

Item #4

**PROCLAMATION
IN RECOGNITION OF**

It's Time Texas Community Challenge 2023

WHEREAS, the City of Smithville cares about the health and well-being of its residents; and

WHEREAS, the City of Smithville supports making the healthy choice the easy choice in an attempt to:

- Reverse the trend in adult and childhood obesity
- Reduce your risk of heart disease, high blood pressure, and diabetes
- Improve air quality
- Reduce traffic injuries
- Make streets safer for people who walk, bike, and drive
- Make the community stronger and more enjoyable for everyone
- Increase safety and reduce crime

WHEREAS, the City of Smithville ranked third in the 2017 “It’s Time Texas Community Challenge”—the first time city residents had participated in this program; and

WHEREAS, the City of Smithville was the first in its category in 2018, 2019, 2020, 2021 and 2022 and

WHEREAS, the business and school communities and many individuals participated and supported the Community Challenge because it was fun and showed how easy it is to make healthy choices; and

WHEREAS, the 2023 Community Challenge begins on January 9th and runs through March 5th (<https://ittcommunitychallenge.com>);

NOW THEREFORE, the City of Smithville proclaims its support for the 2023 “It’s Time Texas Community Challenge”, pledging to help community members make the most of this challenge in the hopes that sponsoring healthy habits through this program will promote and support healthy activities and choices far into the future; the City of Smithville, therefore, proclaims January 9th, 2023 as the kick-off to

Smithville’s It’s Time Texas Community Challenge

Dated this 9th Day of January 2023, in Smithville, Texas.

IN WITNESS WHEREOF, I have
hereunto set my hand and caused the
Seal of the City of Smithville to be
affixed this 9th Day of January 2023.

Mayor, Sharon Foerster

Attest:

Jennifer D. Lynch, City Secretary

**PROCLAMATION
DR. MARTIN LUTHER KING, JR. DAY
BASTROP COUNTY HOLIDAY COMMISSION CELEBRATION**

WHEREAS, Dr. Martin Luther King, Jr. challenged our Nation to recognize that our individual liberty relies upon our common equality; and

WHEREAS, at a time when our Nation was sharply divided, Dr. King called on a generation of Americans to be "voices of reason, sanity, and understanding amid the voices of violence, hatred, and emotion"; and

WHEREAS, Dr. King devoted his life to the struggle for justice and equality, sowing seeds of hope for a day when all people might claim "the riches of freedom and the security of justice"; and

WHEREAS, on the Martin Luther King, Jr. Federal Holiday, we commemorate the 36th Anniversary of the holiday recognizing one of America's greatest visionary leaders, and we celebrate the life and legacy of Dr. King; and

WHEREAS, Dr. King's "I Have A Dream Speech" turns 60 in 2023, and reminds us to recognize that in these challenging times, too many Americans face limited opportunities, but our capacity to support each other remains limitless; and

WHEREAS, we must face the challenges with the same strength, persistence and determination exhibited by Dr. King; and

WHEREAS, the walk's theme is "**A Day On...Not A Day Off!**"; and

WHEREAS, the American people are called to engage in public service and promote nonviolent social change so that Dr. King's unfinished movement toward equality can be achieved by our united, enduring efforts; and

WHEREAS, all citizens are urged to join with Bastrop High School, Smithville High School, Elgin High School, McDade High School, Cedar Creek High School and Colorado River Collegiate Academy in supporting the Scholarship Program during the annual walk; and

WHEREAS, all citizens are also urged to join in the 34th annual walk on January 16, 2023, at 10:00 a.m. beginning at 109 Depot Street, Veterans Memorial Park Elgin, Texas for universal peace, justice, human rights, and social and economic progress for all people.

NOW, THEREFORE, I, Sharon Foerster, Mayor of the City of Smithville, Texas, do hereby proclaim Monday, January 16, 2023 as:

Dr. Martin Luther King, Jr. Day

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Smithville, Texas to be affixed this 9th day of January, 2023.

Sharon Foerster, Mayor

Item # 5

CITY OF SMITHVILLE
COUNCIL MEETING MINUTES
DECEMBER 12, 2022

Present: Mayor Sharon Foerster, Councilmembers Janice Bruno, Bill Gordon, Tom Etheredge, Joanna Morgan, and City Manager Robert Tamble. Not Present Cassie Barrientos.

Open Meeting: Call to order: Mayor Foerster called the meeting to order at 6:00 p.m. Pastor Brown gave the Invocation Councilwoman Bruno led the Pledge.

Recognition/Awards/Proclamations/Announcements/Presentations:

- a) Swearing in the Fire Department Officers City Secretary gave oaths
- b) Present a check to Pastor Brown for the Salvation Army: Mayor Foerster presented the check.
- c) Presentation from Seton Ascension: Councilmember Etheredge gave a brief presentation about the hospital continuing its contract to stay in Smithville.
- d) Ameresco Performance Contract Review: Chris Summers gave the council an update on the performance and shortfalls of the metering system.
- e) Introduction to VertexOne (WaterSmart Customer Interface): Michelle Camp gave a presentation on a new system the City will implement for customers and staff to see their water usage.

Citizen Comments: None

Approval of the minutes from the November 14, 2022, City Council Meeting and Public Hearing. Councilwoman Morgan made a motion to approve the minutes as presented. Councilman Gordon seconded and the motion passed unanimously.

Hear from the Applicant/Agent on all P&Z Application requests. Ramon and Denise San Luis explained their need for the Special Use Permit to the Council.

Hear recommendations from Planning and Zoning on:

- a) On a Special Use Permit for a guest house at 500 Short Street, property ID 22128, Burleson, Block 19 Lot 4 property owners Ramon and Denise San Luis, Agent - Ronnie Sheppard: P&Z Chairman Brian Riewe said the P&Z recommends approving the Special Use Permit and also noted the owners would need to make room for the third parking space needed for the guest house.

Public Hearing:

Hear Citizen Comments on:

- a) Special Use Permit for a guest house at 500 Short Street, property ID 22128, Burleson, Block 19 Lot 4 property owners Ramon and Denise San Luis, Agent - Ronnie Sheppard. No one signed up to speak for or against this item.
- b) Annexation of property described as 7.044 acres tract or parcel of land out of and being a part of the Thomas DeCrow Survey, A-27, in Bastrop County, Texas Owner Smithville Investment, LLC: Dennis Lindner spoke and asked about the crime the convenient store would bring to the area. He wanted to know if there would be police protection. Monica Poss said that the EIP sheet Robert had doesn't include calls for service. She wanted to know how many calls for service there will be due to a convenience store.

Open Meeting:

Discussion and Action on a Special Use Permit for a guest house at 500 Short Street, property ID 22128, Burleson, Block 19 Lot 4 property owners Ramon and Denise San Luis, Agent - Ronnie Sheppard: Ramon and Denise San Luis would like to build a detached garage with a guest house for an office and guest house for family when they come to visit. Councilman Etheredge made a motion to approve the Special Use Permit. Councilwoman Barrientos seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on an Ordinance to Annex property described as 7.044 acres tract or parcel of land out of and being a part of the Thomas DeCrow Survey, A-27, in Bastrop County, Texas Owner Smithville Investment, LLC.: Approving this ordinance will authorize annexation of the 7.044-acre property into the city limits. The property is located across from Spiradrill at the corner of FM-153 and Hwy-71. Councilman Etheredge asked Robert to explain why we should annex. Robert explained that they would need the City to provide Sewer and in return, we would annex and get the sales tax and property tax. He didn't put calls for service on the EIP because it would be too hard to estimate calls for service to be able to put them in a 380 Agreement. Councilman Etheredge added that this would be adding a service to the citizens not just economic. Councilwoman Bruno added this type of development is in our comp plan for HWY 71. Councilman Gordon made a motion to approve the Ordinance. Councilwoman Morgan seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on a Resolution for a 380 Economic Development Agreement between the City of Smithville and Smithville Investment, LLC: Chapter 380 of the Texas Local Government Code authorizes municipalities to offer incentives designed to promote economic development. The terms of this 380 Agreement require Smithville Investment, LLC, to voluntarily annex 7.044-acre tract of land into the city limits, construct a gas station, c-store, and quick-service restaurant (at the corner of FM-153 and Hwy-71), and create a minimum of six (6) new jobs. In return, the City of Smithville will provide services (e.g., fire, police, garbage, and sewer) and offer approximately \$55k of performance-based incentives in the form of property tax reimbursements and installation of a wastewater line (50% cost share). The cost of the incentives will be offset by

increased property tax revenue, increased sales tax revenue, and utility services revenue from sewer and garbage. The City's Return on Investment (ROI) is approximately 4-years with \$17k net revenue in 2026. Councilwoman Morgan made a motion to approve the 380 Agreement. Councilman Etheredge seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on a Service Plan Agreement between the City of Smithville and Smithville Investment, LLC: Pursuant to Texas Local Government Code 43.0672, the City shall identify and provide mutually-agreed municipal services within 60-days of annexation. In addition to fire, police, and garbage services, the City will provide wastewater services to the property (50% installation cost share). Water and electric service will be provided by Aqua Water and Bluebonnet Electric respectively. Smithville Investment, LLC has agreed to the terms and conditions of the Service Plan Agreement. Councilwoman Bruno made a motion to approve the Service Agreement. Councilman Gordon seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on an Amendment to the 380 Economic Development Agreement between Smithville Land Partners, LLC and the City of Smithville: The City of Smithville adopted Resolution No. 2022-06-492 on June 13, 2022 to enter into a 380 Economic Development Agreement with Smithville Land Partners, LLC for construction of a 112-home subdivision called the Enclave at Riverbend. The Parties desire to amend the economic development agreement to modify the terms regarding Discounted Tap Fees and extend the timeline for performance-based Economic Incentive Payments (EIP's) by 1-year. Initially, water and sewer tap fees were to be discounted by 50%. However, if the amendment is approved, water tap fees shall be due and owing at 100% per the schedule below:

3/4" - \$3,000	1-1/2" - \$5,000	Over 2" - Cost + 25%
1" - \$3,500	2" - \$5,500	

The 380 economic development agreement will be further amended to provide a 100% discount for sewer tap fees if the Developer installs sewer taps as part of the infrastructure construction and/or he becomes the home builder of record. If anyone other than Smithville Land Partners, LLC becomes the builder of record (and sewer taps were not previously installed as part of the subdivision's infrastructure construction), sewer tap fees will not be discounted and will be due and owing at 100% of the cost. Councilwoman Morgan made a motion to approve the amendment to the 380 Agreement. Councilman Gordon seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on an Ordinance for a Quitclaim deed for a portion of the undeveloped Pine Street and Alley: Ms. Elizabeth Koch is requesting the City issue a Quitclaim deed to abandon the following undeveloped alleys, streets, and lots of the Mt. Pleasant Addition:

- a) The alley between Lot 3 & 4 and Lot 5 & 6 of Block 36
- b) The alley between Lot 1 and Lot 8 of Block 37
- c) Pine Street located between Block 37 (Lot 8) and Block 36 (Lot 5)

Councilwoman Barrientos made a motion to approve the Ordinance for the Quitclaim Deed. Councilwoman Bruno seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on awarding the Construction Contract for the City Hall Renovations: The bid opening for the City Hall renovation / construction project was held on Thursday, December 1, 2022. The city received two (2) bids for the project ranging from \$277,000 to \$297,000. The base bid covers remodeling the public restrooms for ADA compliance, adding two new offices, a workroom, and a west exterior wall. The lowest bidder was Noble General Contractors, (Wimberly, TX) with a base bid of \$277,000 and an estimated construction time of 84 days. Brad Cutright (Cutright & Prihoda) will be attending the meeting and can answer any questions the Council may have. NOTE: Due to supply chain issues and inflation, the base bid for this project is \$102k more than the initial cost estimate of \$175k. The project cost will be funded using American Rescue Plan Act (ARPA) funding with the \$102k balance (difference) coming from savings associated with the 2022 Series Tax Note. Councilwoman Morgan made a motion to award Noble General Contractors the bid. Councilman Gordon seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on the Appointment / Reappointment to the Smithville Airport Advisory Board: The Airport Advisory Board (AAB) serves in an advisory capacity to the City Manager / Airport Manager in all matters pertaining to the administration, operation, development, improvement, and maintenance of the Smithville-Crawford Municipal Airport. AAB members serve two (2) year terms and are recommended by the Mayor. Four (4) members will be subject to appointment in even numbered years and three (3) members subject to appointment in odd number years. The individuals listed below would like to be considered for appointment / reappointment to the AAB with term expiring in December 2024:

Even Numbered Years:

Sandy Meyerson – Reappointment (Chairman)

Forrest Sanderson – Reappointment

Johnny Briggs – New Appointment (replacement for Mike McKenna)

Ron Spencer – Reappointment

Odd Numbered Years (FYI ONLY):

Ken Peck – Term Expires in December 2023

Travis Hill – Term Expires in December 2023`

James Sterling – Term Expires in December 2023

Councilman Ethedge made a motion to approve the appointments / reappointments as presented. Councilwoman Bruno seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on an Inter-Local Agreement with Bastrop County for Community Development Block Grant (CDBG) Mitigation (MIT) Method of Distribution (MOD) Funding: CAPCOG is managing allocation / distribution of \$52,253,000 in Hurricane Harvey Community

Development Block Grant Mitigation (CDBG-MIT) Method of Distribution (MOD) funds to provide financial assistance for expenses related to Hurricane Harvey disaster relief, long-term recovery, restoration of infrastructure and housing, economic revitalization, mitigation, and affirmatively furthering fair housing in the most impacted and distressed areas in Bastrop, Caldwell, Fayette, and Lee counties. Bastrop County and the City of Smithville would like to submit an application for Hurricane Harvey CDBG-MIT (MOD) funding to pay for flood mitigation projects within each territorial jurisdiction. The funding amount allocated to Bastrop County is \$3.7M with the City of Smithville receiving \$1.5M. Approval of the Interlocal Agreement (ILA) will allow Bastrop County to manage the contract with the General Land Office (GLO) on behalf of the City. Councilwoman Bruno made a motion to approve the ordinance. Councilman Gordon seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on a Resolution for a Texas Smart Buy Membership Program for the Smithville Police Department: The Texas Department of Public Safety requires the Smithville Police Department to purchase "approved" blood draw kits for DWI field sobriety tests. Approving this Resolution will authorize the City of Smithville to participate in the Texas Comptroller of Public Accounts "SmartBuy Membership Program" which is the only certified provider of approved blood draw test kits. Councilman Gordon made a motion to approve the Resolution. Councilwoman Bruno seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on a Public Engagement Platform / Website Re-design Initiative: Andy Esquivel (City of Smithville Community Engagement Coordinator) provided an overview of the Public Engagement Platform / Website Re-design Initiative to include budget, scope, and schedule with an update on Message Boards. Councilwoman Bruno made a motion to postpone this item until the Council can get more information and a demo of the products. Councilman Etheredge seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on the approval of the Financial Report. Councilman Etheredge made a motion to accept the Financial Report. Councilwoman Bruno seconded and the motion passed unanimously.

Adjourn 7:56 p.m.

Sharon Foerster, Mayor

Attest:

Jennifer Lynch, City Secretary

Item # 6

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 415 Gazley St. (previously 407 Gazley, 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:

Wilson Addition

Property Tax Code:

ID: ~~R21522~~
21420

Block Number: 1 Lot Number: 6

Property Owner
(as listed on Deed):

Lillian W. Goodwin

Property Owner
Mailing Address:

415 Gazley St. (previously 407 Gazley) Smithville Tx 8957

Owner's Phone No:

512-237-1334

Owner's Email: babyphatjewell@gmail.com

Agent's Name
(if applicable):

Karen Walker and Lacle Koska- Langford Community Management Services

Agent's Mailing
Address:

408 Venture Blvd S. Lago Vista Texas 78645

Agent's Phone No:

512-696-4056

Agent's Email: karen@lcmsinc.com

DESCRIPTION OF VARIANCE / EXCEPTION REQUEST

Current Zone Class:	SF-1 <input type="checkbox"/>	SF-2 <input type="checkbox"/>	Proposed Zone Class:	SF-1 <input 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:

. 407 Gazley St. -- House Plan 15x74=1,110ft²
 • Lot size is only 4,544ft² and the minimum lot size sq. footage is 6500 ft² - requesting a 1,956 ft² lot size variance.
 • Lot Width of this lot is 32 ft and the minimum lot width is 50 ft. -- requesting a 18 ft. lot width variance.

Describe special use requested:

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

This homeowner has applied for the HOME Program and does have initial approval from Texas Department of Housing. A survey was performed per TDHCA requirements. The property is a narrow long property that no longer meets the newest lot and width minimum size requirements. We ask for this exemption so that this homeowner can have a better standard of living since her current home is in poor condition and this grant provides her with a new home at no cost. This will upgrade the property greatly and provide years of living in comfortable conditions to this homeowner, none of which she would be able to afford without this grant and without this variance. We have attached the following for your review: Survey, House drawings, House Specifications, Photos of the existing home and photos of what the new home will closely resemble. We have also provided a site map. All front, rear and side yard meet set-back requirements.

