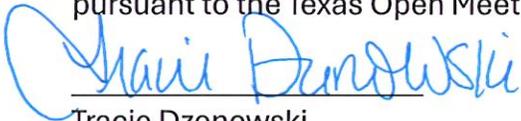


PLANNING AND ZONING COMMISSION
MARCH 03, 2026, AT 6:00 P. M.
CITY HALL COUNCIL CHAMBERS

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 **MARCH 03, 2026, AT 6:00 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 February 3, 2026.
3. Discussion and Action on a minor replat combining two lots into one for 304 Burleson St., parcel #19436, Legal Description, Smithville Townsite, Block 26, Lot 2 and Fraction of lot 3, property owner Robert and Mary Cartwright, agent Alexander Burran.
4. Adjourn.

I hereby certify that this notice was posted on or before February 25, 2026, 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
FEBRUARY 3, 2026, AT 5:00 P.M.
MEETING MINUTES

Chair Caroline Noya called the meeting to order at 5:54 p.m., following confirmation of a quorum.

Roll Call: Nancy Catherman, Caroline Noya, Brian Wells, and Leigh Killgore were present. Phillip Slaughter was absent due to participation in an active fire response in his capacity as a volunteer firefighter. Also present was Tracie Dzenowski.

Discussion and Action on approval of minutes from January 06, 2026. Nancy Catherman motioned to approve the minutes as written, and Leigh Killgore seconded. All were in favor, and the motion to approve minutes passed.

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. No one from the public signed up to speak for or against the item. Leigh Killgore motioned to recommend approval of the minor replat, Nancy Catherman seconded the motion, all were in favor, motion passed unanimously.

Adjourn 6:03 p.m.

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 304 Burleson Street

*** 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: ORIGINAL TOWNSITE OF THE CITY OF SMITHVILLE

Property Tax Code: 19436 Block Number: 26 Lot Number: 2 & 3(FR)

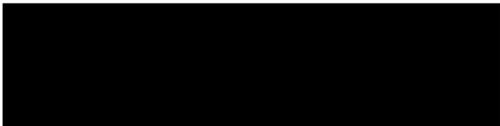
Property Owner (as listed on Deed): CARTWRIGHT, ROBERT S & MARY J

Property Owner Mailing Address: 304 Burleson Street Smithville, Texas 78957

Owner's Phone No: (936) 217-4615 Owner's Email: 

Agent's Name (if applicable): ALEXANDER BURRAN

Agent's Mailing Address: 1917 Banks Street, Houston TX 77098

Agent's Phone No: 303-653-2019 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)

The request is to remove an existing lot line in order to allow construction across the entire property. This action will eliminate the current lot division and establish a single lot consistent with the property's existing boundary lines.

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: 02/02/2026

OFFICE USE ONLY:

Fee Amount: \$775

Fee Payment: \$775

P&Z Date: March 3, 2026

Council Date: March 9, 2026

Accepted By: T Dzenowski

Date Submitted: 02/02/2026

Notice sent to property owners within 200 feet of proposed property

STATE OF TEXAS }
COUNTY OF BASTROP }
KNOW ALL MEN BY THESE PRESENTS THAT WE, ROBERT S. CARTWRIGHT AND MARY J. CARTWRIGHT, BEING THE OWNER(S) OF ALL THAT CALLED 0.244 ACRES OF LAND IN THE LEWIS LOMAS SURVEY, ABSTRACT NO. 46 AS DESCRIBED TO US IN THAT CERTAIN GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT# 202418777, OFFICIAL PUBLIC RECORDS BASTROP COUNTY TEXAS, DO HEREBY REPLAT SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:
REPLAT OF LOT 2 AND A PORTION OF LOT 3, BLOCK 26, SMITHVILLE TOWNSITE

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.
WITNESS MY HAND ON THIS THE _____ DAY OF _____, 2026, A.D.

MARY J. CARTWRIGHT, 304 BURLESON ST, SMITHVILLE TX
ROBERT S. CARTWRIGHT, 304 BURLESON ST, SMITHVILLE TX

STATE OF TEXAS } COUNTY OF BASTROP }
STATE OF TEXAS } COUNTY OF BASTROP }

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARY J. CARTWRIGHT, KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT S. CARTWRIGHT, KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026, A.D.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF "—" WAS APPROVED BY THE CITY COUNCIL ON THE CITY OF SMITHVILLE THIS ____ DAY OF _____, 2026. THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BASTROP COUNTY, TEXAS, WITHIN THIRTY (30) DAYS FROM SAID DATE OF FINAL APPROVAL. SAID ADDITION SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE PLATING ORDINANCE OF THE CITY OF SMITHVILLE

APPROVED: _____ ATTEST: _____

CITY MANAGER _____ CITY SECRETARY _____

STATE OF TEXAS } COUNTY OF BASTROP }
I, KRISTA BARTSCH, COUNTY CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2026, A.D. AT ____ O'CLOCK ____ M., IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____ PAGE _____ FILED FOR RECORD ON THE ____ DAY OF _____, 2026, A.D.

