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	701 NE 9th St., Smithville, TX 78957	7	and the second s						
*** 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:	ABS A46 Lomas, L.								
Property Tax Code:	Block Number:	Lot	Number:						
Property Owner (as listed on Deed):	Machs N Cahoots, LLC								
Property Owner Mailing Address:	PO Box 197, Smithville, TX 7895	57							
Owner's Phone No:	Owner's Email:								
Agent's Name (if applicable):	Chase Hodges								
Agent's Mailing Address:	217 Main St., Smithville, TX 789	57							
Agent's Phone No:	Agent's Email:								

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DESCRIPTION	ON OI	F VAR	IANCE	/ EXC	EPTION	I REQ	UES"	r		
Current Zone Class:	SF-1		SF-2 🔲	Prop	oosed Zone C	class:	SF-1		SF-2	
	MR		C-1 🔲	600.02400004 *			MR		C-1 🔲	
	C-2		C-3 🔲		3		C-2		C-3	
	MHS		WF 🗌				MHS		MF \square	
	CF		PD 🗆				CF		PD	
	PD-Z						PD-Z		ı 🗆	
	CBD		PD-Z				CBD		PD-Z	
Describe variance requested:	Use Deta	concrete ail" in lieu	gutter to div of curb and	vert water gutter sys	as described tems stated	l in the Ga in Ch. 10	arwood I Act. 3	Park Va Sectio	riance Exhik n 5 of the or	oit, "Gutter dinances.
Describe special use requested:							/			
Reason for Request: (explain why special exception is sought or why a variance has been requested)	for r amp	e of con minimal	crete gutte impacts to	er to dive o the exis	eristics on ert runoff to sting prope ad divert ru	Garwo	od and ture. T	Short his gu	Streets wo	ould allow
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PETITION As Owner/Agent, by the laws of the refundable and the for my application	State of nat I <u>mu</u>	Texas ar Ist atten	nd Ordinand <u>d</u> the Plan	ces of the ning & Zo	City. I unde	rstand an	d agree	that	the Petition	n fee is nor
Signature:	Sha	se Ho	olgas				Date	_: 11/	16/22	***************************************
OFFICE USE ONLY: Fee Amount: P&Z Date: Accepted By:	n 3	3 2 MWS	a23 KL		Fee Payme Council Dat	te: Fl	975 01 1-16	3 - 2	2023	neción de el des surve exister atorias, acen
Notice sent to	property o	owners wi	thin 200 fee	et of propo	sed property				•	



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. Existing minimal land slope.

Explain the unnecessary hardship caused by the special condition.

Would require uncessary land modifications to meet runoff and drainage needs.

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. This allows for this land to be improved.

- (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

This variance allows for minimal impacts to the existing land, meets the requirements of the drainage per our engineered analysis. Without this request the land use would be minimal, as moving to the stated ordinance type of system would impact the required site finish elevations across the entire acreage or would cause a substainial drainage elevations problem at conjoining streets.

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:

Signature: Thase Hodges Date: 11/16/22

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DESCRIPTION	O NC	FVA	RIANCE	/ EXCEPTION	N REQUE	ST		
Current Zone Class:	SF-1		SF-2	Proposed Zone	Class: SF-	1	SF-2	
	MR		C-1 🔲		MR		C-1 🔲	
	C-2		C-3		C-2	. 🗆	с-з 🗌	
	MHS		MF		MH	s \square	MF .	
	CF		PD	*	CF		PD 🗌	
	PD-Z		ı 🗆		PD	-z 🗆	1 🗆	
	CBD		PD-Z		СВ	D \square	PD-Z	
Describe variance requested: Describe special	cen	tury oak	tree and minima	ake Towers Lane (see Gally impact the existing buil ch. 10 Act. 3 Sect. 1.7.	arwood Park Var ding to be utilize	iance Exhibi d onsite. Thi	t) viable around t s would be in liet	he large ı of stated
use requested:				ggs verte store error til er er er til store er er til er er er til er er er er til er er er er er er er er er		·		
Reason for Request: (explain why special exception is sought or why a variance has been requested)	be pro sta	st use perty. indard	of the land a This road I 30 mph spe	stics of the land the and showcases one ayout with its tighte ed limit. Our prop rior local street.	e of the pers er radius will	erved (pe requires	er the deed) a lower ther	trees on
by the laws of the	State of the state	of Texas	and Ordinan end the Plar	of Smithville for app ces of the City. I undo ining & Zoning meet il.	erstand and a	gree that	the Petition	fee is non
Signature:	[has	e He	relges		1	Date: 11	/16/22	
OFFICE USE ONLY:			words for an expensive manufactor and all the state of	ens and American American Control of the Period (American American	THE STATE OF THE PROPERTY OF THE PROPERTY AND ADDRESS OF THE PARTY AND	- Andrews (Children of the Company)	naka penjambah binasasangka bisanasangk kanus	And the Control of th
Fee Amount:	275			Fee Paym	ent: 🕡 🦳	5	- Paring	
P&Z Date: JO	ιν. ;	3 2	023	Council Da	ate: Feb.	13	2023	
Accepted By:	Zen	Hi	Sli	Date Subn	nitted: 11-	6-2	2	

Notice sent to property owners within 200 feet of proposed property



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.

Existing structures and trees require a unique design to accomodate all deed restrictions and viable lot layouts.

Explain the unnecessary hardship caused by the special condition.

Minimizes viable and usable land space and access.

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. This allows for this land to be improved.

- (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

Existing structures and trees require a unique design to accomodate all deed restrictions and viable lot layouts. This variance allows for minimal impacts to the existing features, meets the needs of a local street and provides adequate access from other local streets adjoining Towers Lane. This use of a larger centerline radius would impact the project in a way making it unviale to layout adequate lots and access from adjoining streets.