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: Karen Wadke Date: 10/13/2022

OFFICE USE ONLY:

Fee Amount:

Fee Payment:

P&Z Date: Dec. 6, 2022

Council Date: January 9, 2023

Accepted By: [Signature]

Date Submitted:

☒ Notice sent to property owners within 200 feet of proposed property



Planning and Zoning Variance Criteria: Ordinance and Request for Variance

Ordinance Related to Variances

5.1.1. Considerations by the City Council

- A. The City Council may authorize a variance from these regulations if and only if the City Council determines all of the following:
- (1) the variance will not be contrary to the public interest;
 - (2) there are special conditions affecting the property;
 - (3) because of the special conditions literal enforcement of the ordinance would result in unnecessary hardship;
 - (4) the spirit of the ordinance will be observed; and
 - (5) substantial justice is done.
- B. For land being used or developed for a reason other than a homeowner building or improving the homeowner's residence, there is no unnecessary hardship unless:
- (1) Without the variance, the Smithville Code of Ordinances does not permit any reasonable use of the land;
 - (2) The hardship complained of is not self-created; and
 - (3) The hardship complained of is not a financial hardship only.
 - (4) the cost of compliance with the zoning ordinance is greater than 50 percent of the appraised value of the structure as shown on the most recent certified appraisal roll; or
 - (5) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur; or
 - (6) compliance would result in the structure not in compliance with a requirement of another city ordinance, building code, or other requirement; or
 - (7) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
 - (8) the city considers the structure to be a nonconforming structure.
- C. In granting a variance, the City Council shall prescribe only conditions that it deems necessary to or desirable in the public interest.
- D. In making the findings herein below required, the City Council shall take into account the nature of the proposed use of the land involved, existing uses of land in the vicinity, the number of persons who will reside or work in the area, and the probable effect of such variance upon traffic conditions and upon the public health, safety, and general welfare in the vicinity.
- E. Variances may be granted only when in harmony with the general purpose and intent of this Ordinance so that the public health, safety, and welfare may be secured, and substantial justice be done.
- F. The findings of the City Council made in granting a variance, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the City Council meeting at which such variance is granted.

317 MAIN STREET
P.O. BOX 449
SMITHVILLE, TEXAS 78957



TEL: (512) 237-3282
FAX: (512) 237-4549
WWW.CI.SMITHVILLE.TX.US

Planning and Zoning Variance Criteria: Ordinance and Request for Variance

Request for Variance

Please answer the following questions as detailed as possible so that the City Council has enough information to consider this request, include information on additional pages if necessary:

Will granting this variance have any negative effect on the good order and functioning of the community and government affairs for the well-being of citizens?

No

Explain the special condition affecting the property.
Original Lot width and Lot Size no longer meet city requirements

Explain the unnecessary hardship caused by the special condition.
Without a variance for the Lot and Width size of this property, the homeowner would not be able to receive a grant for a free new home to help upgrade their living conditions and improve the property.

Variances may be granted only when in harmony with the general purpose and intent of this Ordinance so that the public health, safety, and welfare may be secured and substantial justice is done. Will substantial justice be done if this variance is granted? Explain.
Yes the property would be upgraded for both homeowner and add more value to surrounding area.

For land being used or developed for a reason other than a homeowner building or improving the homeowner's residence, there is no unnecessary hardship unless:

- (1) Without the requested variance, the Code of Ordinances of the City of Smithville does not permit any reasonable use of the land;
- (2) The hardship complained of is not self-created; and
- (3) The hardship complained of is not a financial hardship only.
- (4) The cost of compliance with the zoning ordinance is greater than 50 percent of the appraised value of the structure as shown on the most recent certified appraisal roll; or
- (5) Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur; or
- (6) Compliance would result in the structure not in compliance with a requirement of another city ordinance, building code, or other requirement; or
- (7) Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (8) The city considers the structure to be a nonconforming structure

Explain how the unnecessary hardship meets all of the above criteria.

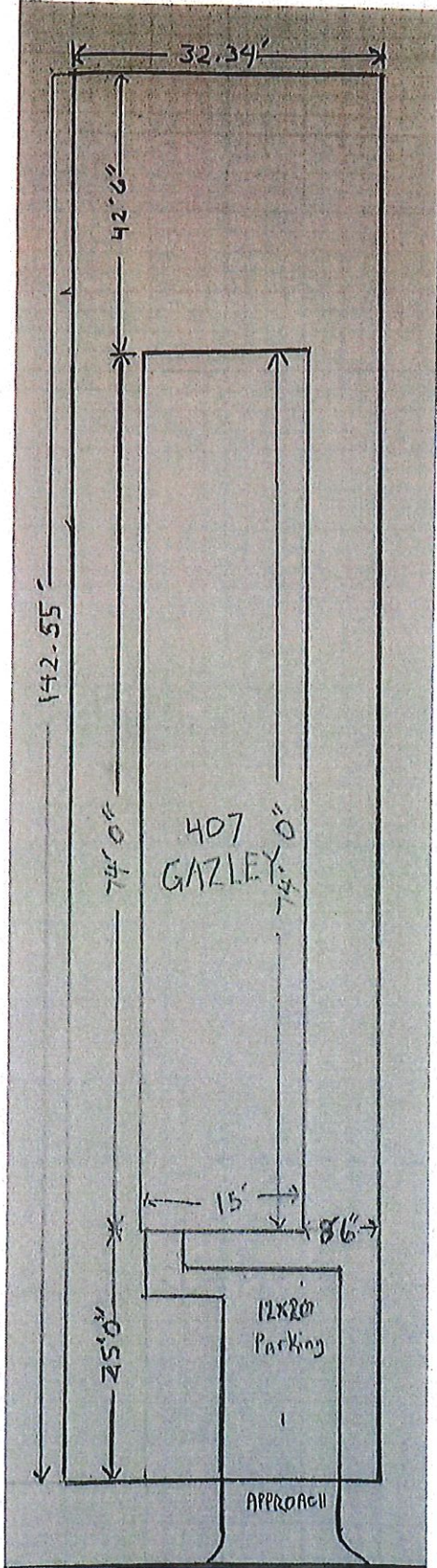
- Yes (1) Without the requested variance, the Code of Ordinances of the City of Smithville does not permit any reasonable use of the land;
- Yes (2) The hardship complained of is not self-created; and
- Yes (3) The hardship complained of is not a financial hardship only.
- Yes (4) The cost of compliance with the zoning ordinance is greater than 50 percent of the appraised value of the structure as shown on the most recent certified appraisal roll; or
- Yes (5) Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur; or
- Yes (6) Compliance would result in the structure not in compliance with a requirement of another city ordinance, building code, or other requirement; or
- (No) (7) Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- Yes (8) The city considers the structure to be a nonconforming structure

☒ By checking this box, I affirm that granting this variance will not negatively affect land involved, existing uses of land in the vicinity, the number of persons who will reside or work in the area, and the probable effect of such variance upon traffic conditions and upon the public health, safety, and general welfare in the vicinity.

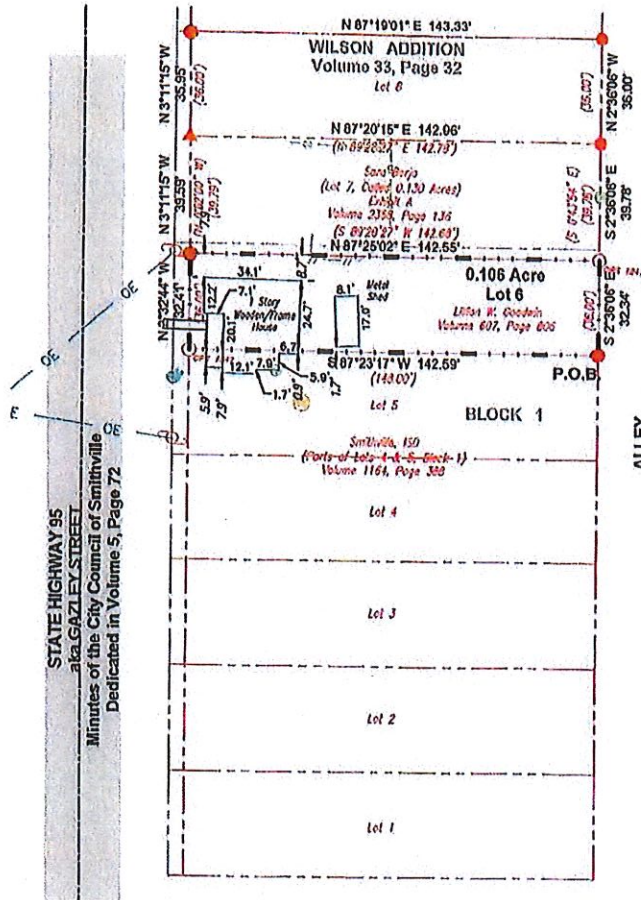
Other Comments:

The Survey shows that part of the home is infringing on someone else's property and the granting of this variance would resolve this issue and reposition new home within the survey lot guidelines.

Signature: Karen Walker Print Name: Karen Walker Date: 10/13/2022



**SURVEY FOR
City of Smithville
0.106 Acre Tract
portion of Lot 6, Block 1
Wilson Addition
Volume 33, Page 32
Bastrop County, Texas
Lillian W. Goodwin
Volume 607 Page 806
407 Gazley Street, Smithville**



0 40 80 Feet

SCALE: 1" = 40'

Note:
The bearing basis for this survey is the
State Plane Coordinate System
NAD83, Texas Central Zone, (4203)
GEOID: 18
DATUM: NAVD83
CONVERGENCE: 1'37'52.29"

LEGEND

- 1/2" IRON PIN FOUND (STEEL PIN)
- CAPPED IRON PIN SET "FOREST RPLS 1847"
- CAPPED IRON PIN FOUND "FOREST RPLS 1847"
- NAIL SET/WASHER "FOREST RPLS 1847"
- NAIL FOUND/WASHER "FOREST RPLS 1847"
- NAIL SET
- NAIL FOUND
- CAPPED IRON PIN FOUND
- COTTON GIN SPINDLE FOUND
- COTTON GIN SPINDLE SET
- PIGMENT MARK
- GAS METER
- STORMWATER MANHOLE
- CABLE TV FEDESTAL
- FIBER OPTIC MANHOLE
- TELEPHONE FEDESTAL
- ELECTRIC POWER POLE
- OUT WIRE
- LIGHT STANDARD
- WASTEWATER CLEAVOUT
- WASTEWATER MANHOLE
- SEPTIC TANK
- ELECTRIC BOX
- WATER VALVE
- ICV WATER VALVE
- WATER METER
- OVERHEAD ELECTRIC
- CHIMNEY FENCE (approximate location)
- METAL FENCE (approximate location)
- WOODEN FENCE (approximate location)
- SURVEY/ABSTRACT LINES
- TRACT LINES
- BOUNDARY LINES
- () Denotes Record Information
- All document references are in Bastrop County, Texas
- O.P.R.B.C.T. Official Public Records of Bastrop County, Texas
- O.P.R.B.C.T. Plat Records of Bastrop County, Texas
- O.P.R.B.C.T. Deed Records of Bastrop County, Texas

Commitment for: 0.106 Acre Tract, a portion of Lot 6, Block 1, Wilson Addition, Volume 33, Page 32 & Cabelnet No. 1, Page 24A, Plat Records Bastrop County Texas of record to Lillian W. Goodwin in Volume 607, Page 806, Deed Records Bastrop County, Texas. Less the Right of Way of State Highway 95, aka Gazley Street, in the minutes of the City Council of Smithville Texas, Dedicated in Volume 5, Page 72 official Public records of Bastrop County, Texas.

This survey has been completed without the benefit of an abstracted title. Record easements have been listed hereon as identified for this survey by Commitment OF P220002, effective date, April 28, 2022, issued by Chicago Title Insurance Company and Texas County Title as follows (may apply if extending to site):

- A) Liens, leases, mineral rights and other matters that have not been requested have not been reviewed as a part of this survey

Schedule B:

- B1) Restrictive covenants etc., for this survey have not been researched.
No easements or setback listed

I, The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This plat is correct to the best of my knowledge and belief and identifies any evidence of utilities, boundary line conflicts, shortages in area, protrusions, intrusions, and overlapping of significant improvements. This property abuts a public roadway, except as shown hereon.



Survey Date August 29, 2022

William F. Forest, Jr.
William F. Forest, Jr. R.P.L.S. 1847



Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 612-930-5927
www.forestsurveying.com
TBPLS FIRM NO.10002000

Surveying Services are regulated by the
Texas Board of Professional Engineers and Land Surveyors
1917 S Interstate 35 Austin, TX 78741, US (512) 440-7723

Forest Surveying & Mapping Co. © 2022

DATE: October 4, 2022

FB/PO: 156/57

PP: P:\Smithville Tracts

DWG: Smithville Tracts

LO: 407 Gazley St

FOREST SURVEYING AND MAPPING CO.
T.B.P.L.S Firm # 10002000
1002 Ash St.
Georgetown, TX, 78626

DESCRIPTION FOR: City of Smithville

0.106 Acre

BEING 0.106 acre of land, situated in Lot 6, Block 1, of the Wilson Addition, of the City of Smithville, Volume 33, Page 32, Plat Records Bastrop County, Texas, (PRBCT), said 0.106 acre of land, being the remainder of Lot 6, Block 1, of record to Lillian W. Goodwin, Volume 607, Page 806, Deed Records Bastrop County, Texas (DRWCT), less State Highway 95 Right-of-Way, aka Gazley Street, Public Street dedication in Volume 5, Page 72, (Minutes of City Council of Smithville), This tract was surveyed on the ground in September of 2022 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone (4203), and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron pin found (steel pin), at the Southeast corner of said Lot 6, Block 1, for the Southeast corner hereof, same being the Northeast corner of Lot 5, Block 1, of said Wilson Addition, said point being a point in the West Right-of-Way line of an alley,

THENCE, with the common boundary line of said Lot 6 and said Lot 5, departing said alley, S 87°23'17" W, 142.59 feet, to a 1/2" capped iron pin set, marked "FOREST RPLS 1847", in the East Right-of-Way line of said State Highway 95, aka Gazley Street, for the Southwest corner hereof, said point being in the North line of said Lot 5,

THENCE, with said East Right-of-Way line State Highway 95, aka Gazley Street, over and across said Lot 6, N 2°32'44" W, 32.41 feet, to a 1/2" capped iron pin found, same being the Southwest Corner of a 0.130 acre tract, of record to Sara Borja in Volume 2358, Page 136, (DRWCT), for the Northeast corner hereof, from which a 60D nail found at the Northwest corner of said 0.130 acre tract, bears: N 03°11'15" W, 39.59 feet,

THENCE, with the South line of said 0.130 Acre tract, N 87°25'02" E, 142.55 feet to a 1/2" iron pin set, marked "FOREST RPLS 1847", same being the Southeast corner of said 0.130 acre tract, for the Northeast corner hereof, said point being in the West Right-of-Way of an alley, from which a 1/2" iron pin found, at the Northeast corner of said 0.130 are tract, bears: N 2°36'06" W, 39.78 feet,

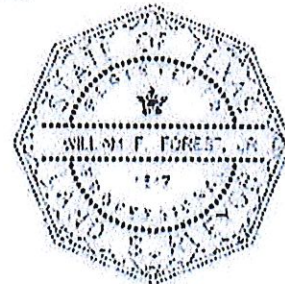
THENCE, with the East line of said Lot 6 and said alley, S 2°36'06" E, 32.34 feet, to the POINT OF BEGINNING, and containing 0.106 acres (4615.79 square feet), more or less.

STATE OF TEXAS :
COUNTY OF BASTROP : KNOW ALL MEN BY THESE PRESENTS;

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This description is true and correct to the best of my knowledge and belief. The attached plat identifies any significant boundary line conflicts, shortages in area, apparent protrusions, intrusions or overlapping of improvements. This property abuts a public roadway, except as shown. Ownership and easement information for this tract has not been researched except as shown on the attached plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas,
this, the 3rd day of August, 2022 A.D. File: 407 Gazley.doc


WM.F. FOREST JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847





714.462.4624
www.place.org

THE SCOPE OF THESE
DRAWINGS IS LIMITED TO
ARCHITECTURAL, MECHANICAL,
ELECTRICAL, PLUMBING,
AND FIRE PROTECTION
SYSTEMS. IT DOES NOT
INCLUDE STRUCTURAL, GEOTECHNICAL,
OR CIVIL ENGINEERING
DESIGN.

THESE DRAWINGS ARE NOT TO BE
USED FOR ANY OTHER PROJECT
WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT.