DEPUTY KRISTA BARTSCH, COUNTY CLERK, BASTROP COUNTY, TEXAS

STATE OF TEXAS } COUNTY OF BASTROP }
I, KRISTA BARTSCH, CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 2026, A.D., THE COMMISSIONER'S COURT OF BASTROP COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER HAS BEEN ENTERED INTO THE MINUTES OF SAID COURT. WITNESS MY HAND AND SEAL OF OFFICE OF THE CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, THIS THE ____ DAY OF _____, 2026, A.D.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026, A.D.

DEPUTY KRISTA BARTSCH, COUNTY CLERK, BASTROP COUNTY, TEXAS

SURVEYOR NOTES:
TO THE OWNER, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE IS CORRECT AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY SHOWN HEREON. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 4, STANDARD LAND SURVEY.

- NO RESEARCH WAS DONE BY THE UNDERSIGNED FOR ANY EASEMENTS, BUILDING LINES AND/OR CONDITIONS OF RECORDS WHICH MAY AFFECT THIS TRACT. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT.
- BEARING BASE: GRID NORTH, LAMBERT CONFORMAL CONIC PROJECTION, COORDINATE BASIS: GRID N U.S. SURVEY FEET A PART OF STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83. GRID DISTANCES AND AREA SHOWN HEREON.

STATE OF TEXAS } COUNTY OF BASTROP }
KNOW ALL MEN BY THESE PRESENTS
I, ROBERT STEUBING, R.P.L.S., DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ROBERT C. STEUBING, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5548, 525 TAHITIAN DRIVE, BASTROP, TEXAS. Professional Engineers and Land Surveyor Firm No. 10194596