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:

DESCRIPTION	O NC	F VA	RIANCE	/ EXCEF	TION RE	QUES"	T		-
Current Zone Class:	SF-1 MR C-2 MHS CF PD-Z CBD		SF-2	Propose	d Zone Class:	SF-1 MR C-2 MHS CF PD-Z CBD		SF-2	
Describe variance requested:					s Lane to 20 p n lieu of stand				
Describe special use requested:									
Reason for Request: (explain why special exception is sought or why a variance has been requested)	for				ifer street thro			oorhood and	d allows
PETITION As Owner/Agent, by the laws of the refundable and the for my application	State of the state	of Texas	and Ordinand end the Plan	ces of the Cit	y. I understand	and agree	e that	the Petition	fee is non-
Signature:	The	ne A	volges			Dat	e: <u>11</u>	/16/22	
OFFICE USE ONLY: Fee Amount: P&Z Date: Accepted By: Notice sent to	75 211 211 property	3 LXW	2023 SU 5 within 200 fee	C D	ee Payment: Uouncil Date: Eate Submitted:	975 eb. 11-14	13	2023	Annah Tering and Annah Te



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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.

The properties shape provides and unusal case to connect the new street as well as the need to preserve existing trees per the deed restrictions. These items prompted a need for a tighter turn radius around the large oak three. A 20 mph speed allows for a safer street.

Explain the unnecessary hardship caused by the special condition.

A higher speed limit would require a differing road layout and would require uncessary land modifications to access exiting streets. This modified layout would reduce viable land useage.

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. This allows for this land to be improved.

- 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
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- (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.

The variance approval allows for site access on areas of the property that have been in use for main years prior to this use. Addionally, with a lower speed this prompts a safer street for the neighborhood and preserves existing trees as per the deed restrictions.

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:

Annual to An Aspertual Surface September 2019 and 1975 and 2019	d from person strange, en a fersol	paratura and an analysis			make a transmitter productive producti	CONSTRUCTION CONTRACTOR	Assemble and Assessment	a transcent treatment	tara aray managananan	Automorphic Action Committee
DESCRIPTION	ON O	FVA	RIANCE	/ EXC	EPTION	REQ	UEST	r .		
Current Zone Class:	SF-1		SF-2	Prop	oosed Zone Clas	ss:	SF-1		SF-2	
	MR		C-1 🔲	56 J. 100 S.			MR		C-1 □	
	C-2		C-3 🔲				C-2		с-з 🗌	
	MHS		MF \square				MHS		MF \square	
	CF		PD				CF		PD 🗌	
	PD-Z		ı 🗆				PD-Z		1 🔲	
	CBD		PD-Z				CBD		PD-Z	
Describe variance requested:	stre	et with a	ot (Towers Lane) a n Existing street (and more effectiv	Craddock (
Describe special use requested:										
Reason for										
Request: (explain why special exception is sought or why a variance has beer requested)	pro ye	operty,	tions of the s uses existin d additional a	g site ad	cess location	ns that	have	been ι	ıtilized for ı	many
Executory non-involvery as in St. Adoptive Co. production decision for the	**************************************	ritorium (Africantum)	in realization and the article income in the foreign and the second seco	nother the game to 400 the challength.	BINGOOD STANDARD STAN	N-772-B-02/FEECV-FFFF	EL TOTAL PART OF THE PART OF		and the second s	Michael Control to the Name of the charge of the spike state.
PETITION As Owner/Agent, by the laws of the refundable and t for my application	e State hat I <u>n</u>	of Texas	s and Ordinand tend the Plan	ces of the	City. I unders	tand an	d agree	that	the Petition	n fee is non
Signature:	D.	Marx	Hodges				Date	e: <u>11</u> /	/16/22	-
OFFICE USE ONLY: Fee Amount:	75	ernateure de pre-plantyerateu	Markonaria Peterpetakan keranda Perentera Adi	rise, nilativisti transport tecnolorisa kan	Fee Payment	: 6	15	Line or Europe State Foreign	ek Lider Dak Eransche Ausende mönde ist Steure in som	Australium de vinter d'Extendent de tene
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Notice sent to	propert	y owner	s within 200 fee	et of prop	osed property					



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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.

The properties shape provides and unusal case to connect the new street to existing cross streets. Connecting the new Towers Lane road would minimize the usable land.

Explain the unnecessary hardship caused by the special condition.

Placement of the new roadway to connect as the ordinace states does not allow for reasonable use to the land based on its uncommon characteristics and shape and is viewed as an unusual case.

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. This allows for this land to be improved.

- (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

The variance approval allows for site access on areas of the property that have been in use for main years prior to this use. Addionally, these access points, not aligning per the ordinace, allows for lot layouts to be more similar to the surround existing community lots. Finally, this land shape constitues an unusal case and causes the need for alternative thoughts on access and road placements.

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:

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DESCRIPTION	ONOF	VARIANCE .	EXCEPTION RE	QUES"	r	
Current Zone Class:	SF-1	SF-2 □	Proposed Zone Class:	SF-1		SF-2
	MR] c-1 □		MR		C-1 🔲
	C-2	C-3		C-2		C-3
	MHS	MF		MHS		MF
(4)	CF	PD 🗌		CF		PD
	PD-Z] 🗆		PD-Z		ı 🗆
	CBD	PD-Z		CBD		PD-Z
Describe variance requested:	Reduc Sect.		f Way from 60-feet to 50	-feet per	ordina	ance Ch. 10 Act. 3
Describe special use requested:						
Reason for Request: (explain why special exception is sought or why a variance has beer requested)	require provid reduce	ments. It merely ing for larger far	of way does not impact y reduces the right of wa nily spaces and beautific nce requirements.	y and in	crease	s viable lot sizes
				make at all all the beginning and		
by the laws of the refundable and t	e State of Te hat I <u>must</u>	exas and Ordinanc	of Smithville for approval o es of the City, I understand ning & Zoning meeting and	and agrees	e that ent City	the Petition fee is nor Council meeting in order
Signature:	Ma	re Hoolges		Dat	e: 11	/16/22
OFFICE USE ONLY: Fee Amount: P&Z Date: Accepted By:	75 an. 3	3 2023 Justi	Fee Payment: Council Date: Date Submitted:	075 160.	13,	2023
Notice sent to	property ow	ners within 200 fee	t of proposed property			



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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.

The unusal case of this property due to its shape creates needs for layouts to meet or exceed community lot sizes. This decrease to 50 foot Right of Way allow for larger lots and beautification of the area.