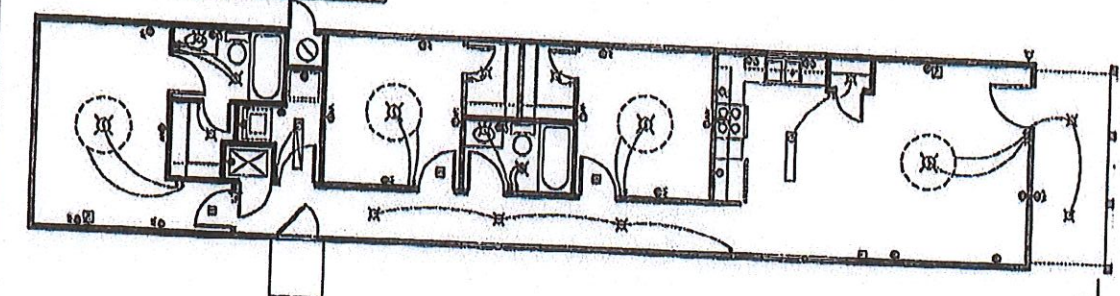
DATE: 10/1/10
PERMIT SET

LANCER
COMMUNITY
DEVELOPMENT
SERVICES

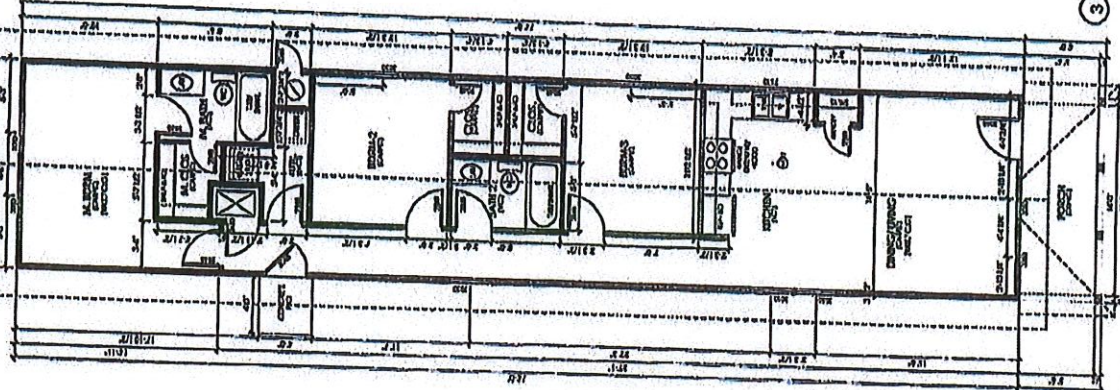
PROJECT:	100
DATE:	10/1/10
BY:	
CHECKED:	
APPROVED:	
SCALE:	

A1

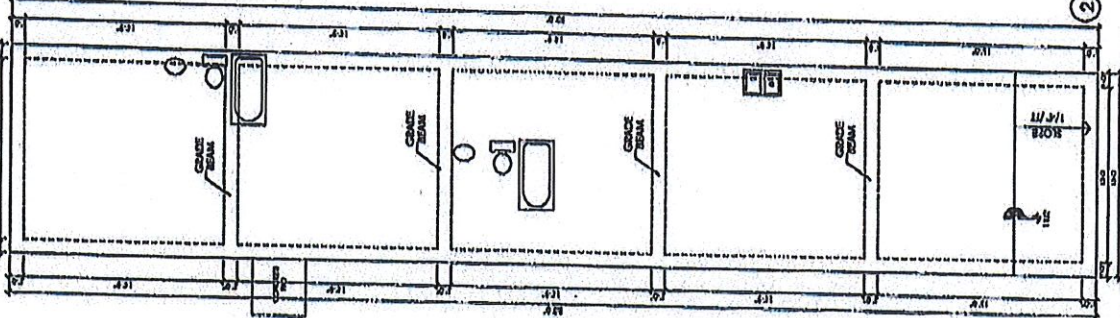
LEGEND	
1.0	ENTRY
2.0	REAR PORCH
3.0	KITCHEN
4.0	DINING ROOM
5.0	LIVING ROOM
6.0	BEDROOM
7.0	BATH
8.0	HALL
9.0	CLOSET
10.0	PORCH
11.0	STAIRS
12.0	LANDSCAPE
13.0	POOL
14.0	SCREENED PORCH
15.0	PERGOLA
16.0	WALKWAY
17.0	DRIVEWAY
18.0	GARAGE
19.0	SCREENED PORCH
20.0	PERGOLA
21.0	WALKWAY
22.0	DRIVEWAY
23.0	GARAGE
24.0	SCREENED PORCH
25.0	PERGOLA
26.0	WALKWAY
27.0	DRIVEWAY
28.0	GARAGE
29.0	SCREENED PORCH
30.0	PERGOLA
31.0	WALKWAY
32.0	DRIVEWAY
33.0	GARAGE
34.0	SCREENED PORCH
35.0	PERGOLA
36.0	WALKWAY
37.0	DRIVEWAY
38.0	GARAGE
39.0	SCREENED PORCH
40.0	PERGOLA
41.0	WALKWAY
42.0	DRIVEWAY
43.0	GARAGE
44.0	SCREENED PORCH
45.0	PERGOLA
46.0	WALKWAY
47.0	DRIVEWAY
48.0	GARAGE
49.0	SCREENED PORCH
50.0	PERGOLA
51.0	WALKWAY
52.0	DRIVEWAY
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54.0	SCREENED PORCH
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82.0	DRIVEWAY
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85.0	PERGOLA
86.0	WALKWAY
87.0	DRIVEWAY
88.0	GARAGE
89.0	SCREENED PORCH
90.0	PERGOLA
91.0	WALKWAY
92.0	DRIVEWAY
93.0	GARAGE
94.0	SCREENED PORCH
95.0	PERGOLA
96.0	WALKWAY
97.0	DRIVEWAY
98.0	GARAGE
99.0	SCREENED PORCH
100.0	PERGOLA



3. ELECT. PLAN
SHEET 04-10



2. FLOOR PLAN
SHEET 04-10



1. CONC. PLAN
SHEET 04-10





Karen Rego
Langford Community Management Services
2901 County Road 175
Leander, TX 78641

October 7, 2020

Dear Karen:

Housing built in accordance with the plans for the 3-bedroom home designed by Place Designers Inc. and dated January 22, 2019, when used in conjunction with the outline specifications of the same date, comply with the provisions of Texas Government Code 2306.514 CONSTRUCTION REQUIREMENTS FOR SINGLE FAMILY AFFORDABLE HOUSING.

Please let me know if you have any questions or concerns.

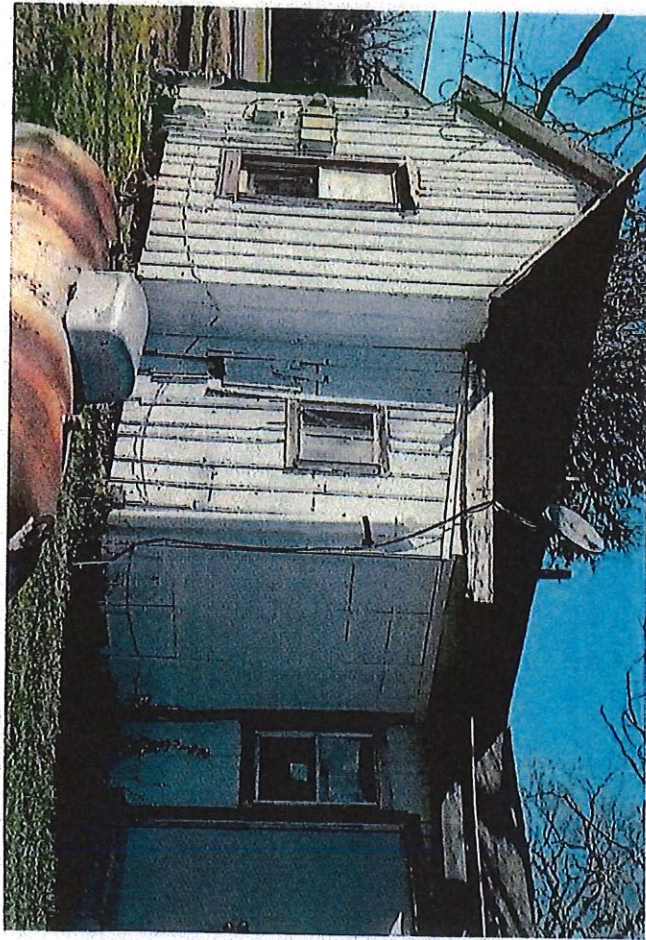
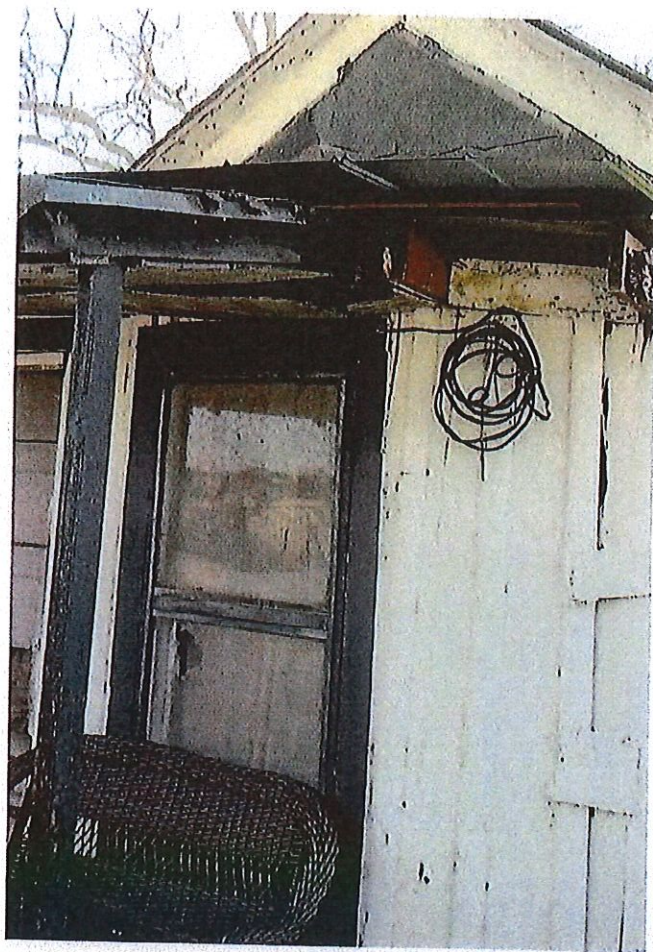
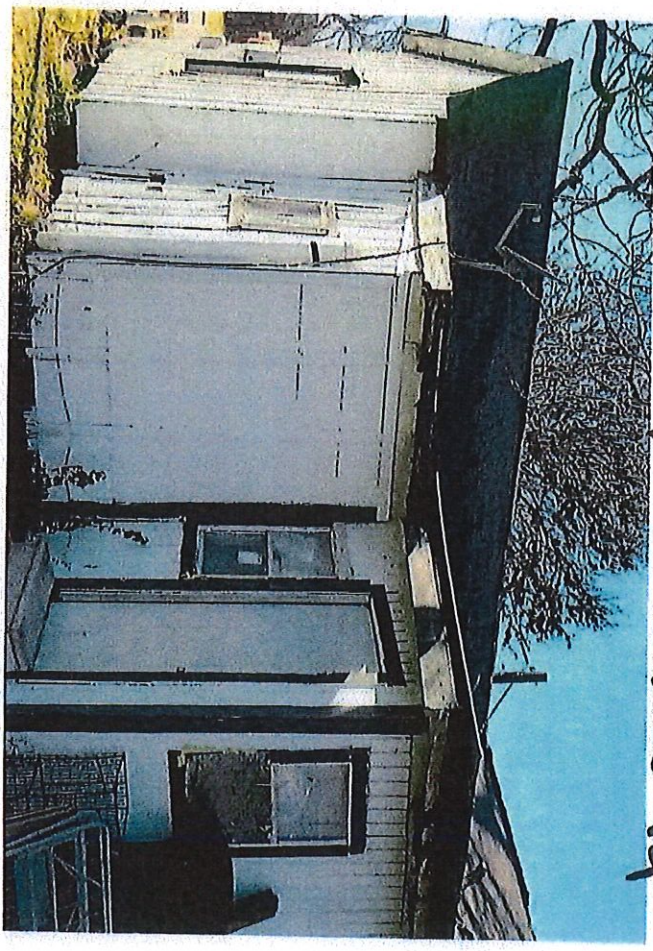
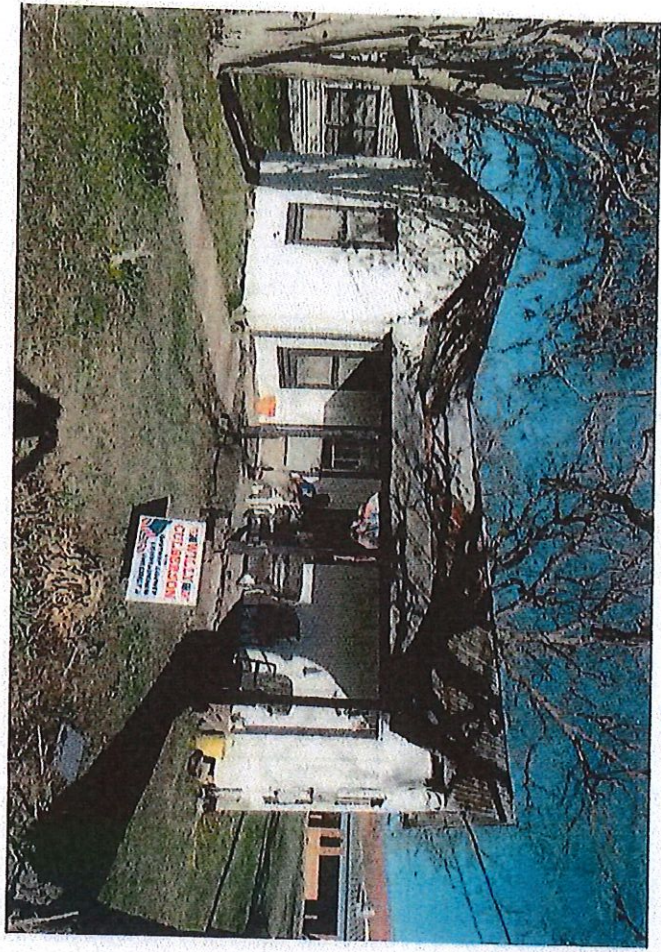
Sincerely,



David Rothenberg
Architect, PLACE Designers Inc.



Before Photos 401 Garland City Siding Smithville TX



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 611 Gazley 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:

Wilson Addition

Property Tax Code:

ID R21522

Block Number: 3

Lot Number: 14

Property Owner
(as listed on Deed):

Barbara Nell Hurd

Property Owner
Mailing Address:

611 Gazley St. Smithville Tc 8957

Owner's Phone No:

512-257-1384/512581-2743

Owner's Email:

N/A

Agent's Name
(if applicable):

Karen Walker and Lacie Koska- Langford Community Management Services

Agent's Mailing
Address:

408 Venture Blvd S. Lago Vista Texas 78645

Agent's Phone No:

512-696-4056

Agent's Email:

karen@lcmsinc.com

DESCRIPTION OF VARIANCE / EXCEPTION REQUEST

Current Zone Class:	SF-1 <input type="checkbox"/>	SF-2 <input type="checkbox"/>	Proposed Zone Class:	SF-1 <input 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:

611 Gazley St. - House plan is 15x74 = 1,110 ft²
 • Lot size is only 5,328 ft² and the minimum lot size is 6500 ft² - requesting a 1,172 ft² lot size variance.
 • Lot width of this lot is 36 ft. and the minimum lot width is 50 ft. - requesting a 14 ft. lot width variance.

Describe special use requested:

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

This homeowner has applied for the HOME Program and does have initial approval from Texas Department of Housing. A survey was performed per TDHCA requirements. The property is a narrow long property that no longer meets the newest lot and width minimum size requirements. We ask for this exemption so that this homeowner can have a better standard of living since her current home is in poor condition and this grant provides her with a new home at no cost. This will upgrade the property greatly and provide years of living in comfortable conditions to this homeowner, none of which she would be able to afford without this grant and without this variance. We have attached the following for your review: Survey, House drawings, House Specifications, Photos of the existing home and photos of what the new home will closely resemble. We have also provided a site map. All front, rear and side yards meet set back requirements.

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: Karen Wash

Date: 10/13/2022

OFFICE USE ONLY:

Fee Amount:

Fee Payment:

P&Z Date: Dec. 6 2022

Council Date: January 9, 2023

Accepted By: [Signature]

Date Submitted:

☒ Notice sent to property owners within 200 feet of proposed property

317 MAIN STREET
P.O. BOX 449
SMITHVILLE, TEXAS 78957



TEL: (512) 237-3282
FAX: (512) 237-4549
WWW.CL.SMITHVILLE.TX.US

Planning and Zoning Variance Criteria: Ordinance and Request for Variance

Ordinance Related to Variances

5.1.1. Considerations by the City Council

- A. The City Council may authorize a variance from these regulations if and only if the City Council determines all of the following:
 - (1) the variance will not be contrary to the public interest;
 - (2) there are special conditions affecting the property;
 - (3) because of the special conditions literal enforcement of the ordinance would result in unnecessary hardship;
 - (4) the spirit of the ordinance will be observed; and
 - (5) substantial justice is done.
- B. For land being used or developed for a reason other than a homeowner building or improving the homeowner's residence, there is no unnecessary hardship unless:
 - (1) Without the variance, the Smithville Code of Ordinances does not permit any reasonable use of the land;
 - (2) The hardship complained of is not self-created; and
 - (3) The hardship complained of is not a financial hardship only.
 - (4) the cost of compliance with the zoning ordinance is greater than 50 percent of the appraised value of the structure as shown on the most recent certified appraisal roll; or
 - (5) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur; or
 - (6) compliance would result in the structure not in compliance with a requirement of another city ordinance, building code, or other requirement; or
 - (7) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
 - (8) the city considers the structure to be a nonconforming structure.
- C. In granting a variance, the City Council shall prescribe only conditions that it deems necessary to or desirable in the public interest.
- D. In making the findings herein below required, the City Council shall take into account the nature of the proposed use of the land involved, existing uses of land in the vicinity, the number of persons who will reside or work in the area, and the probable effect of such variance upon traffic conditions and upon the public health, safety, and general welfare in the vicinity.
- E. Variances may be granted only when in harmony with the general purpose and intent of this Ordinance so that the public health, safety, and welfare may be secured, and substantial justice be done.
- F. The findings of the City Council made in granting a variance, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the City Council meeting at which such variance is granted.

For more information see City of Smithville Ordinances: [http://](http://www.cl.smithville.tx.us/city-government/ordinances/)

www.cl.smithville.tx.us/city-government/ordinances/

Last update: Sept. 22, 2021 (TD)

317 MAIN STREET
P.O. BOX 449
SMITHVILLE, TEXAS 78957



TEL: (512) 237-3282
FAX: (512) 237-4549
WWW.CI.SMITHVILLE.TX.US

Planning and Zoning Variance Criteria: Ordinance and Request for Variance

Request for Variance

Please answer the following questions as detailed as possible so that the City Council has enough information to consider this request, include information on additional pages if necessary:

Will granting this variance have any negative effect on the good order and functioning of the community and government affairs for the well-being of citizens?

No

Explain the special condition affecting the property.
Original Lot width and Lot Size no longer meet city requirements

Explain the unnecessary hardship caused by the special condition.
Without a variance for the Lot and Width size of this property, the homeowner would not be able to receive a grant for a free new home to help upgrade their living conditions and improve the property.

Variances may be granted only when in harmony with the general purpose and intent of this Ordinance so that the public health, safety, and welfare may be secured and substantial justice is done. Will substantial justice be done if this variance is granted? Explain.

Yes the property would be upgraded for both homeowner and add more value to surrounding area.