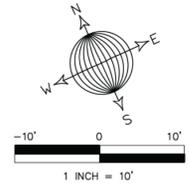
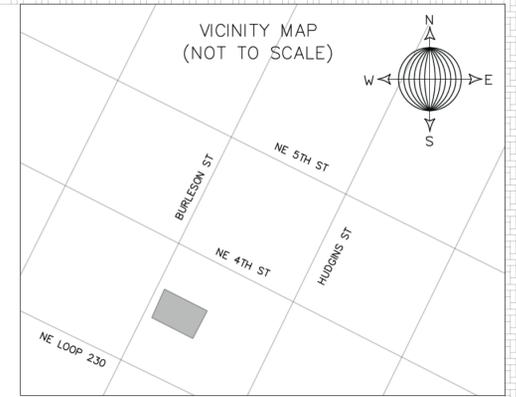
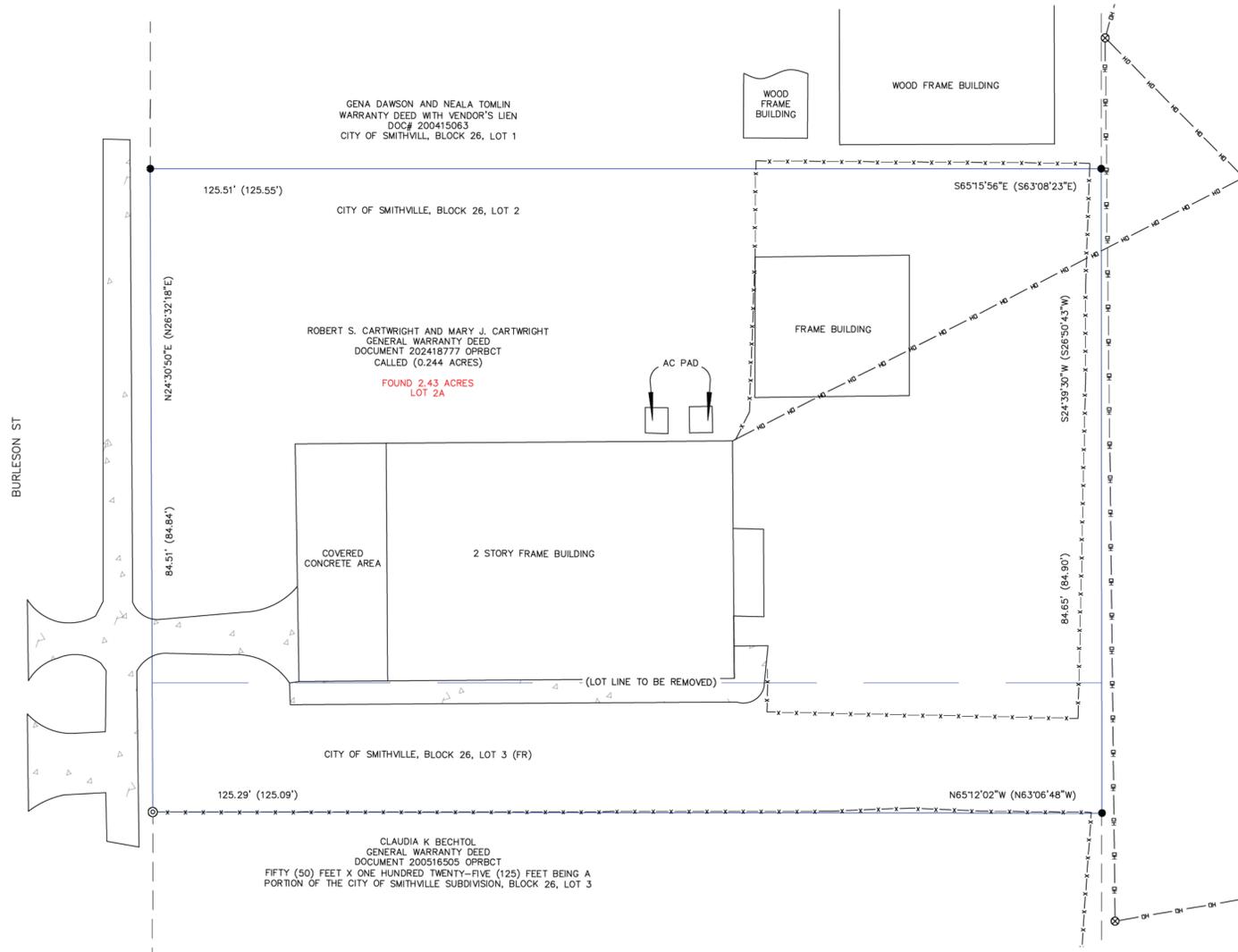
REVISION DATE: 02/09/2026



PROPERTY ADDRESS: 304 BURLESON ST, SMITHVILLE TX

WA4989-2026 M. CARTWRIGHT.dwg

REPLAT OF LOT 2 AND A PORTION OF LOT 3, BLOCK 26, SMITHVILLE TOWNSITE



LEGEND	
FOUND 1/2" IRON ROD	●
FOUND 3" GALVANIZED STEEL POST	⊙
UTILITY POLE	⊗
RECORD INFORMATION	()
BUILDING LINE	BL
BLUEBONNET ELECTRIC EASEMENT	BEE
PUBLIC UTILITY EASEMENT	PUE
OVER-HEAD ELECTRIC	OH
FENCE LINE	X-X
OLD SUBDIVISION LINE	---
PLAT RECORDS	PRBCT
BASTROP COUNTY TX	DRBCT
DEED RECORDS	OPBCT
BASTROP COUNTY TX	
OFFICIAL PUBLIC RECORDS	
BASTROP COUNTY TX	
CONCRETE AREA	▭

UTILITY SERVICE PROVIDERS
WATER SERVICE IS PROVIDED BY: CITY OF SMITHVILLE
WASTEWATER SERVICE IS PROVIDED BY: CITY OF SMITHVILLE
ELECTRIC SERVICE IS PROVIDED BY: CITY OF SMITHVILLE

FLOOD PLAIN NOTE:
NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE FLOOD AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0395F, EFFECTIVE MAY 8, 2023 FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 480022.

EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, MULTI-FAMILY AND DUPLEX CONSTRUCTION.
FLOOD PLAIN ADMINISTRATOR NOTE:
BASED ON THE REPRESENTATIONS OF THE SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID SURVEYOR, IT IS DETERMINED THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE FLOOD DAMAGE PREVENTION ORDER FOR BASTROP COUNTY.

FLOOD WARNING:
THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE COMMISSIONERS COURT DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES, NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM THE RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DESIGN LAWFULLY MADE HEREUNDER.