Explain the unnecessary hardship caused by the special condition.

Property layout and usage.

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. This allows for this land to be improved.

- (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.
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- (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

The variance approval allows for site access on areas of the property that have been in use for main years prior to this use. Addionally this reduced RoW does not impact an other requirement for drainage, site access or use. This request promots the best usage of this ununally shaped property and provides lots that are similar or exceed the lots adjacent to the existing neighborhoods, keeping with concept of beautification of the property and its adjoining neighbors.

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:

Signature: Print Name: Chase Hodges Date: 11/16/22

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DESCRIPTION	ON OF V	ARIANCE	/ EXCEPTION RE	QUEST		
Current Zone Class:	SF-1	SF-2	Proposed Zone Class:	MR	SF-2	H.
Describe variance requested:			g "new" interior roadway Act. 3 Sect. 6	but not along '		ərior
Describe special use requested:	,					
Reason for Request: (explain why special exception is sought or why a variance has been requested)	we not would ordinar	have to install conform with e	hborhood areas not having sidewalks along Garwood sisting neighborhooods to with the standard neigh	od, Short or Co that do not con	olorado street oform with the	s. This
			* .		* :	
by the laws of th	e State of Te that I <u>must</u>	xas and Ordinan attend the Plar	of Smithville for approval oces of the City. I understand nning & Zoning meeting and	l and agree that d subsequent Ci	the Petition	fee is nor
OFFICE USE ONLY Fee Amount: P&Z Date: Accepted By:	: 75 [an. 3] Teno	2023 Wskie	Fee Payment: Council Date: Date Submitted:	075 eb.13, 11-11e-2	2023	programmans, mart a vez amb come ven en
Notice sent to	o property ow	ners within 200 fe	et of proposed property			



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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.

Throughout this properties life cycle it has not, nor have adjoining neighborhoods had sidewalks along Garwood, Short and Colorado streets. Therefore, as this is not a standard practice in other areas of the neighborhood we are requesting to not place them on the exterior of the development.

Explain the unnecessary hardship caused by the special condition.

The sidewalks cause undue site modification requirements that are not present in other areas near 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.

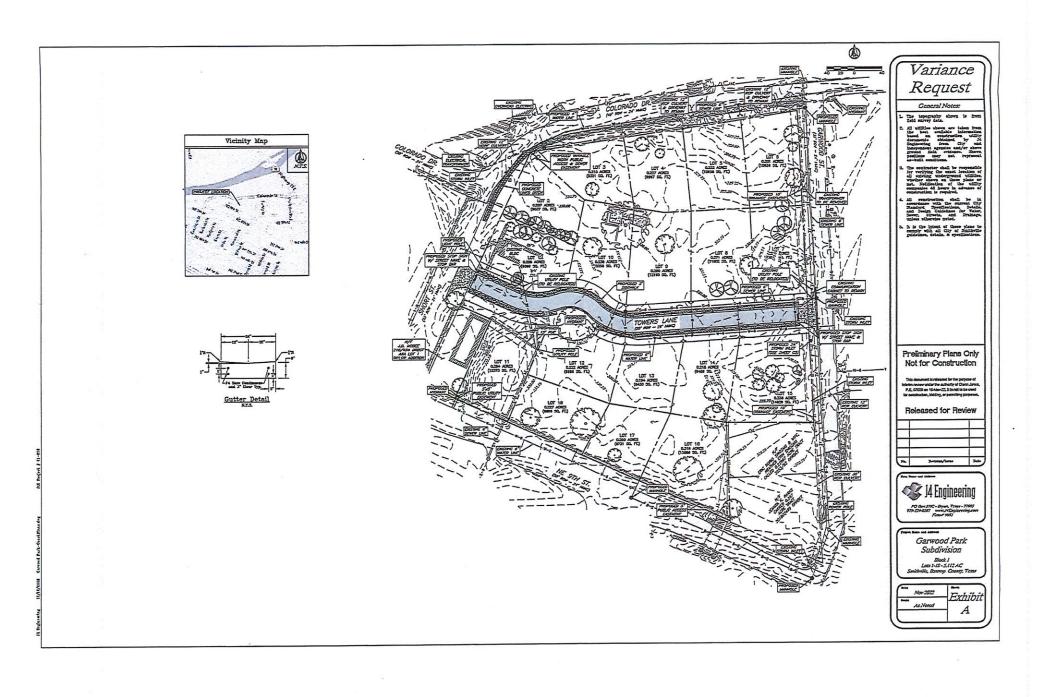
Yes. As sidewalks have not been present along these three roads over the lifespan of this property this will conform and not differ from adjacent neighborhoods streets, nor change the look or feel of the area due to these modifications.

- (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
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- (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

Not placing new sidewalks along the perimeter of the property does not change the look, feel or use of the property as it has been used over its life span. This request would allow our development to conform with adjoining streets and neighbors and not change the look and feel of the area. Not placing the sidewalk along these existing roads does not change the use of the area from its use to date.

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:



CITY OF SMITHVILLE PLANNING & ZONING APPLICATION

APPLICATION	NTYPE		
Zoning Change Request:	☐ Change in Zoning Class ☐ Change in Ordinance ☐ Variance ☐ Special Use Permit ☐ Minor Plat/Subdivision ☐ Other	Number of Requests:	☐ Single ☐ Multiple
PROPERTY	DENTIFICATION		
Street Address	Ramona and 5th Corner Lot	3A	
*** Applicant	must submit an accurate location map and site pl	an for application	to be considered ***
Legal description	Platted Land (please provide subdivision, bloom Unplatted Land (please submit the metes and \$7820 Smithville Townsite	d bounds descripti	
Subdivision Name: Property Tax Code:	8725404 Block Number: 13		t Number: 3A
Property Owner (as listed on Deed):	Brenda Greene Mitchell		Acres 0.258
Property Owner Mailing Address:	1002 Lorrain, Austin, TX	78703	
Owner's Phone No:)wner's Email		m,
Agent's Name (if applicable):	Mitchell Jameson		
Agent's Mailing Address:	PO Box 197, Smithville, T	TX 78957	
Agant's Phone No:	ent's Fmail:		lean)