For land being used or developed for a reason other than a homeowner building or improving the homeowner's residence, there is no unnecessary hardship unless:

- (1) Without the requested variance, the Code of Ordinances of the City of Smithville does not permit any reasonable use of the land;
- (2) The hardship complained of is not self-created; and
- (3) The hardship complained of is not a financial hardship only.
- (4) The cost of compliance with the zoning ordinance is greater than 50 percent of the appraised value of the structure as shown on the most recent certified appraisal roll;
or
- (5) Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur; or
- (6) Compliance would result in the structure not in compliance with a requirement of another city ordinance, building code, or other requirement; or
- (7) Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (8) The city considers the structure to be a nonconforming structure

Explain how the unnecessary hardship meets all of the above criteria.

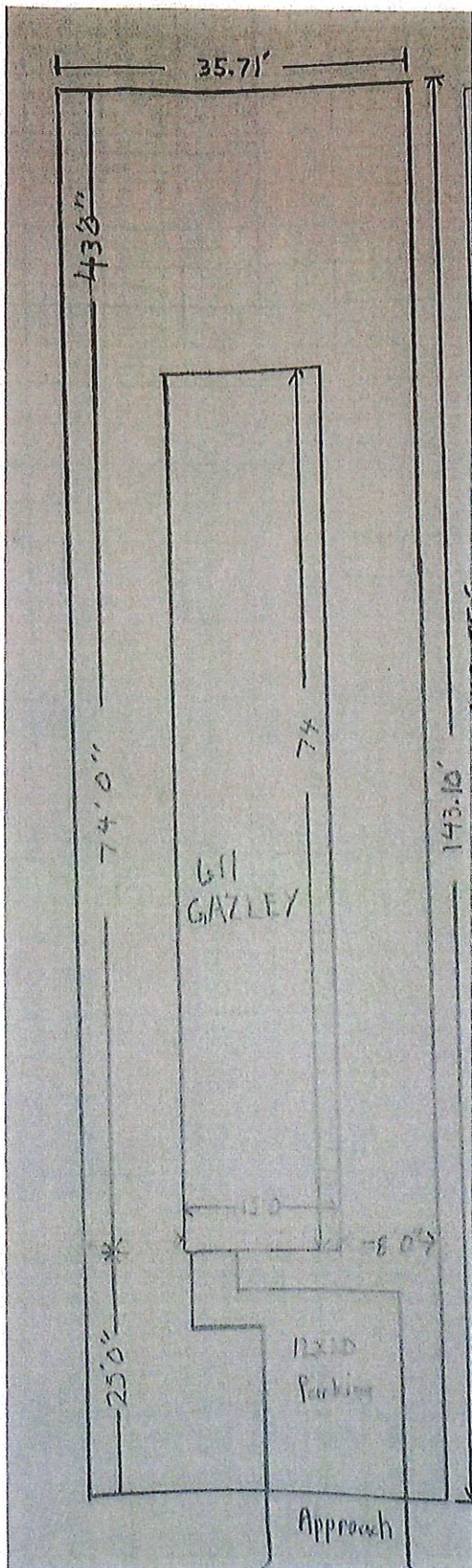
- Yes (1) Without the requested variance, the Code of Ordinances of the City of Smithville does not permit any reasonable use of the land;
- Yes (2) The hardship complained of is not self-created; and
- Yes (3) The hardship complained of is not a financial hardship only.
- Yes (4) The cost of compliance with the zoning ordinance is greater than 50 percent of the appraised value of the structure as shown on the most recent certified appraisal roll; or
- Yes (5) Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur; or
- Yes (6) Compliance would result in the structure not in compliance with a requirement of another city ordinance, building code, or other requirement; or
- (No) (7) Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- Yes (8) The city considers the structure to be a nonconforming structure

☒ By checking this box, I affirm that granting this variance will not negatively affect land involved, existing uses of land in the vicinity, the number of persons who will reside or work in the area, and the probable effect of such variance upon traffic conditions and upon the public health, safety, and general welfare in the vicinity.

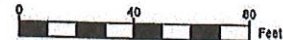
Other Comments:

The Survey shows that part of the home is infringing on someone else's property and the granting of this variance would resolve this issue and reposition new home within the survey lot guidelines.

Signature: Karen Walker Print Name: Karen Walker Date: 10/13/2022



SURVEY FOR
City of Smithville
0.118 Acre Tract
portion of Lot 14, Block 3
Wilson Addition
Volume 33, Page 32
Bastrop County, Texas
Barbara Nell Hurd
Volume 607 Page 806
611 Gazley Street, Smithville

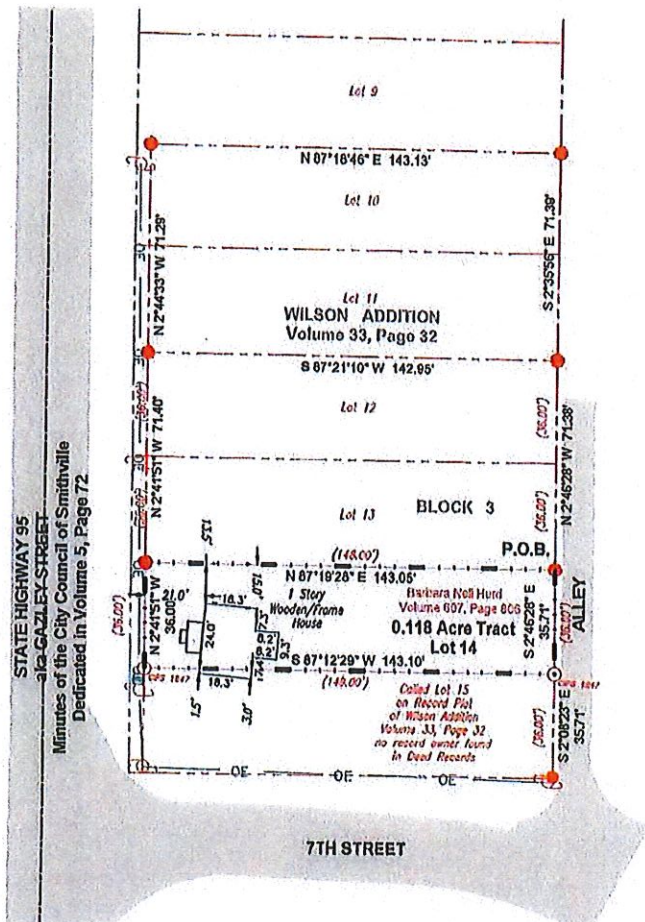


SCALE: 1" = 40'

Note:
 The bearing basis for this survey is the
 State Plane Coordinate System
 NAD83, Texas Central Zone, (4203)
 GEOID: 18
 DATUM: NAD83
 CONVERGENCE: 1'37"52.29"

LEGEND

- 1/2" IRON PIN FOUND (STEEL PIN)
- CAPPED IRON PIN SET "FOREST RPLS 1847"
- CAPPED IRON PIN FOUND "FOREST RPLS 1847"
- NAIL SET/WASHER "FOREST RPLS 1847"
- NAIL FOUND/WASHER "FOREST RPLS 1847"
- NAIL SET
- NAIL FOUND
- CAPPED IRON PIN FOUND
- COTTON GUN SPINDLE FOUND
- COTTON GUN SPINDLE SET
- PROPANE TANK
- GAS METER
- STORMWATER MANHOLE
- CABLE TV PEDESTAL
- FIBER OPTIC MARKER
- TELEPHONE PEDESTAL
- ELECTRIC POWER POLE
- GUY WIRE
- LIGHT STANDARD
- WASTEWATER CLEANOUT
- WASTEWATER MANHOLE
- SEPTIC TANK
- ELECTRIC BOX
- WATER VALVE
- ICY WATER VALVE
- WATER METER
- OVERHEAD ELECTRIC
- CHAINLINK FENCE (approximate location)
- METAL FENCE (approximate location)
- WOODEN FENCE (approximate location)
- SURVEY/ABSTRACT LINES
- TRACT LINES
- BOUNDARY LINES



Commitment for: 0.118 Acre Tract, a portion of Lot 14, Block 3, Wilson Addition, Volume 33, Page 32 & Cabinet No. 1, Page 24A, Plot Records Bastrop County, Texas, of record to Barbara Nell Hurd, Volume 1796, Page 342, Deed Records Bastrop County, Texas, Less the Right of Way of State Highway 95, aka Gazley Street, in the minutes of the City Council of Smithville Texas, Dedicated in Volume 5, Page 72 official Public records of Bastrop County, Texas.

This survey has been completed without the benefit of an abstracted title. Record easements have been listed hereon as identified for this survey by Commitment OF P220003, effective date, April 28, 2022, issued by Chicago Title Insurance Company and Texas County Title as follows (may apply if extending to site):

- A) Liens, leases, mineral rights and other matters that have not been requested have not been reviewed as a part of this survey

Schedule B:

- B1) Restrictive covenants etc., for this survey have not been researched.
 No easements or setback listed

I, The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This plot is correct to the best of my knowledge and belief and identifies any evidence of utilities, boundary line conflicts, shortages in area, protrusions, intrusions, and overlapping of significant improvements. This property abuts a public roadway, except as shown hereon.



Survey Date August 3, 2022

William F. Forest, Jr.
 William F. Forest, Jr. R.P.L.S. 1847



Forest Surveying & Mapping Company
 1002 Ash St. Georgetown, Texas
 phone: 512-930-5927
 www.forestsurveying.com
 TBPLS FIRM NO.10002000
 Surveying Services are regulated by the
 Texas Board of Professional Engineers and Land Surveyors
 1917 S Interstate 35 Austin, TX 78741, US (512) 440-7723

Forest Surveying & Mapping Co. © 2022

DATE: October 4, 2022
FB/PO: FB/PO
PP: P: Smithville Tracts
DWG: Smithville Tracts
LO: 611 Gazley St

FOREST SURVEYING AND MAPPING CO.
T.B.P.L.S Firm # 10002000
1002 Ash St.
Georgetown, TX, 78626

DESCRIPTION FOR: City of Smithville

0.118 Acre

BEING 0.118 acre of land, situated in Lot 14, Block 3, of the Wilson Addition, of the City of Smithville, Volume 33, Page 32, Plat Records Bastrop County, Texas, (PRBCT), said 0.118 acre of land being the remainder of Lot 14, Block 3, of record to Barbara Nell Hurd, Volume 1796, Page 342, Deed Records Bastrop County, Texas (DRWCT), less the Right-of-Way of State Highway 95, aka Gazley Street, Public Street dedication in Volume 5, Page 72, (Minutes of City Council of Smithville). This tract was surveyed on the ground in September of 2022 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone (4203), and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron pin found (steel pin), at the Northeast corner of said Lot 14, Block 3, for the Northeast corner hereof, same being the Southeast corner of Lot 13, Block 3, of said Wilson Addition, said point being a point in the West Right-of-Way line an alley, from which a 1/2" iron pin found, at the Northeast corner of Lot 12 of said Wilson Addition, bears: N 2°46'28" W, 71.38 feet,

THENCE, with the West Right-of-Way line of said alley and East line of said Lot 14, S 02°46'28" E, 35.71 feet, to a 1/2" capped iron pin set, marked "FOREST RPLS 1847", at the Southeast corner of said Lot 14, for the Southeast corner hereof, same being the Northeast corner of Lot 15 of said Wilson Addition, from which a 1/2" iron pin found, at the Southeast corner of said Lot 15, said point being in the North line of 7th Street, bears: S 02°08'23" E, 35.71 feet,

THENCE, with the common boundary line of said Lot 14 and said Lot 15, departing said Right-of-Way line of alley, S 87°19'28" W, 143.10 feet, to a 1/2" capped iron pin set, marked "FOREST RPLS 1847", in the East line of said Right-of-Way of State Highway 95, aka Gazley Street, for the Southwest corner hereof, said point being in the North line of said Lot 15,

THENCE, over and across said Lot 14, with said Right-of-Way line of Highway 95, aka Gazley Street, N 02°41'51" W, 36.00 feet to a 1/2" iron pin found, for the Northwest corner hereof, same being in the South line of said Lot 13, from which a 1/2" iron pin found, in the North line of said Lot 12, bears: N 2°41'51" W, 71.40 feet,

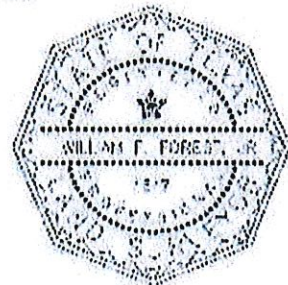
THENCE, with the common boundary line of said Lot 13 and said Lot 14, departing said Right-of-Way line of Highway 95, N 87°12'29" E, 143.05 feet, to the POINT OF BEGINNING, and containing 0.118 acres (5129.99 square feet), more or less.

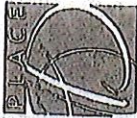
STATE OF TEXAS :
COUNTY OF BASTROP : KNOW ALL MEN BY THESE PRESENTS;

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This description is true and correct to the best of my knowledge and belief. The attached plat identifies any significant boundary line conflicts, shortages in area, apparent protrusions, intrusions or overlapping of improvements. This property abuts a public roadway, except as shown. Ownership and easement information for this tract has not been researched except as shown on the attached plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas,
this, the 3rd day of August, 2022 A.D. File: 611 Gazley St .doc


WM.F. FOREST JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847





PLACE ARCHITECTURE
211 E. 10TH STREET
DENVER, CO 80202
303.733.8888
PLACE@placearch.com

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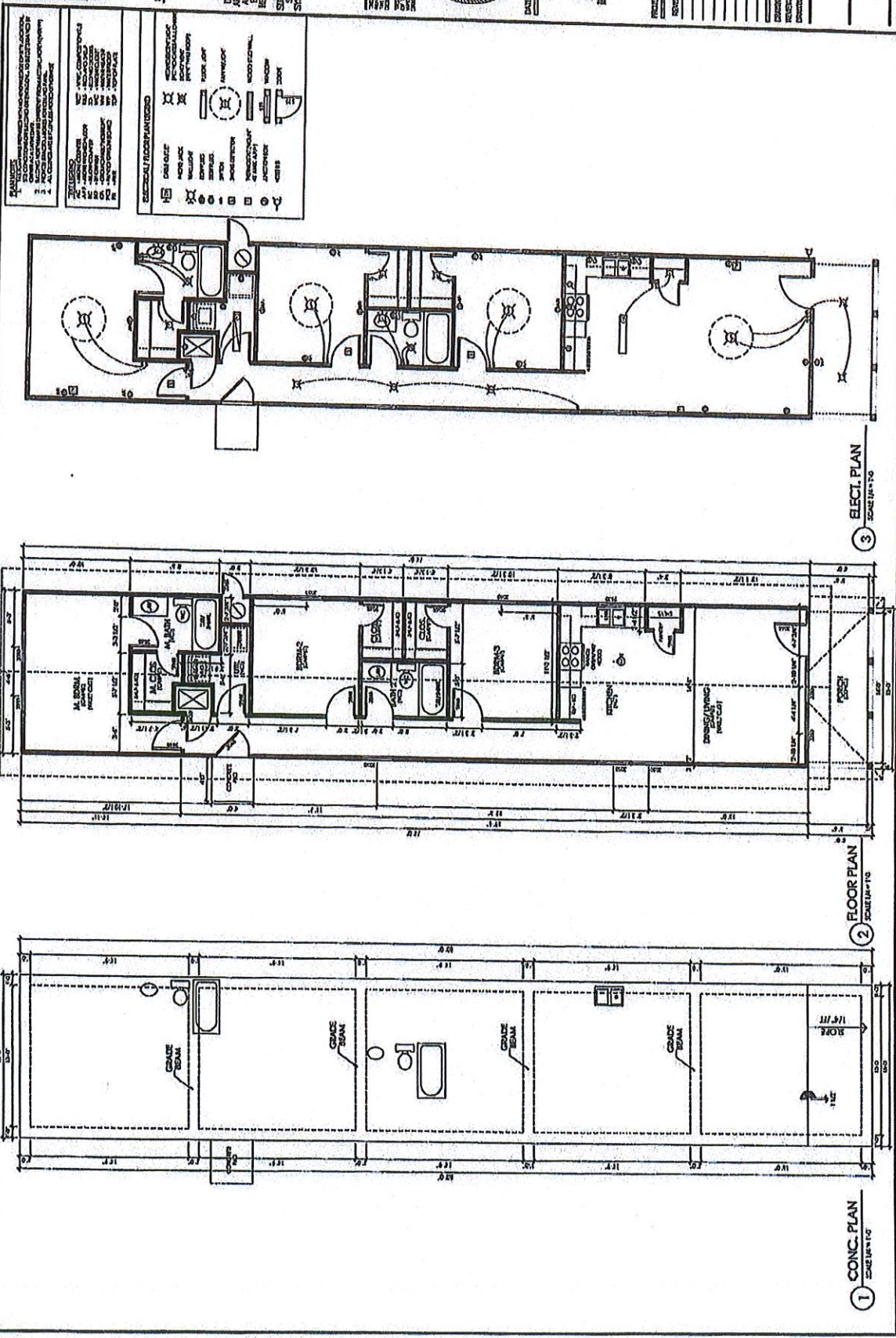
DATE: 08/01/2018
PROJECT: PERMIT SET

LANGFORD
COMMUNITY
MANAGEMENT
SERVICES

PROJECT NO.	1005
REVISIONS	
DATE	
BY	
CHECKED BY	JS
DATE	08/01/2018

A1

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PLACE CONSTRUCTION, INC.
1000 N. 10TH AVE.
PO BOX 2800
PLACER, CA 95661

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PLACE CONSTRUCTION, INC.