- NOTE:
- PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE CITY OF SMITHVILLE DEVELOPMENT SERVICES DEPARTMENT.
 - NO ON-SITE WATER WELL MAY BE PLACED WITHIN 100' (50' IF ENCASED) OF AN ON-SITE SEWAGE DISPOSAL AREA, NOR CAN ANY ON-SITE SEWAGE DISPOSAL AREA BE PLACED WITHIN 100' (50' IF ENCASED) OF AN ON-SITE WELL.
 - EACH LOT SHALL HAVE A 50' WATER WELL SETBACK ADJACENT TO PROPERTY LINES. PROPERTY OWNERS AND/OR REGISTERED WATER WELL INSTALLERS ARE RESPONSIBLE TO DETERMINE APPROPRIATE LOCATIONS FOR SAME, IF NOT SPECIFIED HEREIN. FURTHER INFORMATION AND REGISTRATION OF ON-SITE WATER WELLS IS OBTAINED AND ISSUED THROUGH THE LOST PINES GROUNDWATER CONSERVATION DISTRICT.
 - INDIVIDUAL ON-SITE SEWAGE FACILITY DESIGNS MUST BE SUBMITTED FOR APPROVAL FOR EACH LOT AND BUILT TO TEXAS COMMISSION ON ENVIRONMENTAL (TCEQ) RULES AND THE REQUIREMENTS OF THE BASTROP COUNTY ORDER FOR AN ON-SITE SEWAGE FACILITIES PRIOR TO OCCUPATION OF THE RESIDENCE.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND ELECTRIC DISTRIBUTION SYSTEMS AND WASTEWATER COLLECTIONS FACILITIES.
 - IT IS UNDERSTOOD THAT ON APPROVAL OF THIS PLAT BY THE CITY OF SMITHVILLE, THAT THE CONSTRUCTION OF ALL BRIDGES, CULVERTS, STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, SHALL REMAIN THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT, IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS. THE COURT ASSUMES NO OBLIGATION TO CONSTRUCT ANY BRIDGES, CULVERTS, STREETS, ROADS OR THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
 - UPON APPROVAL OF THIS PLAT BY THE CITY OF SMITHVILLE FOR FILING AND SUBSEQUENT ACCEPTANCE OF MAINTENANCE OF STREETS BY THE CITY OF SMITHVILLE IT IS UNDERSTOOD THAT PLACEMENT OF ANY AND ALL TRAFFIC CONTROL DEVICES REQUIRING SIGNAGE SUCH AS STREET NAMES, SPEED LIMITS, STOP SIGNS, YIELD SIGNS, ETC., SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER UNDER THE DIRECTION OF THE COMMISSIONERS COURT AND/OR THE COUNTY ENGINEER.
 - NEITHER APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF SMITHVILLE, NOR THE FILING/RECORDING OF AN APPROVED SUBDIVISION PLAT CONSTITUTES ACCEPTANCE BY THE CITY OF SMITHVILLE OF ANY DEDICATION OF THE ROADS/STREETS DEPICTED ON THE PLAT. ONLY THE BASTROP COUNTY COMMISSIONERS COURT, ACTING AS A BODY, HAS THE AUTHORITY TO ACCEPT ROADS/STREETS INTO THE BASTROP COUNTY ROAD SYSTEM FOR COUNTY MAINTENANCE. INDIVIDUAL MEMBERS OF THE BASTROP COUNTY COMMISSIONERS COURT HAVE NO AUTHORITY TO BIND BASTROP COUNTY BY SEPARATE ACTION. UNTIL BASTROP COUNTY, THROUGH ITS COMMISSIONERS COURT, ACCEPTS A ROAD/STREET THAT HAS BEEN DEDICATED IN A PLAT, SAID ROAD/STREET IS NOT A COUNTY ROAD, AND IS NOT SUBJECT TO COUNTY MAINTENANCE.
 - ANY OBSTRUCTION IN THE CITY AND/OR TxDOT ROW MUST BE REMOVED AT THE OWNERS EXPENSE.
 - NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
 - BEARING BASIS: LAMBERT CONFORMAL PROJECTION, GRID NORTH, COORDINATE BASIS: GRID COORDINATES, U.S. SURVEY FEET, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83.
 - THIS SUBDIVISION DOES LIE WITHIN THE CITY LIMITS OR EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF SMITHVILLE.
 - ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE ROW. THE DEVELOPER AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF DRIVEWAYS IN ACCORDANCE WITH THE CITY OF ELGIN SPECIFICATIONS, WHICH MAY INCLUDE CULVERT PIPE INSTALLATION. A PERMIT MUST BE OBTAINED FROM THE CITY OF SMITHVILLE PRIOR TO THE CREATION OF A DRIVEWAY. ACCESS TO STATE HIGHWAYS IS REGULATED BY TxDOT AND THEREFORE MUST BE APPROVED AND CONSTRUCTED TO ITS STANDARDS.