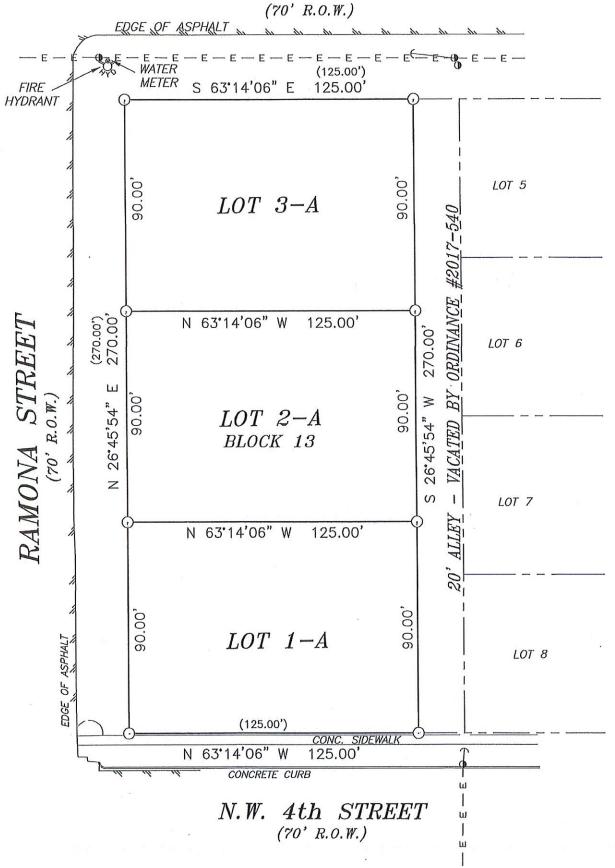
Exercise Proceedings of the feature	shiring drawn director de re	CONTRACTOR CONTRACTOR	intraction description (and the second second section	and the statement of th	duliyları damılırının yarındı enabeliyilir.	yarandutniyaninti	NAMES AND POST OF THE PARTY OF	novement executive
DESCRIPTION	ON C	FVA	RIANCE	/ EXCE	PTION R	EQUES'	T		
Current Zone Class:	SF-1		SF-2	Propo	sed Zone Class	SF-1		SF-2	
	MR		c-1 🔲			MR		C-1 🔲	
	C-2		C-3			C-2		C-3 🔲	
	MHS		MF \square			MHS		MF \square	
	CF		PD 🗆			CF		PD 🗆	
	PD-Z		1 🗆			PD-Z		ı 🗆	
	CBD		PD-Z			CBD		PD-Z	
Describe variance requested:	Ap fro	ply Stan m front p	dard Lot Dimer property line, to	nsion (vs. Al restore 10'	ternate) Minimu of buildable lot	um side yard width (see a	setback ttached	., corner lots, first 65 chart).	5'
Describe special	N/	A	an automorphism in the	<u> </u>					
use requested:									
Reason for Request: (explain why special exception is sought or why a variance has been requested)	Cri BI AI th	eated. esoe tr ternate e Vaca estoring lows th	However, the act compose Dimension sted Alley cre	e zoning of dof Lots setback be ating abut uildable lo	of each abutt 5 - 8 being C eing triggere ting corner lo ot width with use design to	ing corner BD and ou d is an unir ots. Standard L o be built, v	lot is dur lot is ntended	ng corner lots were lifferent, with the SF1. The 25' d consequence of the consequence of the consequence appropriate of the core appropriate	of A
by the laws of the	e State hat I <u>i</u>	of Texa: nust at	s and Ordinand tend the Plan	ces of the (City. I understa	nd and agre ind subsequ	e that ent City	scribed request as positive Petition fee by Council meeting	is no
OFFICE USE ONLY: Fee Amount: P&Z Date: Accepted By:	n.	3 WWW	2023 SCL s within 200 fee	et of propos	Fee Payment: Council Date: Date Submitted	11 11	13,	2023	manus bandua

DIMENSION .	STANDARD	ALTERNATE
Maximum Height	2-1/2 stories	or 35 feet
Minimum front yard setback	25 feet	
Minimum side yard setback, primary building	7-1/2 feet (one story building)	or 10 feet for buildings over one story
Minimum setback of accessory building from front property line	65 feet	
Minimum side yard setback, corner lots, first 65 ft from front property line	15 feet	25 feet when abutting another corner lot
Minimum side yard setback, corner lots, greater than 65 ft from front property line	7-1/2 feet	or 10 feet for buildings over one story
Minimum side yard setback, churches	25 feet	
Minimum side yard setback, accessory building	3 feet	,
Minimum rear yard setback (min. setback is the smaller of the two)	20 feet	or 20% of lot depth
Minimum rear yard setback, accessory buildings	3 feet	
Minimum lot size, residential lots	6,500 sf	
Minimum lot size, religious facilities and country inns	21,000 sf	
Minimum lot size, all other uses	Accommodate setbacks and parking needs	
Minimum lot width	50 feet at front building line	and 35 feet at street
Maximum lot coverage by all buildings on the lot	40% lot area	
Maximum rear yard coverage by accessory buildings	30% rear yard	

CURRENT ALTERNATE DIMENSION SETBACK

VARIANCE STANDARD DIMENSION REQUEST

N.W. 5th STREET





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



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.

Vacated Alley created 2 abutting corner lots with the unintended consequence of triggering alternate lot dimension of 25' side setback vs Standard 15'.

Explain the unnecessary hardship caused by the special condition.

The lot width is materially reduced so that appropriate house design cannot be accommodated.

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 standard 15' side setback for a corner lot allows a house design that fits the lot size and neighboring houses.