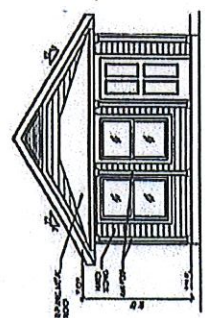
PERMIT SET
DATE: 10/10/10
PROJECT: 1000 N. 10TH AVE.
SHEET: 10/10/10

PLACER COUNTY
COMMUNITY
MANAGEMENT
SERVICES

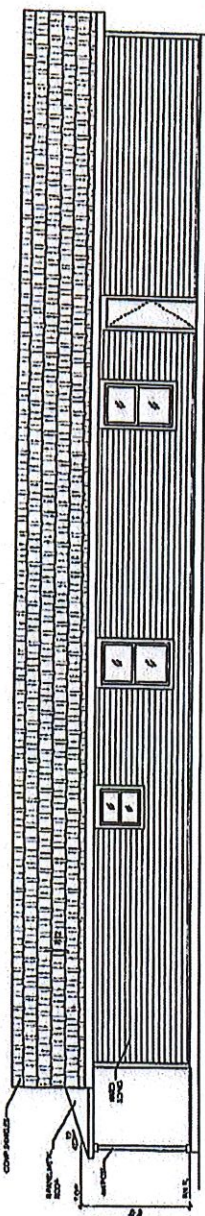
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DATE	10/10/10
DESIGNED BY	1000
CHECKED BY	1000
APPROVED BY	1000
DATE	10/10/10

A2

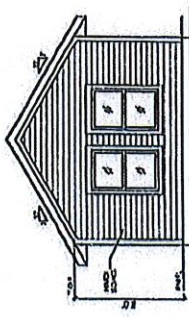
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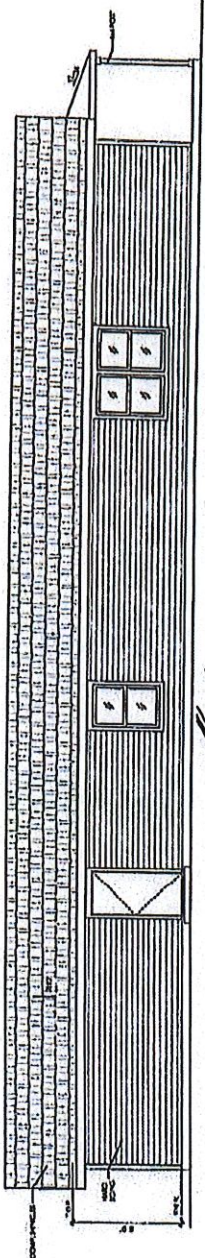
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SCALE 1/4" = 1'-0"



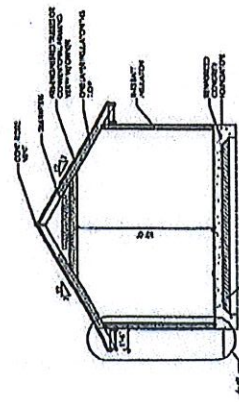
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SCALE 1/4" = 1'-0"



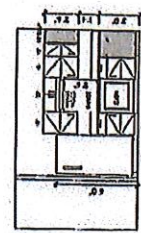
3 REAR ELEVATION
SCALE 1/4" = 1'-0"



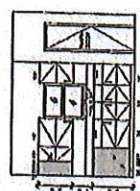
4 LEFT ELEVATION
SCALE 1/4" = 1'-0"



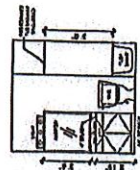
5 SECTION THRU LIVING AND M.BED
SCALE 1/4" = 1'-0"



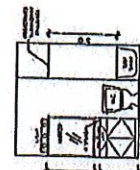
7 KITCHEN-1
SCALE 1/4" = 1'-0"



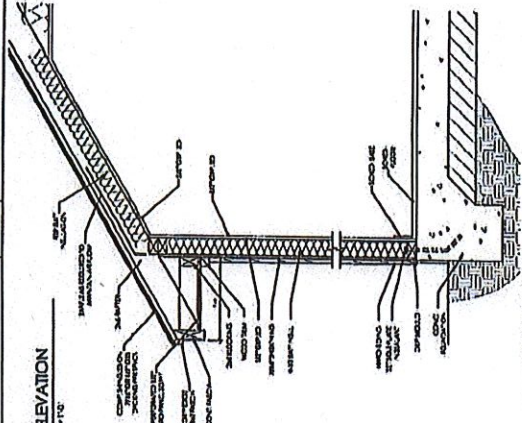
8 KITCHEN-2
SCALE 1/4" = 1'-0"



9 BATH-2
SCALE 1/4" = 1'-0"



10 BATH-1
SCALE 1/4" = 1'-0"



6 SECTION DETAIL
SCALE 1/4" = 1'-0"



Karen Rego
Langford Community Management Services
2901 County Road 175
Leander, TX 78641

October 7, 2020

Dear Karen:

Housing built in accordance with the plans for the 3-bedroom home designed by Place Designers Inc. and dated January 22, 2019, when used in conjunction with the outline specifications of the same date, comply with the provisions of Texas Government Code 2306.514 CONSTRUCTION REQUIREMENTS FOR SINGLE FAMILY AFFORDABLE HOUSING.

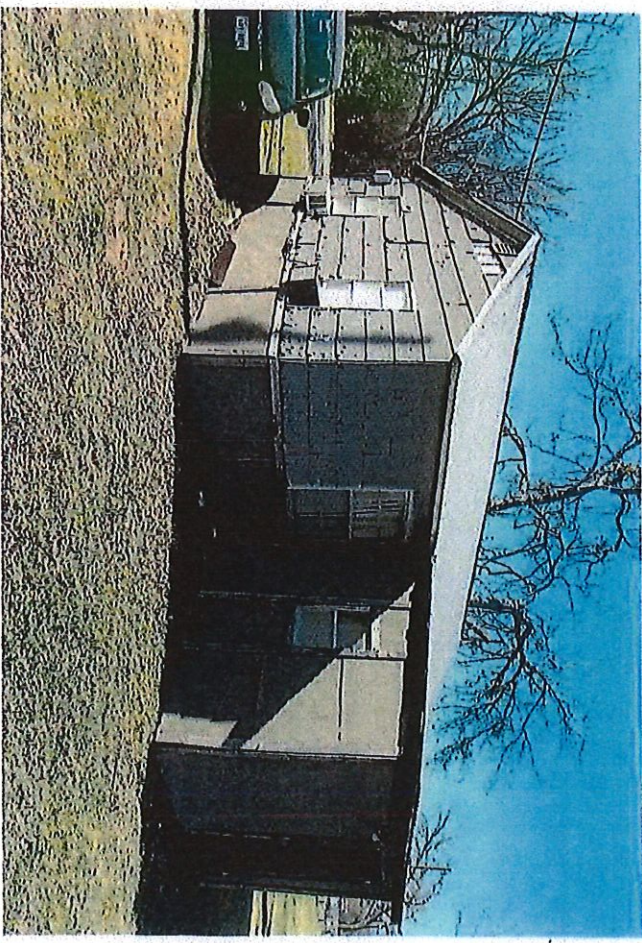
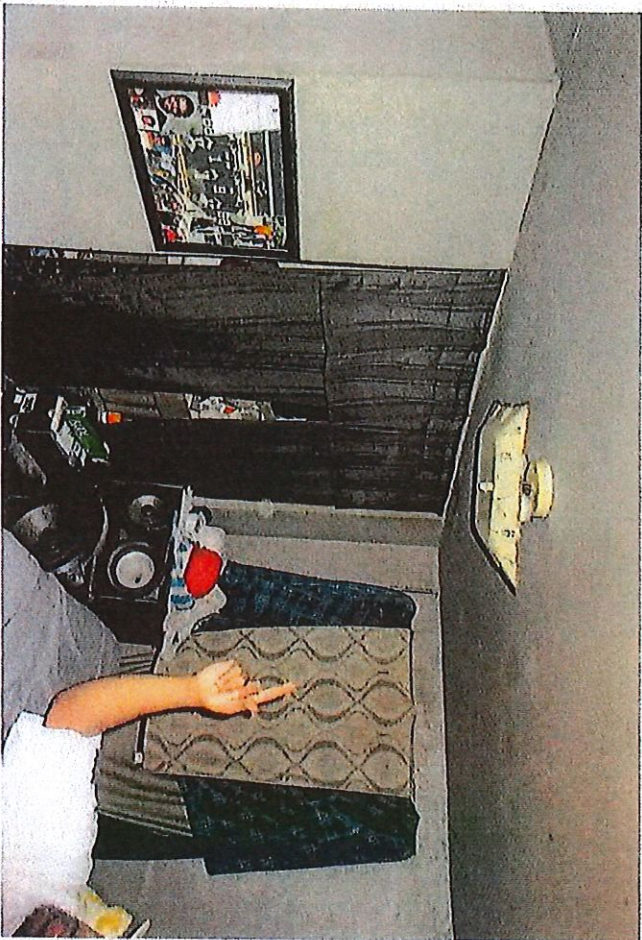
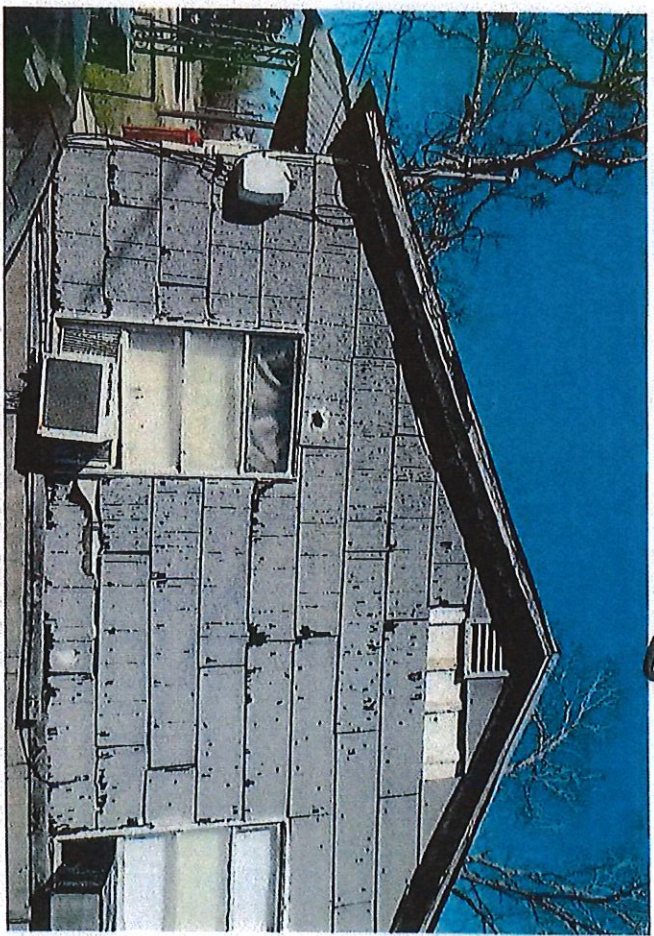
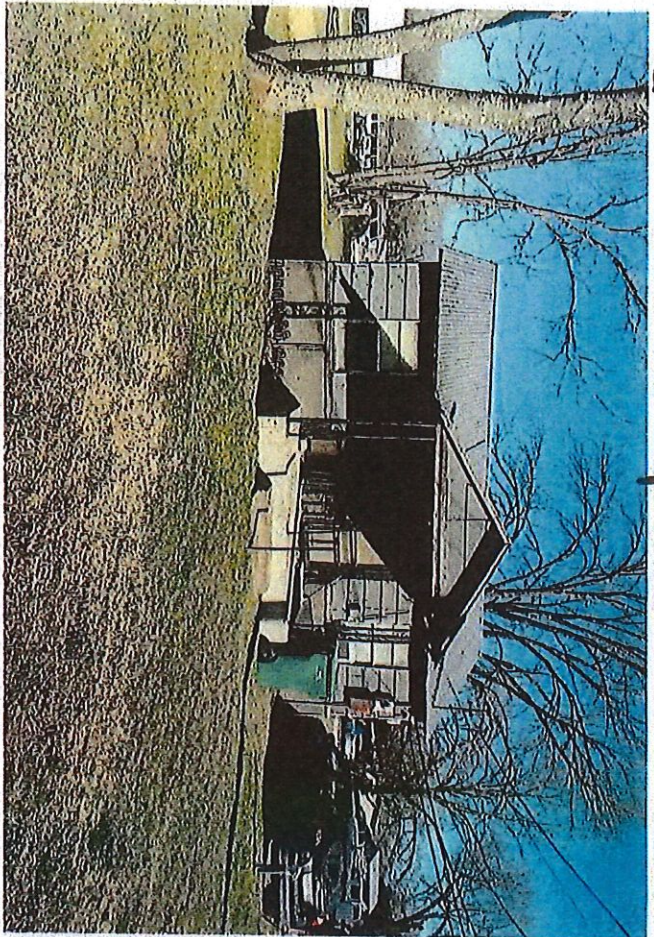
Please let me know if you have any questions or concerns.

Sincerely,

David Rothenberg
Architect, PLACE Designers Inc.



1911 Garza, Smithville TX Reton Photos



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 203 Washington, 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: _____

Property Tax Code: ID R77885 Block Number: 5 Lot Number: 71

Property Owner
(as listed on Deed): Maria A Sanchez

Property Owner
Mailing Address: 203 Washington, Smithville Tx 8957

Owner's Phone No: 512-237-0467 Owner's Email: MaraiG42570@yahoo.com

Agent's Name
(if applicable): Karen Walker and Lacie Koska Langford Community Management Services

Agent's Mailing Address: 408 Venture Blvd S. Lago Vista Texas 78645

Agent's Phone No: 512-696-4056 Agent's Email: karen@lcmsinc.com

DESCRIPTION OF VARIANCE / EXCEPTION REQUEST

Current Zone Class:	SF-1 <input type="checkbox"/>	SF-2 <input type="checkbox"/>	Proposed Zone Class:	SF-1 <input 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:

203 Washington St. - House plan is 15x 74 = 1,110 ft²
 • Lot size is only 3375 ft² and the minimum lot size is 6500 ft² - requesting a 3,125 ft² lot size variance.
 • Lot width of this lot is 27 ft. and the minimum lot width is 50ft - requesting a 23 ft. lot width variance.

Describe special use requested:

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

This homeowner has applied for the HOME Program and does have initial approval from Texas Department of Housing. A survey was performed per TDHCA requirements. The property is a narrow long property that no longer meets the newest lot and width minimum size requirements. We ask for this exemption so that this homeowner can have a better standard of living since her current home is in poor condition and this grant provides her with a new home at no cost. This will upgrade the property greatly and provide years of living in comfortable conditions to this homeowner, none of which she would be able to afford without this grant and without this variance. We have attached the following for your review:
 Survey, House drawings, House Specifications, Photos of the existing home and photos of what the new home will closely resemble. We have also provided a site map. All front, rear and side yards meet required set-backs.

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: Karen Walker

Date: 10/13/2022

OFFICE USE ONLY:

Fee Amount:

Fee Payment:

P&Z Date: Dec. 6 2022

Council Date: Jan. 9, 2023

Accepted By: [Signature]

Date Submitted:

☒ Notice sent to property owners within 200 feet of proposed property



Planning and Zoning Variance Criteria: Ordinance and Request for Variance

Ordinance Related to Variances

5.1.1. Considerations by the City Council

- A. The City Council may authorize a variance from these regulations if and only if the City Council determines all of the following:
- (1) the variance will not be contrary to the public interest;
 - (2) there are special conditions affecting the property;
 - (3) because of the special conditions literal enforcement of the ordinance would result in unnecessary hardship;
 - (4) the spirit of the ordinance will be observed; and
 - (5) substantial justice is done.
- B. For land being used or developed for a reason other than a homeowner building or improving the homeowner's residence, there is no unnecessary hardship unless:
- (1) Without the variance, the Smithville Code of Ordinances does not permit any reasonable use of the land;
 - (2) The hardship complained of is not self-created; and
 - (3) The hardship complained of is not a financial hardship only.
 - (4) the cost of compliance with the zoning ordinance is greater than 50 percent of the appraised value of the structure as shown on the most recent certified appraisal roll; or
 - (5) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur; or
 - (6) compliance would result in the structure not in compliance with a requirement of another city ordinance, building code, or other requirement; or
 - (7) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
 - (8) the city considers the structure to be a nonconforming structure.
- C. In granting a variance, the City Council shall prescribe only conditions that it deems necessary to or desirable in the public interest.
- D. In making the findings herein below required, the City Council shall take into account the nature of the proposed use of the land involved, existing uses of land in the vicinity, the number of persons who will reside or work in the area, and the probable effect of such variance upon traffic conditions and upon the public health, safety, and general welfare in the vicinity.
- E. Variances may be granted only when in harmony with the general purpose and intent of this Ordinance so that the public health, safety, and welfare may be secured, and substantial justice be done.
- F. The findings of the City Council made in granting a variance, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the City Council meeting at which such variance is granted.

317 MAIN STREET
P.O. BOX 449
SMITHVILLE, TEXAS 78957



TEL: (512) 237-3282
FAX: (512) 237-4549
WWW.CI.SMITHVILLE.TX.US

Planning and Zoning Variance Criteria: Ordinance and Request for Variance

Request for Variance

Please answer the following questions as detailed as possible so that the City Council has enough information to consider this request. Include information on additional pages if necessary:

Will granting this variance have any negative effect on the good order and functioning of the community and government affairs for the well-being of citizens?

No

Explain the special condition affecting the property.
Original Lot width and Lot Size no longer meet city requirements

Explain the unnecessary hardship caused by the special condition.
Without a variance for the Lot and Width size of this property, the homeowner would not be able to receive a grant for a free new home to help upgrade their living conditions and improve the property.

Variances may be granted only when in harmony with the general purpose and intent of this Ordinance so that the public health, safety, and welfare may be secured and substantial justice is done. Will substantial justice be done if this variance is granted? Explain.

Yes the property would be upgraded for both homeowner and add more value to surrounding area.