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

February 9, 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 **March 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).

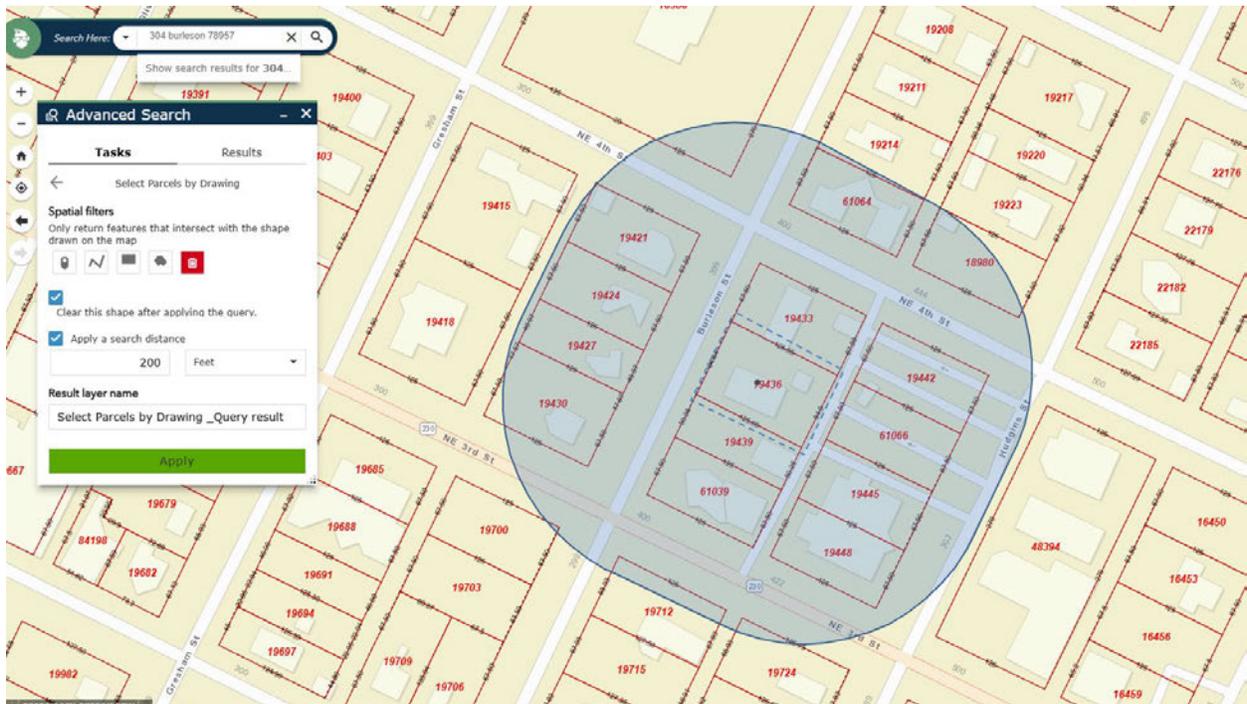
Discussion and Action on a minor replat combining two lots into one for 304 Burleson St., parcel #19436, Legal Description, Smithville Townsite, Block 26, Lot 2 and Fraction of lot 3, property owner Robert and Mary Cartwright, agent Alexander Burran.

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 **March 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). 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.