- (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. NA - this request is for homeowner building
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:
· · · · · · · · · · · · · · · · · · ·
Signature: Mitchell Jameson, Agent Print Name: Mitchell Jameson, Agent Date: 11/16/2022

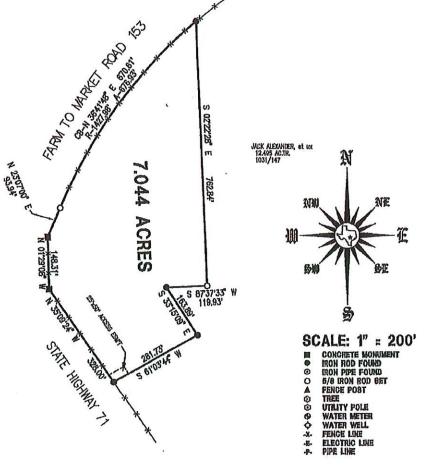
CITY OF SMITHVILLE PLANNING & ZONING APPLICATION

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 II	DENTIFICATION						
Street Address	See attached survey						
*** Applicant	must submit an accurate location map and site pla	ın 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:	-1						
Property Tax Code:	Block Number:	Lo	t Number:				
Property Owner (as listed on Deed):	Smithville Investment, LLC						
Property Owner Mailing Address:	11842 Wilcrest Drive, Houston	, Texas, 77	7031				
Owner's Phone No:)wner's Email: 👤		3.0				
Agent's Name (if applicable):	<u>, , , , , , , , , , , , , , , , , , , </u>						
Agent's Mailing Address:		A					
Agent's Phone No:	Agent's Email:	<u> </u>					

	with the first term	****							
DESCRIPTION	ON (OF VA	RIANCE	/ EXCE	PTION RE	EQUES"	T		
Current Zone Class:	SF-1		SF-2 □	Propos	sed Zone Class:	SF-1		SF-2	
	MR		C-1 🔲			MR		C-1 🔲	
19	C-2		C-3			· C-2		C-3	
	MHS		MF 🗌			MHS		MF 🔲	
	CF		PD			CF		PD 🗀	
	PD-Z	: 🗆	1 🗆			PD-Z		1 📙	
	CBD		PD-Z			CBD	Ц	PD-Z ∐	
Describe variance requested:									
Describe an asial	<u> </u>					de de de			
Describe special use requested:						0			
Reason for	F	V!l allia ar			ith OCD				
Request: (explain why									
special exception									
is sought or why a variance has been									
requested)									
· ·	.								
PETITION									
As Owner/Agent,	I her	eby peti	tion the City o	of Smithvill	e for approval	of the abo	ove des	scribed reques	t as provide
by the laws of the refundable and to	e State	e of Texa	s and Ordinand	es of the (City. I understan	d and agre	e that	the Petition	fee is nor
for my application					ing meeting an	ia subsequ	ent city	y council life c	ting in orde
Sa	dia	ıo Ma	rodia Digi	itally signed b	y Sadique Maredia ' 09:34:43 -06'00'	1	11	116/2022	
Signature: Sa	aiqu	IG IVIC	II GUIA / Dat	e; 2022.11.17	09:34:43 -06'00'	_ Dat	e:	/16/2022	
OFFICE USE ONLY						10-16			
Fee Amount:	0				Fee Payment:	WI)	000	
P&Z Date:	QV	.3.	1023	>	Council Date:	eb.	15,	1013	
Accepted By:	th	Mi	SM		Date Submitted:	11-11	e-2	22	
Notice sent to	prope	rty owner	s within 200 fee	et of propos	ed property				

THOMAS DECROW SURVEY, A-27



Lugo-kmo

FENCES DO NOT REFLECT PROPERTY LINES

The understand does harely carify by the 18th Agency Understate, funding harlyng the analysis for the best part of the same tempt as the ground, as the property described harms, and is carest, and there are redictinguates, corticula, abortupes in crea, handway for condition, errorestments, enviruping all improvements which stilly fines, or reads in plant, exactly an above hereon, and that and property has freedings on a described read way, except as aboves hereon.

DALE I. CLEON MICHAEL D. CLEON REG. NO. 5530
DALE L. CLEON BURVEYING COMPANY DATE DI/29/08

DALE L. OLSON

REGISTERED PROFESSIONAL LAND SURVEYOR
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

SURVEY PLAT

of a 7.044 ACRE TRACT in the THOMAS DECROW SURVEY, A-27 BASTROP COUNTY, TEXAS.

	SOME: 1' = 200.00' DRATISMAN: D. DROOKS DATE: 29 JAN 08			DDOON	UI	DTA	Ar	Applana
4	LOWETSHAY:	D. DROOKS	BROOK HURTA or Assigns					
6	DUE	29 JW 08	DEX-FILE	291-29	CRAER	101608	1	HATHE 1 -0-

DALE L. OLSON

Registered Professional Land Surveyor 711 Water Street Bastrop, TX 78602 Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR A 7.044 ACRE TRACT IN THE THOMAS DECROW SURVEY, BASTROP. COUNTY, TEXAS.

BEING an 7.044 acre tract or parcel of land out of and being a part of the Thomas DeCrow Survey, A-27, in Bastrop County, Texas, and being a part of that certain 92.166 acre tract, described in a deed from Henry Buescher Parish, et ux, to Brook K. Hurta, Leslie Hurta, and Reid Sharp, dated January 28, 1998, recorded in Volume 890, Page 670, Bastrop County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a concrete right-of-way marker found at the intersection of the northeast line of State Highway No. 71 with the east line of Farm to Market Road No. 153, the west or northwest corner of the said 92.166 acre tract, for an

angle comer of this tract.

THENCE with the east line of Farm to Market Road No. 153 and west line of the said 92.166 acre tract, N 01 deg, 29 min. 08 sec. W, 148.31 feet to a concrete right of way marker found; N 23 deg. 07 min. 00 sec. E, 93.94 feet to a 5/8 inch iron rod set at the beginning of a curve to the right for the most northerly

northwest corner of the said 92.166 acre tract and this tract.

THENCE with the southeast line of the Farm to Market Road No. 153 and northwest line of the said 92.166 acre tract along a curve to the right whose radius is 1427.98 feet; whose long chord bears N 36 deg. 41 min. 48 sec. E, 670.61 feet; 676.93 feet along the arc to a 5/8 inch iron rod found at the northwest corner of that certain 12.495 acre tract described in a deed from Brook K. Hurta, et al, to Jack M. Alexander and Sandra L. Alexander recorded in Vol. 1031, Page 147, Bastrop County Deed Records for the northeast corner of this tract.