For land being used or developed for a reason other than a homeowner building or improving the homeowner's residence, there is no unnecessary hardship unless:

- (1) Without the requested variance, the Code of Ordinances of the City of Smithville does not permit any reasonable use of the land;
- (2) The hardship complained of is not self-created; and
- (3) The hardship complained of is not a financial hardship only.
- (4) The cost of compliance with the zoning ordinance is greater than 50 percent of the appraised value of the structure as shown on the most recent certified appraisal roll; or
- (5) Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur; or
- (6) Compliance would result in the structure not in compliance with a requirement of another city ordinance, building code, or other requirement; or
- (7) Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (8) The city considers the structure to be a nonconforming structure

Explain how the unnecessary hardship meets all of the above criteria.

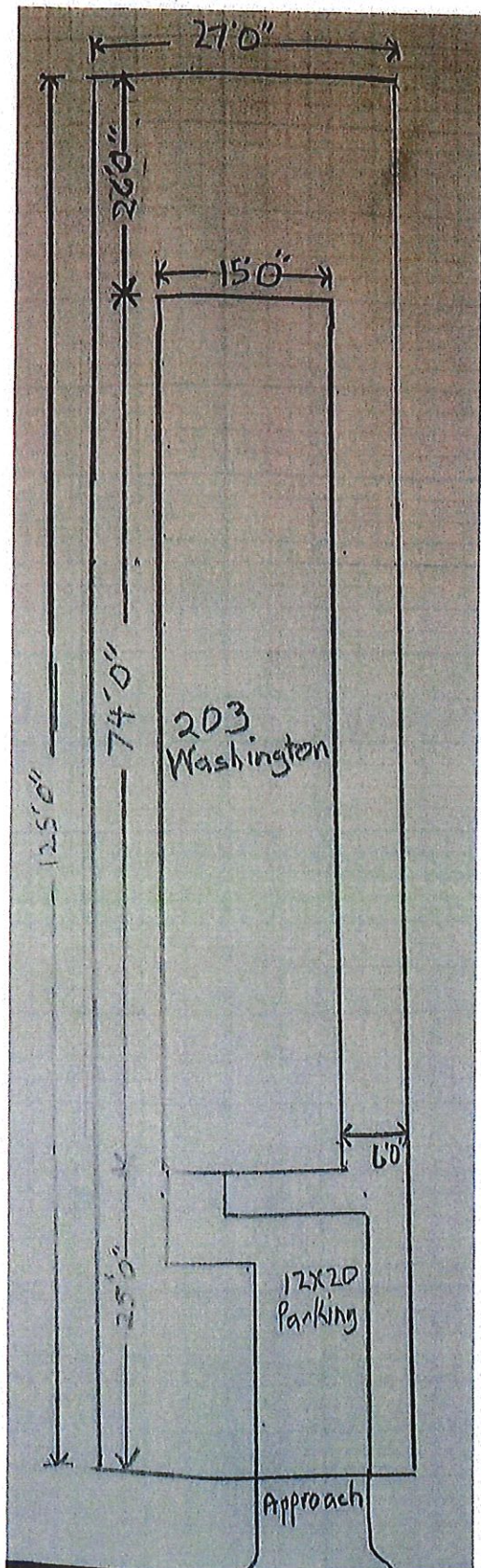
- Yes (1) Without the requested variance, the Code of Ordinances of the City of Smithville does not permit any reasonable use of the land;
- Yes (2) The hardship complained of is not self-created; and
- Yes (3) The hardship complained of is not a financial hardship only.
- Yes (4) The cost of compliance with the zoning ordinance is greater than 50 percent of the appraised value of the structure as shown on the most recent certified appraisal roll; or
- Yes (5) Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur; or
- Yes (6) Compliance would result in the structure not in compliance with a requirement of another city ordinance, building code, or other requirement; or
- (No) (7) Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- Yes (8) The city considers the structure to be a nonconforming structure

☒ By checking this box, I affirm that granting this variance will not negatively affect land involved, existing uses of land in the vicinity, the number of persons who will reside or work in the area, and the probable effect of such variance upon traffic conditions and upon the public health, safety, and general welfare in the vicinity.

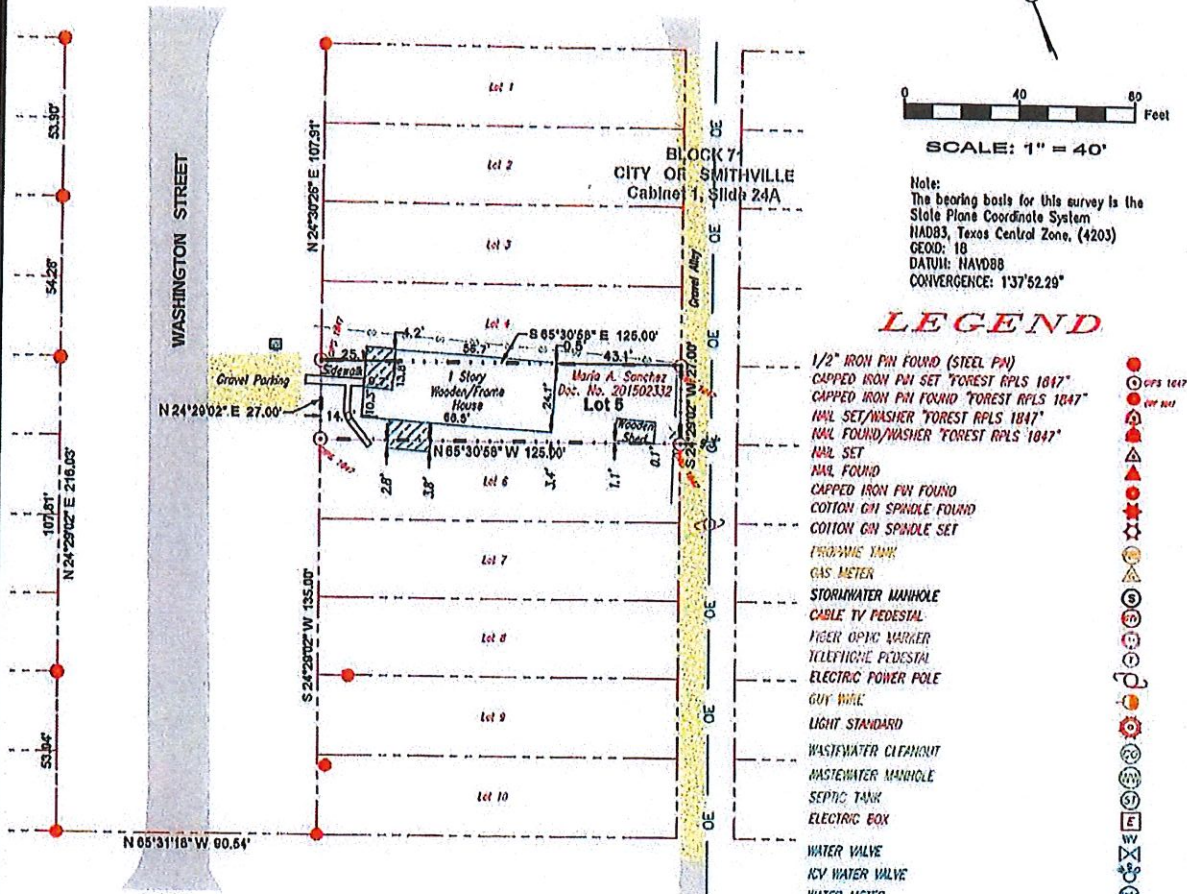
Other Comments:

The Survey shows that part of the home is infringing on someone else's property and the granting of this variance would resolve this issue and reposition new home within the survey lot guidelines.

Signature: Karen Walker Print Name: Karen Walker Date: 10/13/2022



SURVEY FOR
City of Smithville
Lot 5, Block 71
City of Smithville
Cabinet 1, Page 24A, Plat Records
Bastrop County, Texas
Maria A. Sanchez
Document No. 201502332
203 Washington Street



Commitment for: Lot 5, Block 71, City of Smithville, Cabinet No 1, Page 24A, Plat records
 Bastrop County Texas of record to Maria A. Sanchez in Document 201502332, Official Public
 Records Bastrop County, Texas

This survey has been completed without the benefit of an abstracted title. Record
 easements have been listed hereon as identified for this survey by Commitment GF
 P220002, effective date, April 28, 2022, issued by Chicago Title Insurance Company and
 Texas County Title as follows (may apply if extending to site):

A) Leases, mineral rights and other matters that have not been requested have not
 been reviewed as a part of this survey

Schedule B:

B1) Restrictive covenants etc., for this survey have not been researched.
 No easements or setback listed

I, The undersigned does hereby certify that this survey was
 made on the ground of the property legally described hereon,
 under my supervision. This plat is correct to the best of my
 knowledge and belief and identifies any evidence of utilities,
 boundary line conflicts, shortages in area, protrusions,
 intrusions, and overlapping of significant improvements.
 This property abuts a public roadway, except as
 shown hereon.



Survey Date August 29, 2022

William F. Forest, Jr.
 William F. Forest, Jr. R.P.L.S. 1847



Forest Surveying & Mapping Company
 1002 Ash St. Georgetown, Texas
 phone: 612-830-5927
 www.forestsurveying.com
 TBPLS FIRM NO.10002000

Surveying Services are regulated by the
 Texas Board of Professional Engineers and Land Surveyors
 1917 S Interstate 35 Austin, TX 78741, US (512) 440-7723

Forest Surveying & Mapping Co. © 2022

DATE: September 15, 2022
 FB/PG: 150/2
 PP: P:\Smithville Tracts
 DWG: Smithville Tracts
 LO: 203 Washington St



301 E. MAIN STREET
PO BOX 1200
PACIFIC, ID 83450
PHONE 208.288.8800
WWW.PLACEARCHITECT.COM

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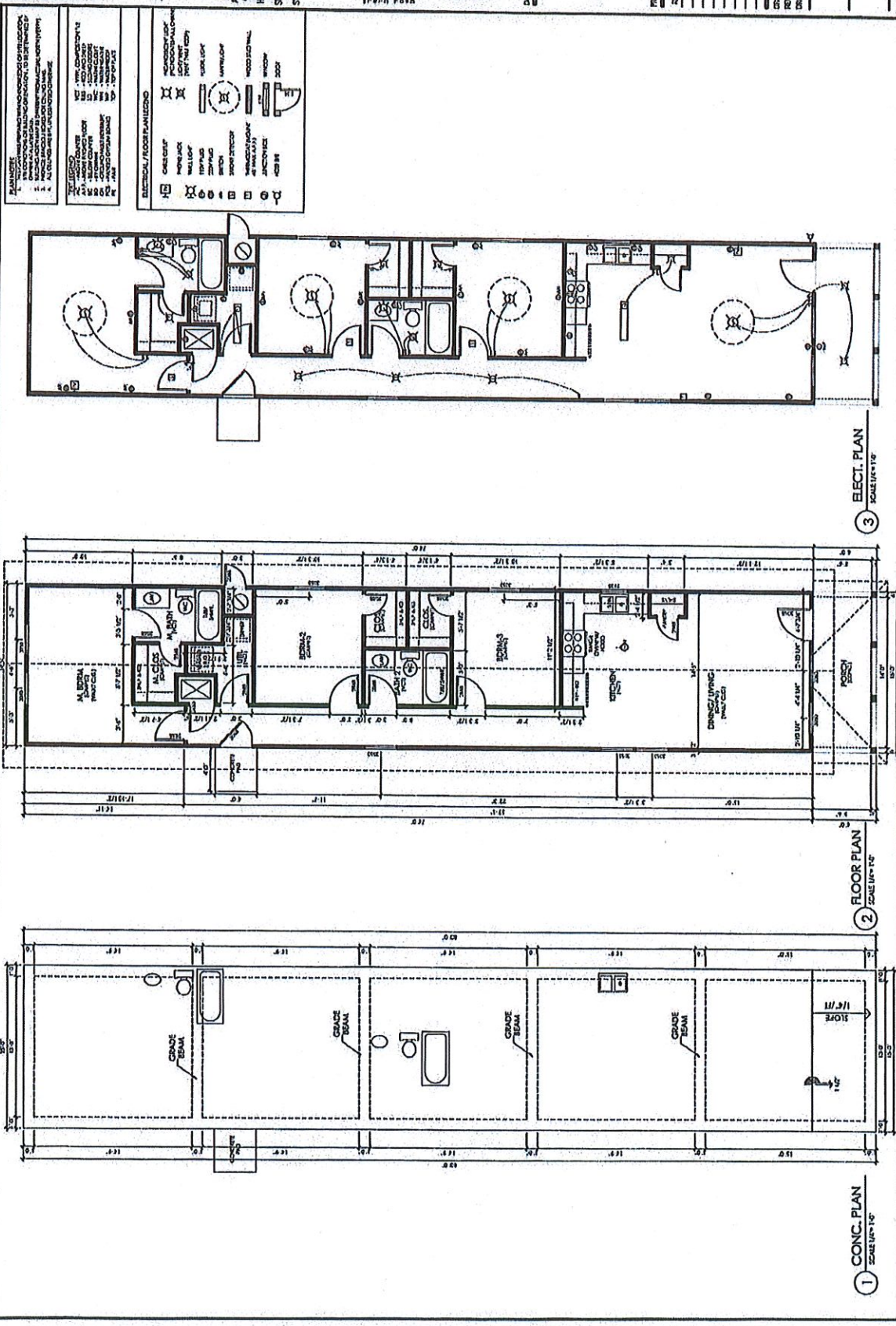


DATE: 12/15/2018
PERMIT SET

LANGFORD
COMMUNITY
MANAGEMENT
SERVICES

PROJECT NO.	1234
DATE	12/15/2018
REVISION	
BY	
DATE	
REVISION	
BY	
DATE	
REVISION	
BY	
DATE	

A1





314 E. MAIN STREET
ROCKY HOCK, IN 46783
PHONE: 317.467.1234
WWW.PLACEARCHITECTURE.COM

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PLACE ARCHITECTURE.



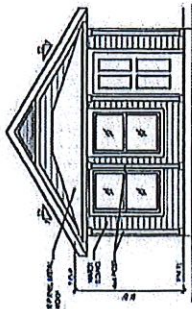
DATE: 10/15/2019
PROJECT: PERMIT SET

LANDSCAPE
COMMUNITY
MANAGEMENT
SERVICES

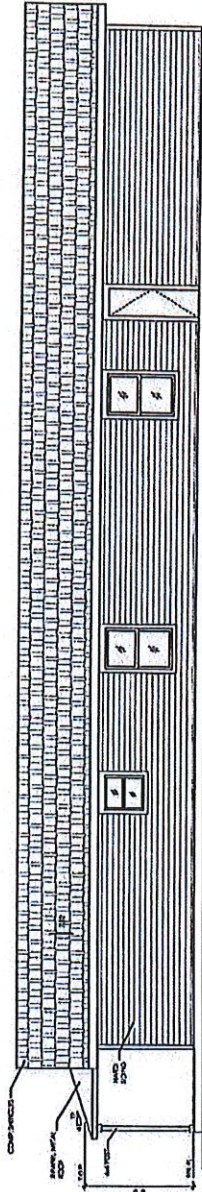
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A2

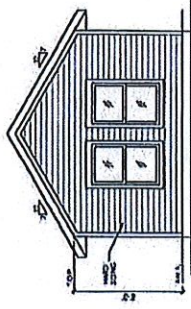
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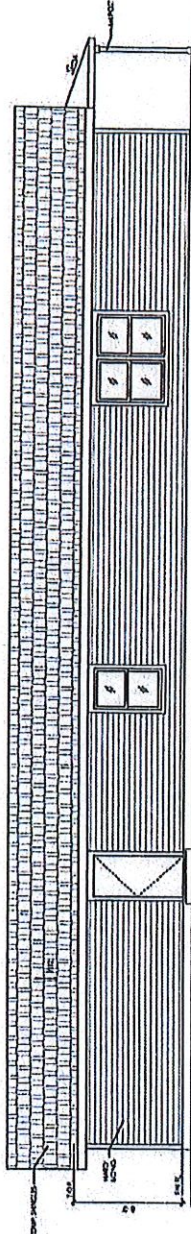
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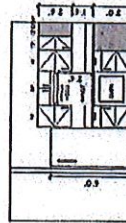
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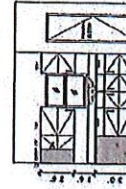
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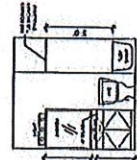
4 LEFT ELEVATION
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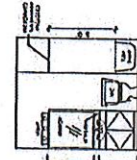
7 KITCHEN-1
SCALE 1/4" = 1'-0"



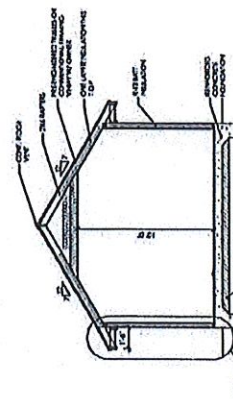
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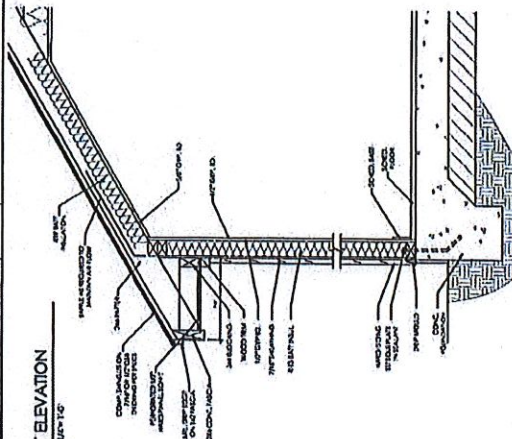
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SCALE 1/4" = 1'-0"



10 M-BATH
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Karen Rego
Langford Community Management Services
2901 County Road 175
Leander, TX 78641

