Slaughter seconded, all were in favor, motion passed.

Discussion and Action on an ordinance amending Section 3.6.3, Section 5.3.6 (G), Section 2.2.4 (D)1, Section 2.2.5 (D)5, 2.2.8 (D)3, 2.2.9 (D)4, 2.2.10(D)3, 2.2.12(D)1, 2.2.15(D)4 and Section 6.1 and Definitions Code of Ordinances of the City of Smithville, to allow an 8-foot double sided wooden fence as a noise attenuating wall and to define the term Administrative Authority. No one from the public signed up for or against the item. Leigh Killgore made the motion to recommend approval, Phillip Slaughter seconded, all were in favor, motion passed.

Discussion and Action on an ordinance amending the Zoning Ordinance, Chapter 14A, Section 4.7, City of Smithville Code of Ordinances, to add regulations pertaining to Short Term Rentals. No one from the public signed up for or against the item. Phillip Slaughter made the motion to recommend approval, Leigh Killgore seconded, all were in favor, motion passed.

Adjourn 6:37 p.m.