THENCE crossing said 92.166 acre tract with the west line of the Alexander 12.495 acre tract, S 02 deg, 22 min. 28 sec. E, 762.84 feet to a 5/8 lnch iron rod found; S 87 deg. 37 min. 33 sec. W, 119.93 feet to a 5/8 lnch iron rod found; S 33 deg. 15 min. 09 sec. E, 163.89 feet to a 5/8 lnch iron rod found; S 61 deg. 03 min. 44 sec. W, 281.73 feet to a 5/8 lnch iron rod found in the northeast line of State Highway No. 71 and southwest line of the 92.166 acre tract, the most southerly northwest corner of the Alexander tract for the southwest corner of this tract.

THENCE with the northeast line of State Highway No. 71 and southwest line of the 92.166 acre tract N 35 deg. 09 min. 24 sec. W, 328.00 feet to the

POINT OF BEGINNING containing 7.044 acres of land.

Dale L. Olson

Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson

Reg. Pro. Land Surveyor 5386

©2008 Dale L. Olson Surveying Co.

Order #: 101608

Date Created: 01/30/08

Notices Ran in the Newspaper

The City of Smithville Planning and Zoning Commission will hold a Public Hearing on January 03, 2023 at 6:00 p.m. in the Council Chambers of City Hall located at 317 Main St. Smithville TX for discussion and action on multiple variance request for curb and gutters, street radius, speed limit, continuity, street right of ways and sidewalks for Garwood Park Subdivision, ABS A46 Lomas, L., 5.11 Acres, Parcel ID 49198, 701 NE 9th Street, property owner Machs and Cahoots LLC, Agent Chase Hodges. The City Council will hold a public hearing and Council meeting to discuss and seek action on February 13, 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 December 14, 2022 in the Smithville Times.

The City of Smithville Planning and Zoning Commission will hold a Public Hearing on January 3, 2023 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 a minimum side yard setback for 408 Ramona Street, Parcel ID 8725404, Smithville Townsite, Block 13 Lot 3-A, Acres 0.258 (amended plat of lots 1, 2, 3 & 4 of Block 13), property owner Brenda Greene Mitchell, agent Mitchell Jameson. A recommendation will be given at the City Council meeting by the Planning and Zoning Commission. The City Council will hold a public hearing and Council meeting to discuss and seek action on February 13, 2023, at 6:00 p.m. Please check the City's website for any updates about this meeting.

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The City of Smithville Planning and Zoning Commission will hold a Public Hearing on January 3, 2023 at 6:00 p.m. in the Council Chambers of City Hall located at 317 Main St. Smithville TX for Discussion and Action on zone change from SF-1 (Single Family Dwelling District) to C-3 (Highway Commercial District) for parcel ID 113099, A27 Decrow, Thomas, Acres 7.044, property owner Smithville Investment LLC, Agent Sadique Maredia. A recommendation will be given at the City Council meeting by the Planning and Zoning Commission. The City Council will hold a public hearing and Council meeting to discuss and seek action on February 13, 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 – December 14, 2022 in the Smithville Times.

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

12/13/2022

Dear Property Owner/Current Resident,

Your address is within 200' 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 January 3, 2023 at 6:00 p.m. in the Council Chambers located at 317 Main Street, Smithville, TX for:

Discussion and Action on zone change from SF-1 (Single Family Dwelling District) to C-3 (Highway Commercial District) for parcel ID 113099, A27 Decrow, Thomas, Acres 7.044, property owner Smithville Investment LLC, Agent Sadique Maredia.

The Commission will hear all citizens' concerns for or against the Zone Change. A recommendation will be given at the City Council meeting by the Planning and Zoning Commission. The City Council will hold a public hearing and Council meeting to discuss and seek action on February 13, 2023, at 6:00 p.m. Please check the city website for any updates about this meeting.

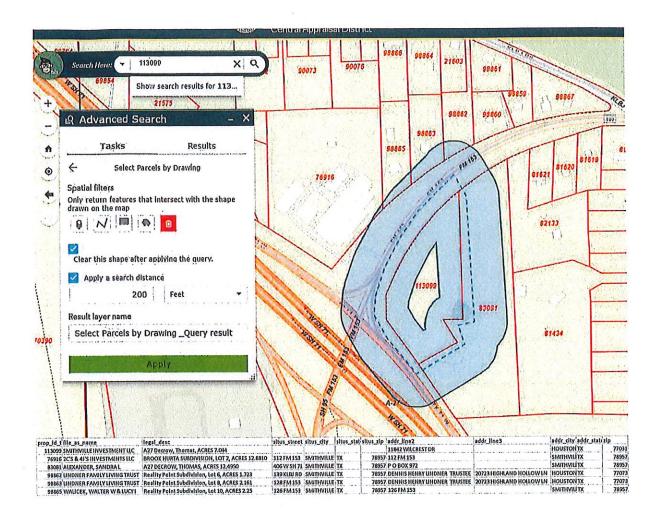
Please follow us on our YouTube Page:

(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, Garett Gutierrez & Monica Poss.



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



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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 February 13, 2023, at 6:00 p.m. Please check the city website for any updates about this meeting.

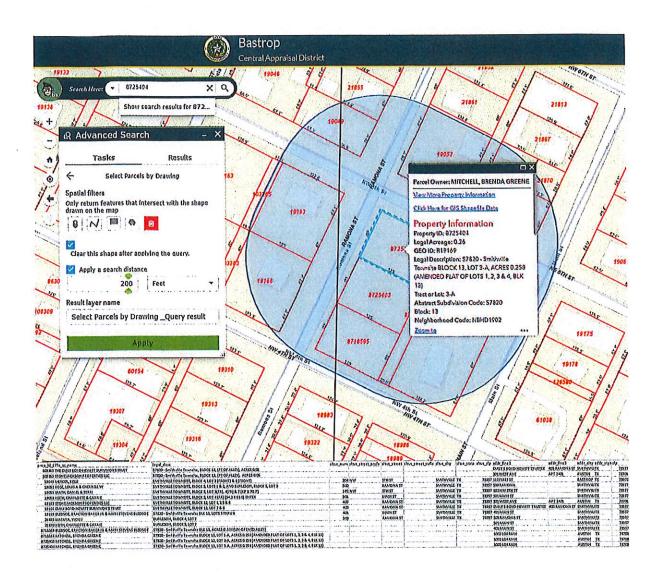
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Planning and Zoning Commission: Brian Riewe, Caroline Noya, Nancy Catherman, Garett Gutierrez & Monica Poss.