prop_id	trfile_as_name	legal_desc	situs_num	situs_stre	situs_stre	situs_city	situs_stat	situs_zip	addr_line	addr_line	addr_line	addr_city	addr_stat	zip
18956	GILKISON, JOHN ALFORD	SMITHVILLE TOWNSITE, BLOCK 16, LOT 1 THRU 8	400	GRESHAM ST	SMITHVILL TX		78957		P O BOX 401			SMITHVILL TX		78957
18980	DICKIE, RONNIE D & PAMELA D	SMITHVILLE TOWNSITE, BLOCK 17, LOT 8	401	HUDGINS	SMITHVILL TX		78957		401 HUDGINS ST			SMITHVILL TX		78957
19214	SHOWS, WILLIAM A, II	SMITHVILLE TOWNSITE, BLOCK 17, LOT 3	402	BURLESON ST	SMITHVILL TX		78957		402 BURLESON ST			SMITHVILL TX		78957
19223	STRATTON, RICHARD R	SMITHVILLE TOWNSITE, BLOCK 17, LOT 7	403	HUDGINS ST	SMITHVILL TX		78957		403 HUDGINS			SMITHVILL TX		78957
19421	STACY (LYTTINEN), NEALA	SMITHVILLE TOWNSITE, BLOCK 25, LOT 5	307	BURLESON ST	SMITHVILL TX		78957		307 BURLESON			SMITHVILL TX		78957
19424	ZIMMERMAN, ROGER J & DOMENICA M	SMITHVILLE TOWNSITE, BLOCK 25, LOT 6	305	BURLESON ST	SMITHVILL TX		78957		1302 BALL ST			GALVESTO TX		77550
19427	NEWTON, JANET	SMITHVILLE TOWNSITE, BLOCK 25, LOT 7 (N 50')	303	BURLESON ST	SMITHVILL TX		78957		303 BURLESON ST			SMITHVILL TX		78957
19430	CITY OF SMITHVILLE	SMITHVILLE TOWNSITE, BLOCK 25, LOT 7 (S 17.5') & 8	301	BURLESON ST	SMITHVILL TX		78957		PO BOX 449			SMITHVILL TX		78957
19433	DAWSON, GENA & NEALA TOMLIN	SMITHVILLE TOWNSITE, BLOCK 26, LOT 1	306	BURLESON ST	SMITHVILL TX		78957		P O BOX 747			SMITHVILL TX		78957
19436	CARTWRIGHT, ROBERT S & MARY J	SMITHVILLE TOWNSITE, BLOCK 26, LOT 2 & 3 (FR)	304	BURLESON ST	SMITHVILL TX		78957		31 N BROKENFERN D THE WOOI			TX		77380
19439	BECHTOL, CLAUDIA K	SMITHVILLE TOWNSITE, BLOCK 26, LOT 3 (50')	302	BURLESON ST	SMITHVILL TX		78957		302 BURLESON ST			SMITHVILL TX		78957
19442	FIRST BAPTIST CHURCH OF SMITHVILLE	SMITHVILLE TOWNSITE, BLOCK 26, LOT 5	307	HUDGINS ST	SMITHVILL TX		78957		P O BOX 746			SMITHVILL TX		78957
19445	THE FIRST BAPTIST CHURCH	SMITHVILLE TOWNSITE, BLOCK 26, LOT 7	301	HUDGINS ST	SMITHVILL TX		78957		PO BOX 746			SMITHVILL TX		78957
19448	THE FIRST BAPTIST CHURCH	SMITHVILLE TOWNSITE, BLOCK 26, LOT 8	301	HUDGINS ST	SMITHVILL TX		78957		PO BOX 746			SMITHVILL TX		78957
19700	CARTS	SMITHVILLE TOWNSITE, BLOCK 35, LOT 5	300 E	3RD ST	SMITHVILL TX		78957		5111 EAST 1ST STREE		AUSTIN TX			78702
19712	JUNIPER-G LLC	SMITHVILLE TOWNSITE, BLOCK 36, LOT 1	400 NE	LOOP 230	SMITHVILL TX		78957		116 MAIN ST			SMITHVILL TX		78957
19724	FARMER, GUY- MANAGER	SMITHVILLE TOWNSITE, BLOCK 36, LOT 5	207	HUDGINS ST	SMITHVILL TX		78957		D5BG LLC 805 BURLESON ST			SMITHVILL TX		78957
61039	FIRST PRESBYTERIAN CHURCH	SMITHVILLE TOWNSITE, BLOCK 26, LOT 4	300	BURLESON ST	SMITHVILL TX		78957		OF SMITH 300 BURLESON			SMITHVILL TX		78957
61064	FIRST CHRISTIAN CHURCH	SMITHVILLE TOWNSITE, BLOCK 17, LOT 4	400	BURLESON ST	SMITHVILL TX		78957		P O BOX 513			SMITHVILL TX		78957
61066	FIRST BAPTIST CHURCH	SMITHVILLE TOWNSITE, BLOCK 26, LOT 6	305	HUDGINS ST	SMITHVILL TX		78957		P O BOX 746			SMITHVILL TX		78957