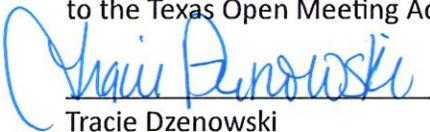


**PLANNING AND ZONING COMMISSION  
FEBRUARY 03, 2026 AT 5:00 P. M.  
CITY HALL COUNCIL CHAMBERS**

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 **FEBRUARY 03, 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 January 06, 2026.
3. Discussion and Action on a minor replat dividing one lot into two for parcel number #18422, Riverdale, Block 1, Lot 4B, Acres 0.494 (Outlot 7 Lot E ½ of 6), property owner Hurta Investments, agent Konnor Hurta.
4. Adjourn.

I hereby certify that this notice was posted on or before January 28, 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](mailto: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](mailto: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**  
**JANUARY 06, 2026 AT 5:00 P. M.**  
**MEETING MINUTES**

Call to order at 5:00 p.m. by Caroline Noya

*Roll call* – Nancy Catherman, Caroline Noya, Phillip Slaughter, Brian Wells and Leigh Killgore were present. *Also, present* –Jeremy Frazier and Tracie Dzenowski.

Tracie Dzenowski administered the pre-oath and oath of office to Brian Wells.

Discussion and Action on approval of minutes from December 02, 2025. Leigh Killgore motioned to approve the minutes as written, and Phillip Slaughter seconded. All were in favor, and the motion to approve minutes passed.

Discussion and Action on the appointment of the Planning and Zoning Chair. Caroline Noya Made motion to appoint Leigh Killgore as Chair, there was no second, motion failed. Nancy Catherman made a motion to appoint Caroline Noya as Chair, Leigh Killgore seconded. All were in favor and the motion to appoint Caroline Noya as Chair passed unanimously.

Discussion and Action on the appointment of the Planning and Zoning Vice Chair. Caroline Noya made a motion to appoint Leigh Killgore as Vice Chair, Nancy Catherman seconded. All were in favor and the motion to appoint Leigh Killgore as Vice Chair passed unanimously.

Jeremy Frazier led a presentation during the public workshop on the orientation and overview of the Planning and Zoning Commission.

Adjourn 5:26 p.m.

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# CITY OF SMITHVILLE

## PLANNING & ZONING APPLICATION

### APPLICATION TYPE

Zoning Change Request:  Change in Zoning Class  
 Change in Ordinance  
 Variance  
 Special Use Permit  
 Minor Plat/Subdivision  
 Other \_\_\_\_\_

Number of Requests:  Single  
 Multiple

### PROPERTY IDENTIFICATION

Street Address 1408 NE 8th St., Smithville, TX 78957

\*\*\* Applicant must submit an accurate location map and site plan for application to be considered \*\*\*

Legal description  Platted Land (please provide subdivision, block and lot information below)  
 Unplatted Land (please submit the metes and bounds description from deed)

Subdivision Name: Riverdale

Property Tax Code: 18422 Block Number: 1 Lot Number: 4B

Property Owner (as listed on Deed): Hurta Investments, LLC

Property Owner Mailing Address: 125 Gloria Blvd., Smithville, TX 78957

Owner's Phone No: 512-581-8275 Owner's Email: hkhurta@gmail.com

Agent's Name (if applicable): \_\_\_\_\_

Agent's Mailing Address: \_\_\_\_\_

Agent's Phone No: \_\_\_\_\_ Agent's Email: \_\_\_\_\_

## DESCRIPTION OF VARIANCE / EXCEPTION REQUEST

Current Zone Class:	SF-1	<input checked="" type="checkbox"/>	SF-2	<input type="checkbox"/>	Proposed Zone Class:	SF-1	<input checked="" type="checkbox"/>	SF-2	<input type="checkbox"/>
	MR	<input type="checkbox"/>	C-1	<input type="checkbox"/>		MR	<input type="checkbox"/>	C-1	<input type="checkbox"/>
	C-2	<input type="checkbox"/>	C-3	<input type="checkbox"/>		C-2	<input type="checkbox"/>	C-3	<input type="checkbox"/>
	MHS	<input type="checkbox"/>	MF	<input type="checkbox"/>		MHS	<input type="checkbox"/>	MF	<input type="checkbox"/>
	CF	<input type="checkbox"/>	PD	<input type="checkbox"/>		CF	<input type="checkbox"/>	PD	<input type="checkbox"/>
	PD-Z	<input type="checkbox"/>	I	<input type="checkbox"/>		PD-Z	<input type="checkbox"/>	I	<input type="checkbox"/>
	CBD	<input type="checkbox"/>	PD-Z	<input type="checkbox"/>		CBD	<input type="checkbox"/>	PD-Z	<input type="checkbox"/>

Describe variance requested:

N/A

Describe special use requested:

N/A

Reason for Request:  
(explain why special exception is sought or why a variance has been requested)

With replatting the lot, our goal is to build another residential single family home on the 7th street side of the lot divide.

## PETITION

As Owner/Agent, I hereby petition the City of Smithville for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City. I understand and agree that the Petition fee is non-refundable and that I must attend the Planning & Zoning meeting and subsequent City Council meeting in order for my application to be considered for approval.

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

11/26/25

### OFFICE USE ONLY:

Fee Amount: \$775

Fee Payment: \$775

P&Z Date: February 3, 2026

Council Date: February 9, 2026

Accepted By: T. Dzenowski

Date Submitted: 1-5-2026

Notice sent to property owners within 200 feet of proposed property





MAYOR  
SHARON FOERSTER  
MAYOR PROTEM  
JIMMY JENKINS  
COUNCIL MEMBERS  
BRANDON DUNHAM  
TYRONE WASHINGTON  
MITCH JAMESON  
CATHY MEEK  
CITY MANAGER  
JEREMY FRAZIER



317 MAIN STREET  
P.O. BOX 449  
SMITHVILLE, TEXAS  
78957  
(512) 237-3282

January 14, 2026,

Dear Property Owner/Current Resident,

This notice is to inform you that The City of Smithville Planning and Zoning Commission will hold a Public Hearing on **February 03, 2026 at 6:00 p.m.** in the Council Chambers located at 317 Main Street, Smithville, TX. Please visit the City's website for any updates to this Planning & Zoning meeting as meeting times can change. We are sending this notification because Your address/property is within 200 feet of the following proposed agenda item(s).

**Discussion and Action on a minor replat dividing one lot into two for parcel number #18422, Riverdale, Block 1, Lot 4B, Acres 0.494 (Outlot 7 Lot E ½ of 6), property owner Hurta Investments, agent Konnor Hurta.**

A recommendation will be given at the City Council meeting by the Planning and Zoning Commission. The City Council will hold a public hearing and Council meeting to discuss and seek action on **February 09, 2026, at 6:00 p.m.** Please visit the City's website for any updates to this council meeting as meeting times can change. You are not required to attend the public hearing, but if you choose to attend, you will have the opportunity to speak either in favor of or against the request(s) or attend just to hear more information about the request.

Please follow us on our YouTube Page:

[www.youtube.com/channel/UCN7rJz0wVks4zWV9EvKcH5w](https://www.youtube.com/channel/UCN7rJz0wVks4zWV9EvKcH5w)). You can also go to the City's website and click the link on the Planning & Zoning page to access our YouTube page. The meeting will be streamed live. If you have any questions or concerns, please reach out to Tracie Dzenowski at 512-237-3282 ext. 2101

*Planning and Zoning Commission: Caroline Noya, Nancy Catherman, Leigh Killgore, Phillip Slaughter and Brian Wells.*