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



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Discussion and Action on multiple variance request for curb and gutters, street radius, speed limit, continuity, street right of ways and sidewalks for Garwood Park Subdivision, ABS A46 Lomas, L., 5.11 Acres, Parcel ID 49198, 701 NE 9th Street, property owner Machs and Cahoots LLC, Agent Chase Hodges.

The Commission will hear all citizens' concerns for or against the multiple variance request. A recommendation will be given at the City Council meeting by the Planning and Zoning Commission. The City Council will hold a public hearing and Council meeting to discuss and seek action on February 13, 2023, at 6:00 p.m. Please check the city website for any updates about this meeting.

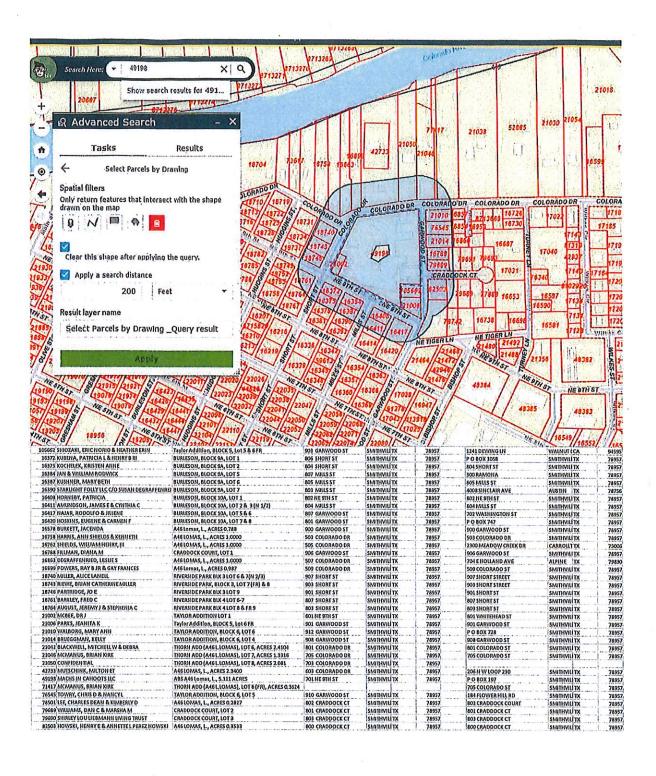
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Tracie Dzenowski

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



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	DENTIFICATION						
Street Address							
. *** Applicant	must submit an accurate location map and site	e plan for application	to be considered ***				
Legal description	Platted Land (please provide subdivision, Unplatted Land (please submit the metes	and bounds descripti	on from deed)				
Subdivision Name:	A27 Decrow, Thomas	Acres U	8.094				
Property Tax Code:	70936 Block Number:	Lo	t Number:				
Property Owner (as listed on Deed):	Jesco Construction.						
Property Owner Mailing Address:	P.O. Box 17066 A	tustin Tx					
Owner's Phone No:	Owner's Email:	-					
Agent's Name (if applicable):	Glenn Synnott						
Agent's Mailing Address:	Same as above						
Agent's Phone No:	gent's Email: _	same as a	ilouve				

to an Autoritation of the Control of				I Charles and the same of the
DESCRIPTION	ON OF VARIANCE	/ EXCEPTION RE		
Current Zone Class:	SF-1 SF-2 MR C-1 C-2 C-3 MHS MF CF PD PD-Z I CBD PD-Z	Proposed Zone Class:	SF-1 SF-2 MR C-1 C-2 C-3 MHS MF CF PD PD-Z I CBD PD-Z	
Describe variance requested:				
Describe special use requested:				
Reason for Request: (explain why special exception is sought or why a variance has beer requested)	a	eliminary) In	dustrial Par	<u></u>
by the laws of the refundable and the for my application	I hereby petition the City ne State of Texas and Ordinar that I must attend the Plan to be considered for approva	nces of the City. I understan nning & Zoning meeting an al.	d and agree that the Petit	ion fee is no meeting in ord
OFFICE USE ONLY Fee Amount: P&Z Date:	15 - 10 - 10 - 10 - 10 - 10 - 10 - 10 - 10 -	Fee Payment: Council Date: Date Submitted	675 February 13,2 1-9-2023	073

1 1 Han cont to proporty 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.CLSMITHVILLE.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, this configuration is for the intent of providing developed land for various types of land use, including industrial, commercial and hospitality.

Explain the special condition affecting the property.

The land in this subdivision, will accommodate several uses, including industrial, commercial and hospitality. As such, it is necessary to use larger lots for this type of use. These uses require larger footprints and deeper lots than that required for residential uses.

Explain the unnecessary hardship caused by the special condition.

The requirement of a maximum depth of 300 Feet for a block width will not allow some uses including some of the big box type stores, or industrial uses that sometimes require 600 to 700 feet in depth.

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, this development is a mixed use development and will have a varying size of lots and building sizes. With this type of development and configuration, and in order to provide for an esthetically pleasing final product it is necessary to receive this variance.

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;
- (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.