October 7, 2020

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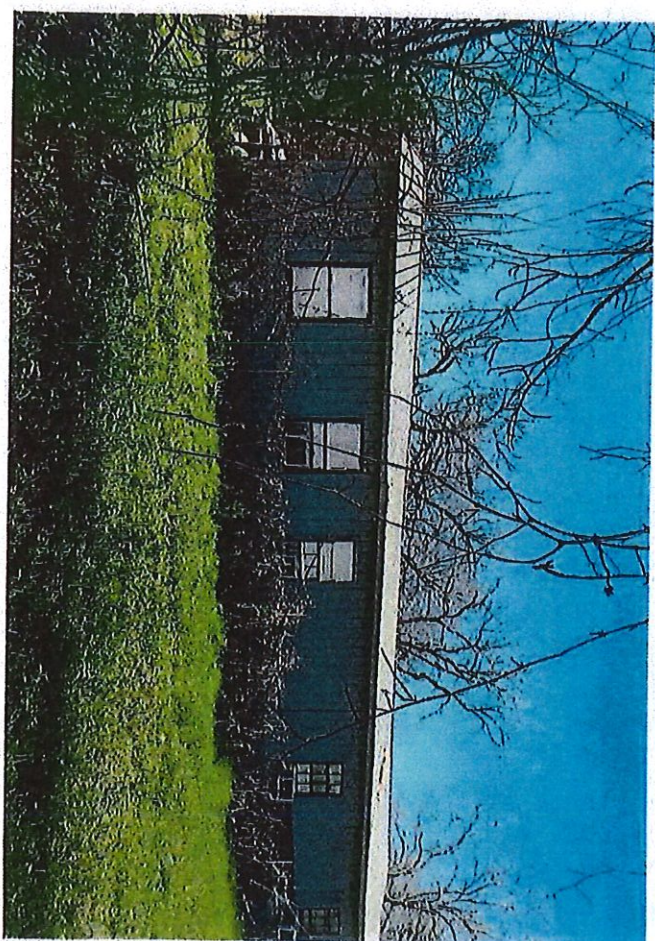
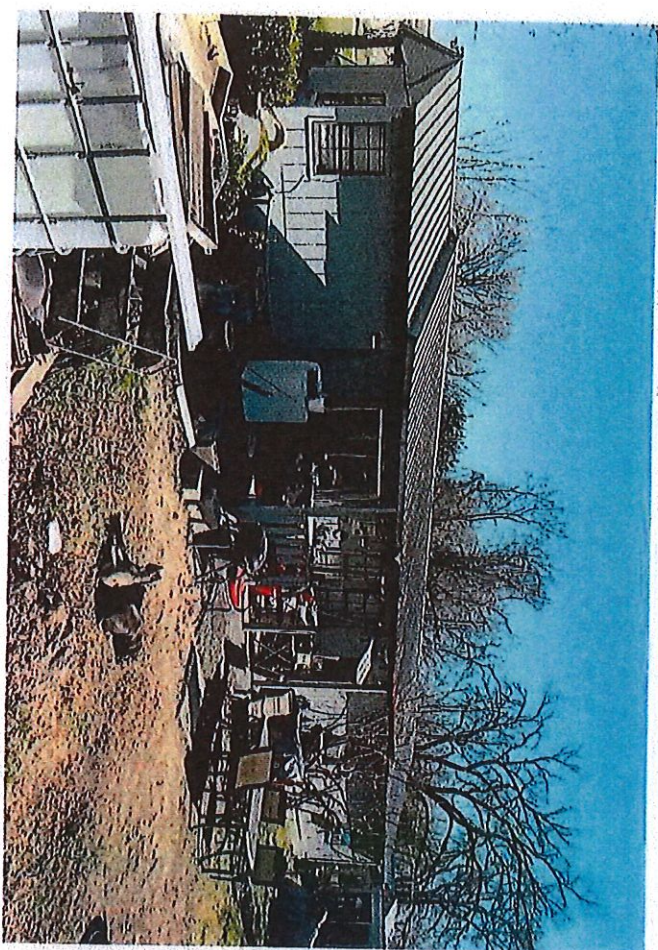
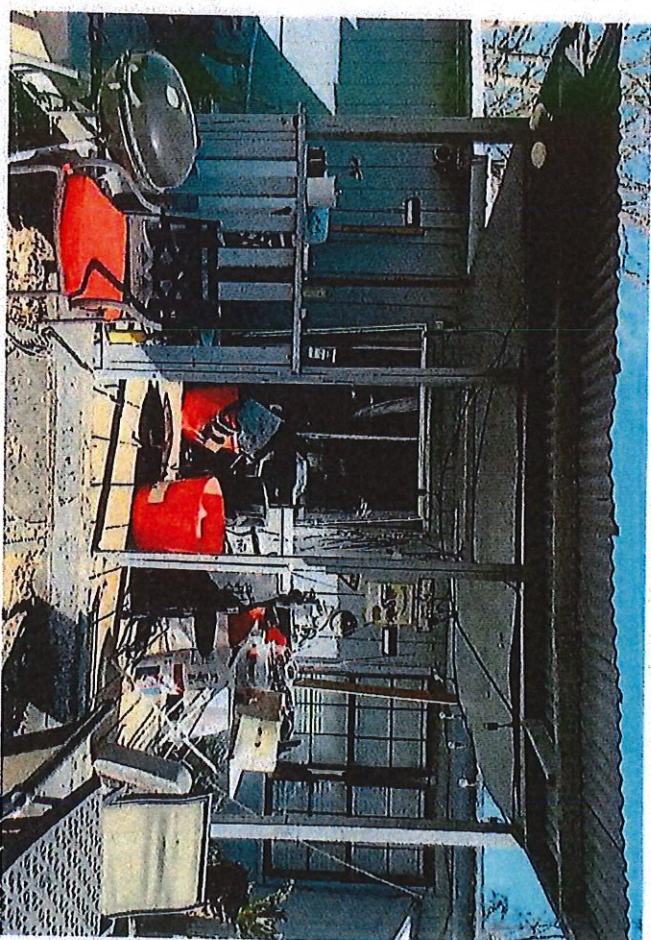
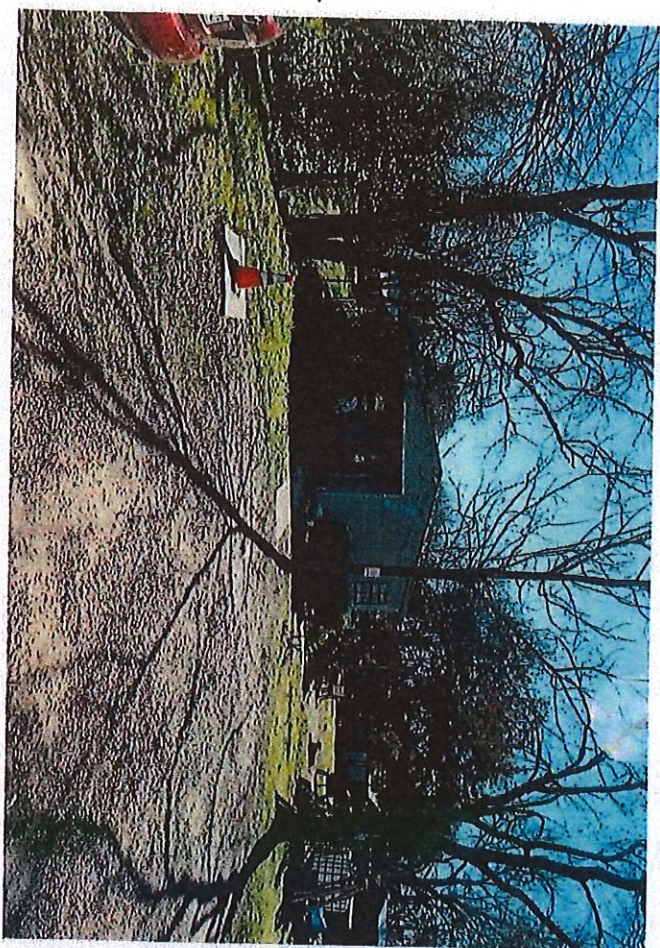
Please let me know if you have any questions or concerns.

Sincerely,

David Rothenberg
Architect, PLACE Designers Inc.



203 Washington, Smithville TX Bakone Photos



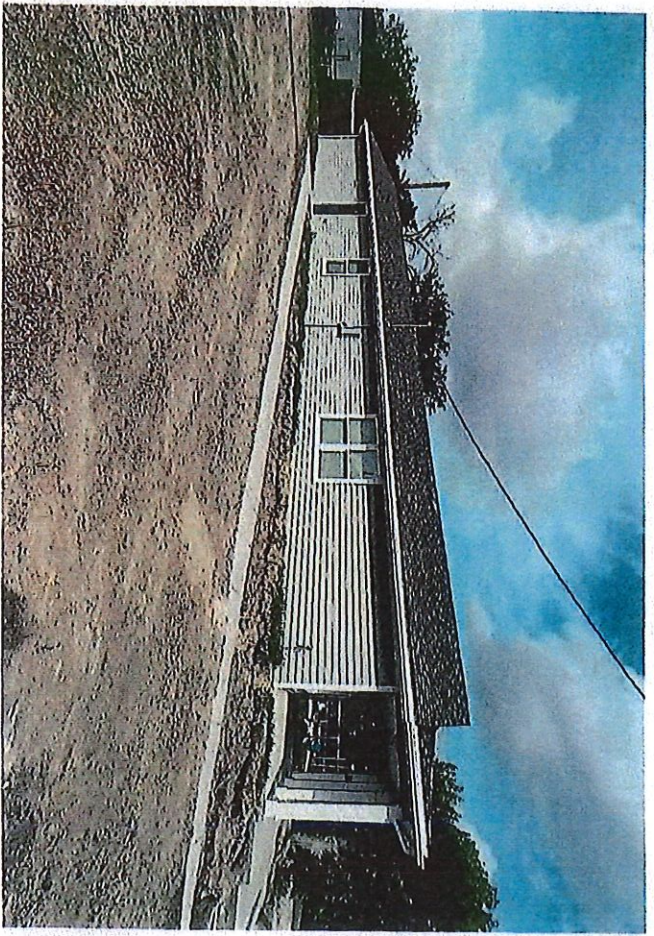
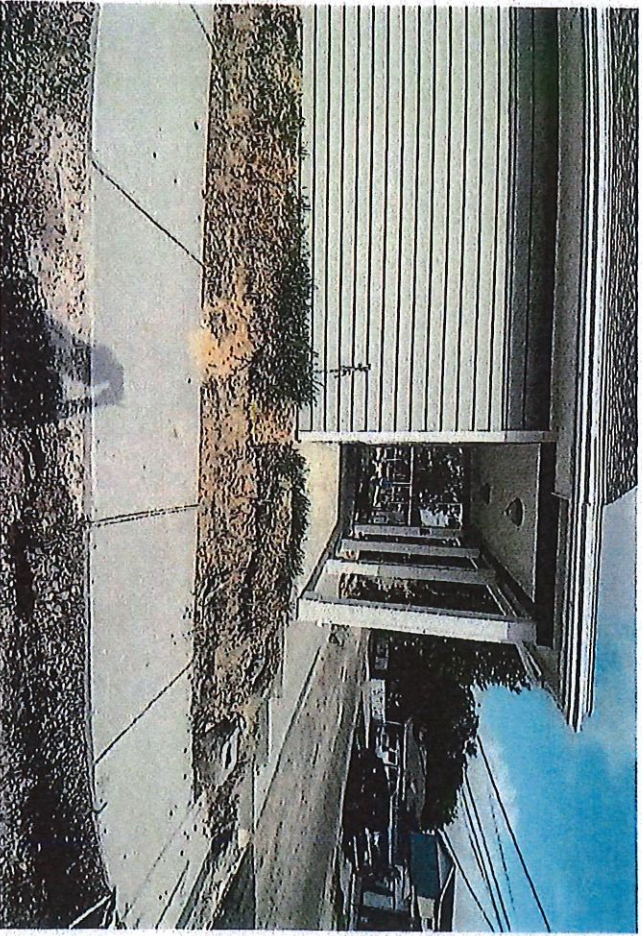
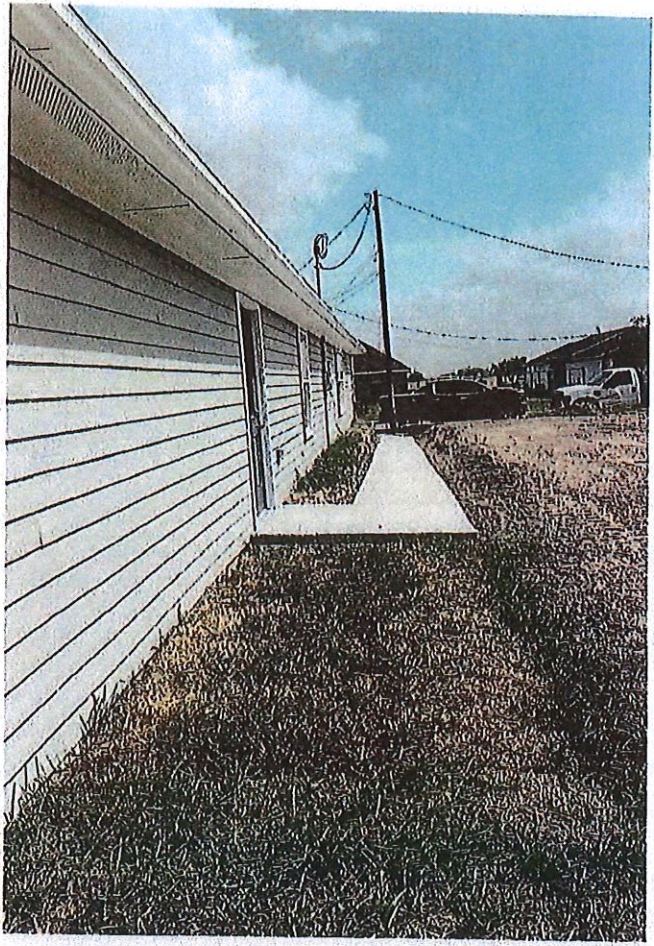
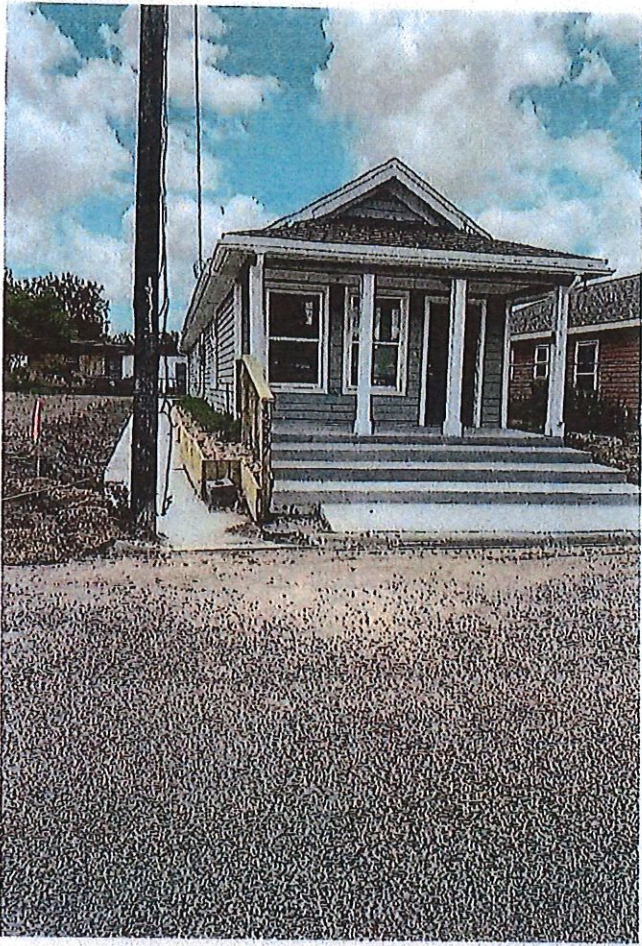
Attached are photos of what all
three homes will look like after
built:

415 Gazley

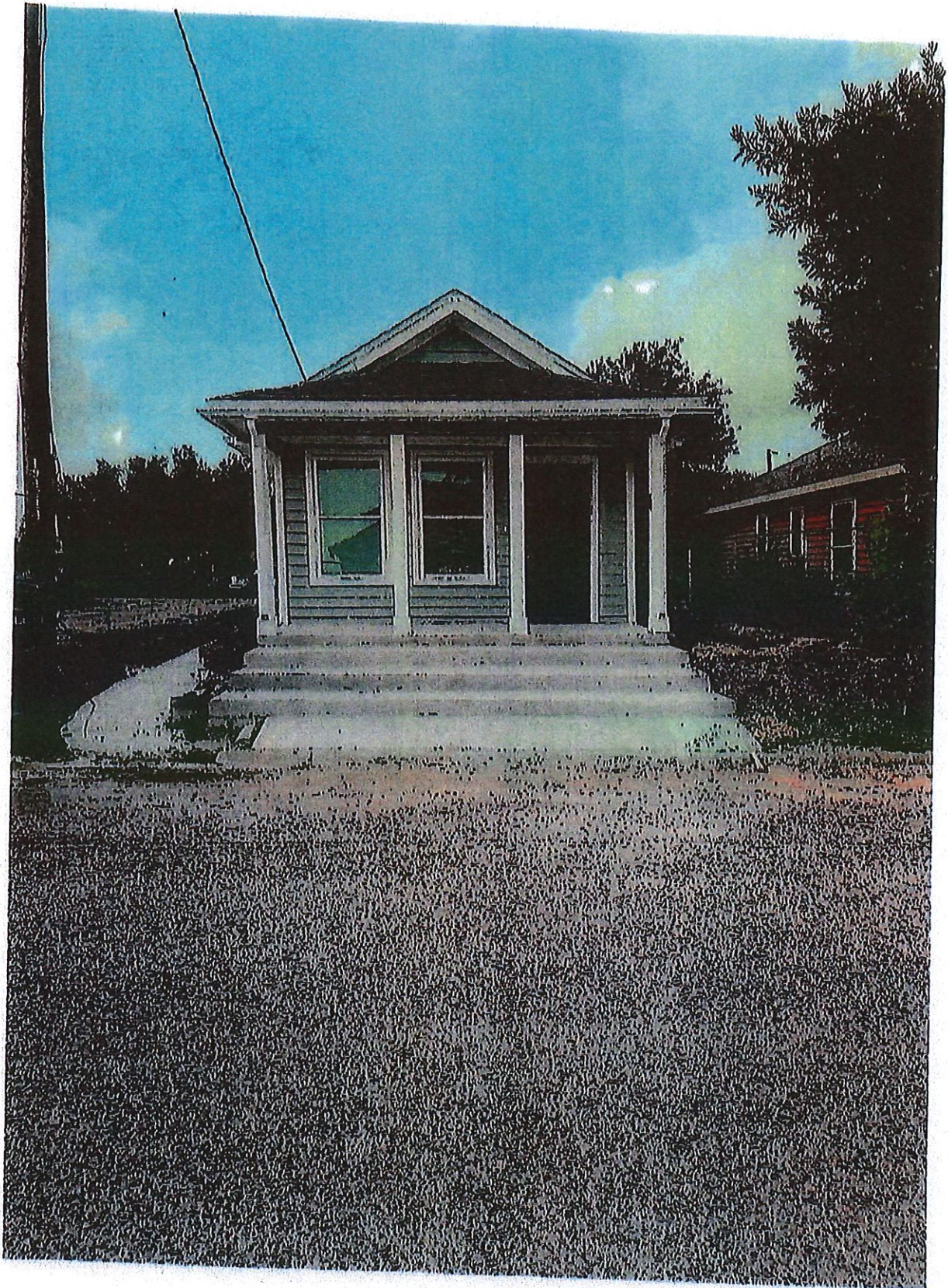
611 Gazley

203 Washington

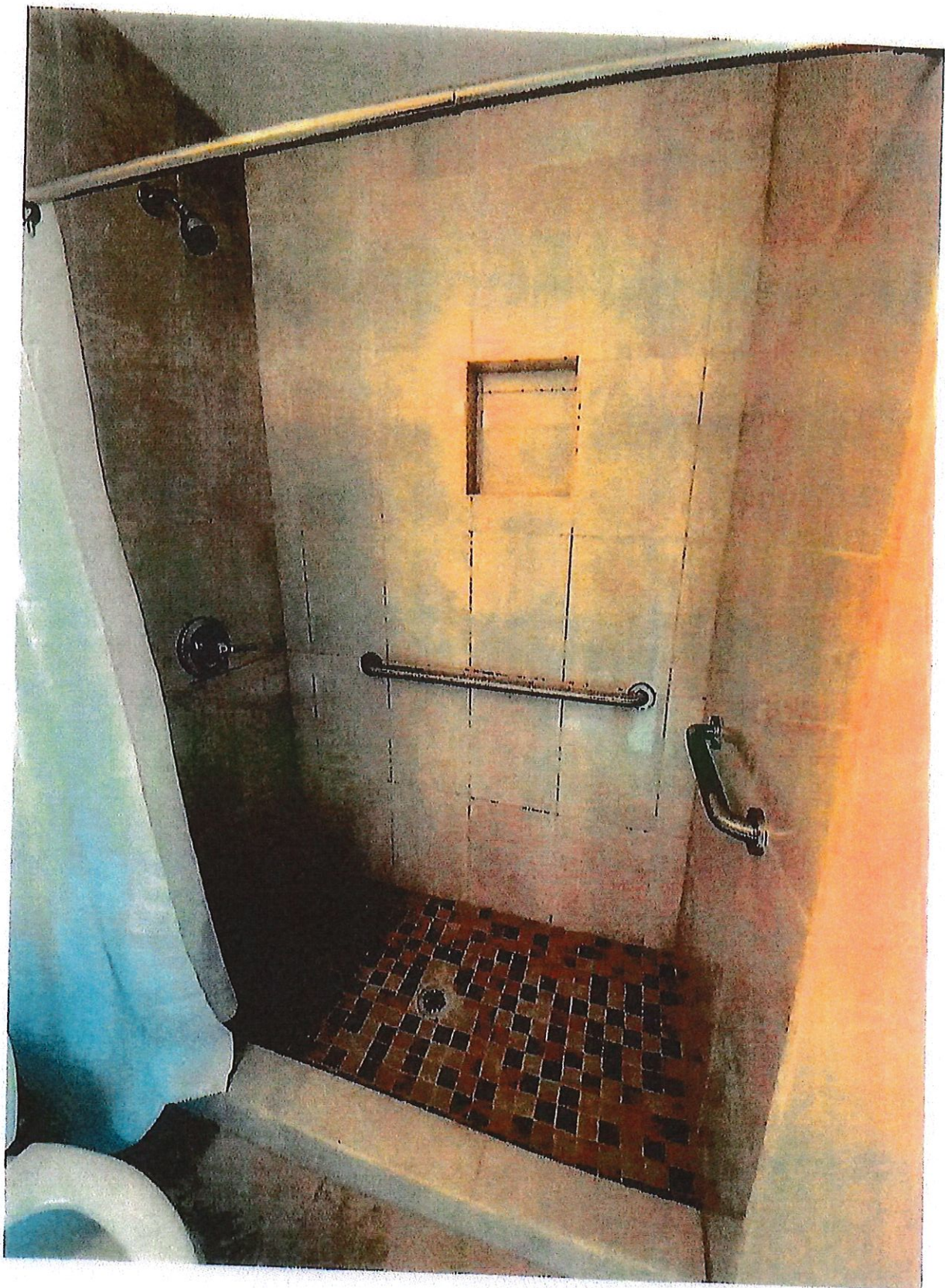
Aster Photos



After Photos



After Photos



After Photos



After Photos



Notifications

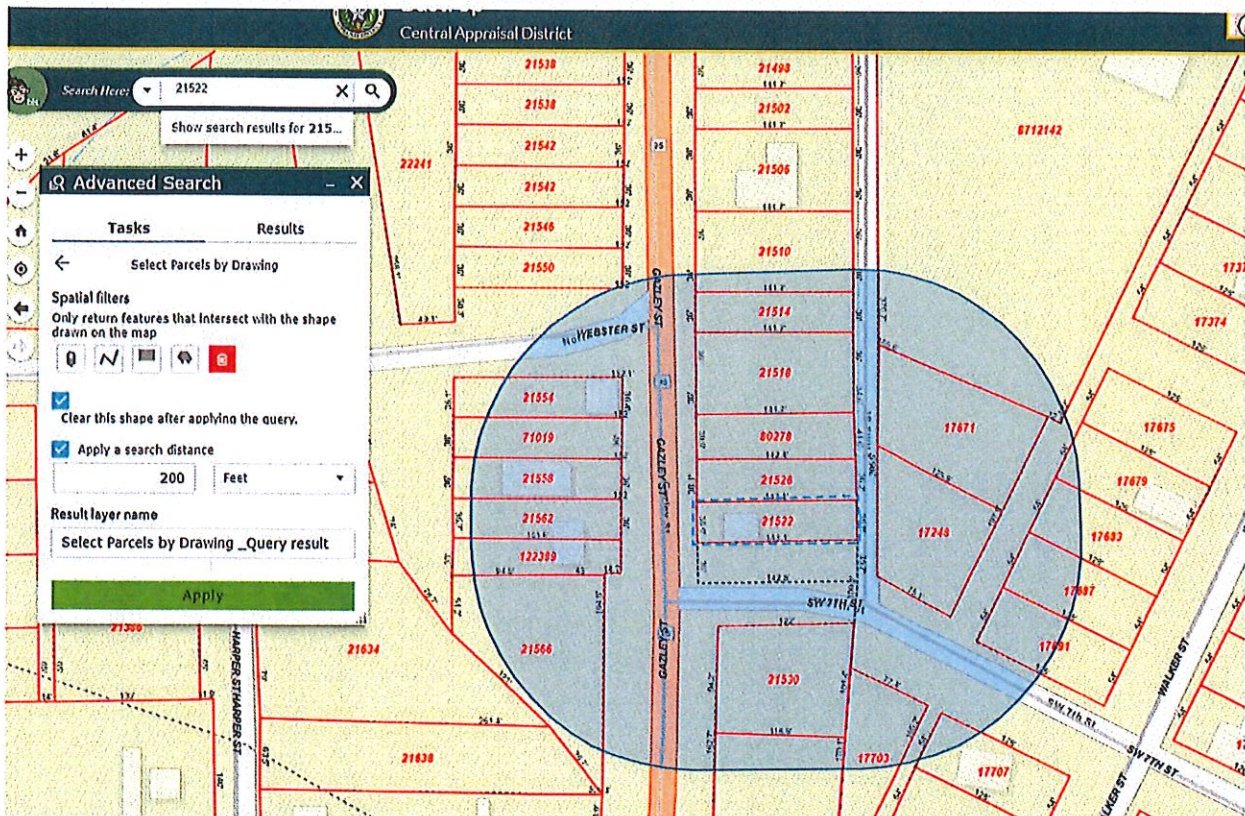
Notices Ran in the Newspaper

The City of Smithville Planning and Zoning Commission will hold a Public Hearing on December 6, 2022 at 6:00 p.m. in the Council Chambers of City Hall located at 317 Main St. Smithville TX for discussion and action on a variance request for minimum lot size and minimum lot width for the following properties; 415 Gazley Street, Parcel ID 21426, Wilson Addition Block 1 lot 6, property owner Lillian Goodwin, agent Karen Walker and Lacie Koska Langford Community Management Services; 611 Gazley Street, Parcel ID 21522, Wilson Addition Block 3 lot 14, property owner Barbara Nell Hurd, agent Karen Walker and Lacie Koska Langford Community Management Services; 203 Washington Street, Parcel ID 77885, Smithville Townsite, Block 71, Lot 5, property owner Maria A. Sanchez, agent Karen Walker and Lacie Koska Langford Community Management Services. There will also be Discussion and Action on multiple variance requests for front, side and rear setbacks, minimum lot size, maximum lot coverage, off street parking, and open space at 205 NW 2nd Street, parcel ID 84198, property owner Janice Taylor, agent Dallas Taylor. 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 January 9, 2023 at 6:00 p.m. Please check the City's website for any updates about this meeting.

Please run the following dates and provide a sworn affidavit November 16, 2022 in the Smithville Times.

The City of Smithville Planning and Zoning Commission will hold a Public Hearing on December 6, 2022 at 6:00 p.m. in the Council Chambers of City Hall located at 317 Main St. Smithville TX for Discussion and Action on a Special Use Permit for a guest house at 127 Old Upton Road, Smithville, TX 78957, Property ID 112004, Robert G. Anstey Subdivision, Lot 3, ACRES 1.146, property owner Christopher and Cindy Miller. 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 January 9, 2023, at 6:00 p.m. Please check the City's website for any updates about this meeting.

Please run the following dates and provide a sworn affidavit – November 16, 2022 in the Smithville Times.



prop_id	file_as_name	legal_desc	stus_num	stus_street	stus_city	stus_stat	stus_zip	addr_line	addr_line2	addr_city	addr_stat	addr_zip
122389	MUGUIRA, BEHIIIE MANUEL	Wilson, BLOCK 4, Lot 15- FR, ACRES 0.112		201 GAZLEY ST	SMITHVILLE TX		78957		201 GAZLEY	SMITHVILLE TX		78957
17248	SMITHVILLE ISD SCHOOL DISTRICT	EAGLESTON BLK 16 LOT 4 & 5							BOX 479	SMITHVILLE TX		78957
17671	SMITHVILLE ISD SCHOOL DISTRICT	EAGLESTON BLK 16 LOT 2 & 3							BOX 479	SMITHVILLE TX		78957
17679	ARCE, HECTOR	EAGLESTON BLK 16 LOT 7							602 WALKER	SMITHVILLE TX		78957
17683	SMITHVILLE ISD	EAGLESTON, BLOCK 16, LOT 8		602 WALKER ST	SMITHVILLE TX		78957		602 WALKER	SMITHVILLE TX		78957
17687	SMITHVILLE ISD	EAGLESTON BLK 16 LOT 9		604 WALKER ST	SMITHVILLE TX		78957		PO BOX 479	SMITHVILLE TX		78957
17691	MATHIS, SPURGOH JR, JR	EAGLESTON BLK 16 LOT 10		606 WALKER ST	SMITHVILLE TX		78957		PO BOX 479	SMITHVILLE TX		78957
17699	SMITHVILLE ISD	EAGLESTON BLK 17 LOT 1A		608 WALKER ST	SMITHVILLE TX		78957		987 MARCELLA ST	HOUSTON TX		77091
17703	SMITHVILLE INDEPENDENT SCHOOL DIST	EAGLESTON BLK 17 LOT 1B							PO BOX 479	SMITHVILLE TX		78957
17707	RAMIREZ, JORGE &	Eagleton, BLOCK 17, Lot 6, (1/2 128X40, 5/11 HCTXSH17400A/B, 1/11 TEX0409994/95)		700 WALKER ST	SMITHVILLE TX		78957		700 WALKER ST	SMITHVILLE TX		78957
21510	SMITHVILLE ISD	WILSON, BLOCK 3, LOT 7 & 8		603 GAZLEY	SMITHVILLE TX		78957		PO BOX 479	SMITHVILLE TX		78957
21514	SMITHVILLE INDEPENDENT SCHOOL DIST	WILSON, BLOCK 3, LOT 9							P O BOX 479	SMITHVILLE TX		78957
21518	POWELL, COLUMBUS EST	WILSON, BLOCK 3, LOT 10 & 11							PO BOX 711392	HOUSTON TX		77271
21522	HURD, BARBARA NELL	WILSON, BLOCK 3, LOT 14							611 GAZLEY	SMITHVILLE TX		78957
21546	SMITHVILLE ISD	WILSON, BLOCK 3, LOT 13							901 HE 6TH	SMITHVILLE TX		78957
21560	TOLBERT, IZABELLE	WILSON, BLOCK 3, LOT 15 & 16		705 GAZLEY ST	SMITHVILLE TX		78957		1601 GOODE DRIVE	KILLEEN TX		76543
21564	SMITHVILLE ISD	WILSON, BLOCK 4, LOT 8		606 GAZLEY	SMITHVILLE TX		78957		3133 CONJERSTONE PARK DR	HOUSTON TX		77014
21554	AVIAS, SAMUEL DEHITZ &	WILSON, BLOCK 4, LOT 11		700 GAZLEY ST	SMITHVILLE TX		78957		P O BOX 304	ROSAIRE TX		78953
21558	DEHITZ, SAMUEL & VICTORIA	WILSON, BLOCK 4, LOT 13, (1/2 14X56, 5/11 UHK, 1/11 TEX0069373)		702 GAZLEY ST	SMITHVILLE TX		78957		702 GAZLEY ST	SMITHVILLE TX		78957
21562	MUGUIRA, BEHIIIE MANUEL	WILSON, BLOCK 4, LOT 14		704 GAZLEY ST	SMITHVILLE TX		78957		704 GAZLEY	SMITHVILLE TX		78957
21566	BLAYLOCK, ROGER WAYNE	WILSON, BLOCK 4, LOTS 15 FR & 16 THRU 17		702 GAZLEY ST	SMITHVILLE TX		78957		3319 JUDGE DUPREE DR	DALLAS TX		75241
21019	DEHITZ, SAMUEL & VICTORIA	WILSON, BLOCK 4, LOT 12							702 GAZLEY ST	SMITHVILLE TX		78957
60278	SMITHVILLE INDEPENDENT SCHOOL DIST	WILSON, BLOCK 3, LOT 12							P O BOX 479	SMITHVILLE TX		78957
8712142	SMITHVILLE ISD	ABS A33 Gazeley, Thomas J, TRACT 1, 3.000 ACRES							PO BOX 479	SMITHVILLE TX		78957

MAYOR
SHARON FOERSTER
MAYOR PROTEM
WILLIAM GORDON
COUNCIL MEMBERS
JANICE BRUNO
CASSIE BARRIENTOS
TOM ETHEREDGE
JOANNA MORGAN
CITY MANAGER
ROBERT TAMBLE



317 MAIN STREET
P.O. BOX 449
SMITHVILLE, TEXAS
78957
(512) 237-3282
FAX (512) 237-4549

11/10/2022

Dear Property Owner/Current Resident,

Your address is within 200' of one or more of the following proposed agenda items. This notice is to inform you that The City of Smithville Planning and Zoning Commission will hold a Public Hearing on December 6, 2022, at 6:00 p.m. in the Council Chambers located at 317 Main Street, Smithville, TX for:

Discussion and Action on a variance request for minimum lot size and minimum lot width for the following properties:

- **415 Gazley Street**, Parcel ID 21426, Wilson Addition Block 1 lot 6, property owner Lillian Goodwin, agent Karen Walker and Lacie Koska Langford Community Management Services;
- **611 Gazley Street**, Parcel ID 21522, Wilson Addition Block 3 lot 14, property owner Barbara Nell Hurd, agent Karen Walker and Lacie Koska Langford Community Management Services;
- **203 Washington Street**, Parcel ID 77885, Smithville Townsite, Block 71, Lot 5, property owner Maria A. Sanchez, agent Karen Walker and Lacie Koska Langford Community Management Services.

The Commission will hear all citizens' concerns for or against the variances. 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 January 9, 2023, at 6:00 p.m. Please check the city website for any updates about this meeting.

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. We will go live at 6:00 p.m. so that you can view the live meeting. **If you have any questions or concerns, please reach out to Tracie Dzenowski at 512-237-3282 ext. 2101 and check the City's website for any updates about this meeting.**

Thank you,

Tracie Dzenowski

Planning and Zoning Commission: Brian Riewe, Caroline Noya, Nancy Catherman, Garrett Gutierrez & Monica Poss.