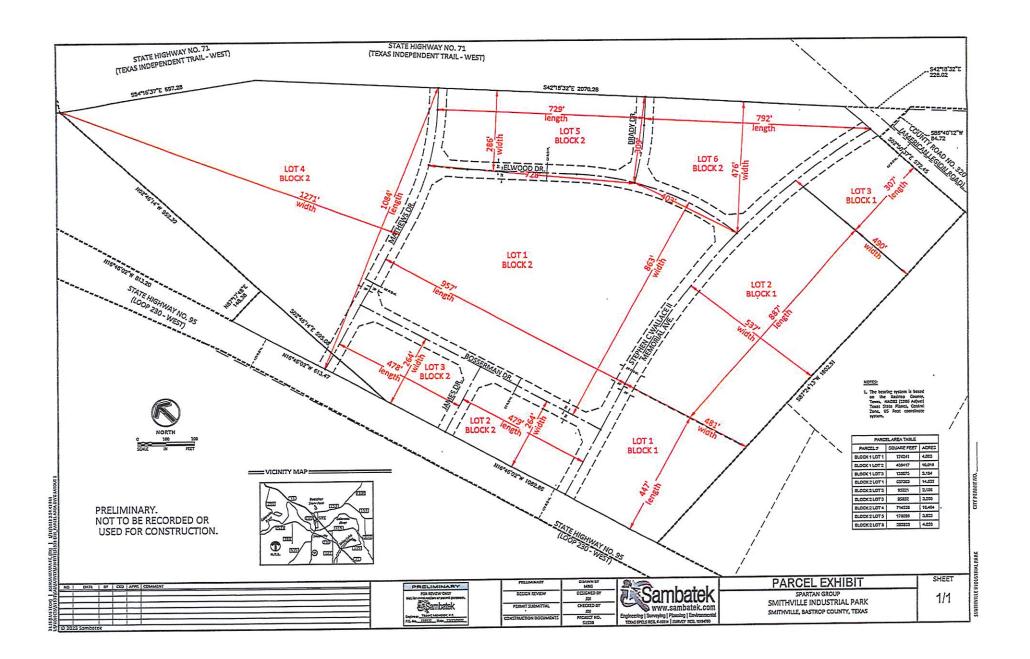
The unique nature of this development with the intent of larger users, with industrial, commercial and hospitably oriented business cannot be accommodated within the requirements of the current City of Smithville ordinances. Some of the users will require close coordination of local traffic on a contiguous lot or tract. If this land was to be used for residential, compliance would be met, but not for the intended use of this site. The development market is the driving factor for this configuration, as there are two potential users that will be building in phase I of the development, with aggressive construction schedules.

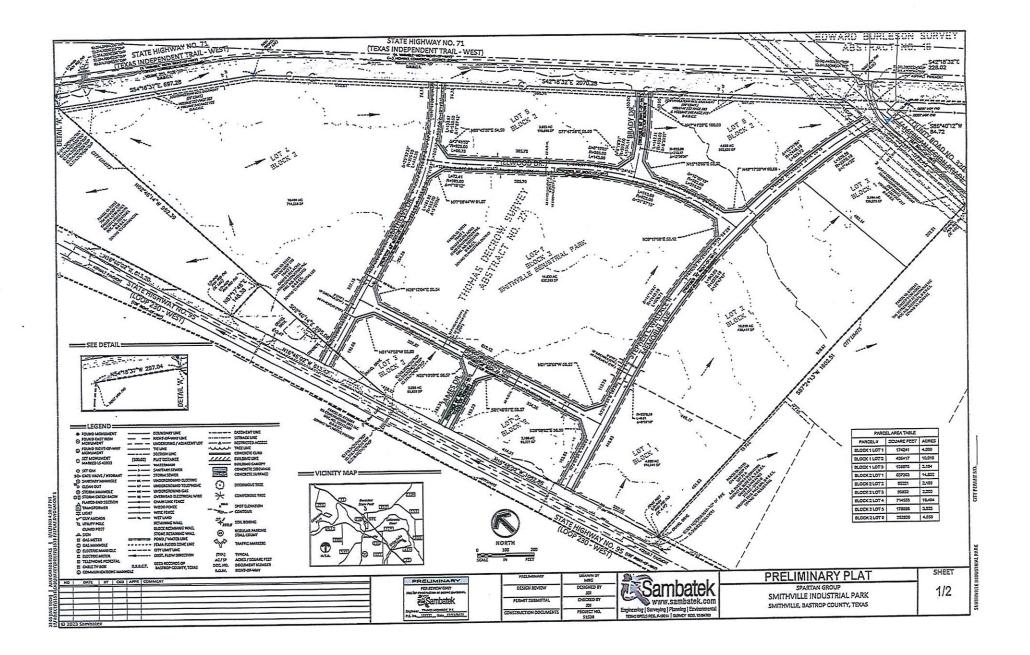
By checking this box, I affirm that granting this variance will not negatively affect land involved, existing uses of land in the vicinity, the number of persons who will reside or work in the area, and the probable effect of such variance upon traffic conditions and upon the public health, safety, and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

Other Comments:

We thank you for the your consideration with this request, and we will be present to answer questions at the P & Z meeting and city council meeting

rint Name: Anthon





SCCHANGE at a 1/2-but less rod found for the north corner of said Tract 1, same being the southwast right-advery less of laste Highway Ne. 72 laise base on Trees Independent Tacil 1 workship which in Hybrad-landy from which a Texas Operament of Tracing-partials in Measurement (aunof (DEOT) bears North 34 degrees 14 minutes 54 seconds West, a distance of 297-50 feet, not from which a 27-50 feet in the 27-50 feet.

THENCE with the southwest right-ol-way line of said State Highway No. 72, the following two

South 42 degrees 18 pointers 32 seconds East, a Chitance of 2070.18 feet to a point for corner, from which a \$1007 Monument, Found, in the west eight-of-way line of Corner, Book Fra. 200 (10 feet wide eight-ol-way) base South 6 degrees 20 minutes CS seconds West, a Chitance of 0.35 feet, and From which a \$1007 Monument listed, bears 200th 42 degrees 0.00 minutes \$6 seconds East, a defense of \$202 feet.

Thichest South ET degrees 50 minutes 37 seasons that, learning the savehnest right-of-way line of sald State Highway No. 71, with the west off-sale-way line of sald County Read No. 251. a distance of 272.55 for the 2 sale in the 10 minutes LT may not save the 10 minutes and 172.55 for the 2 sale in the 10 minutes LT may not save the 10 minutes LT may not sale to the 10 minutes and 172.55 for the 10 minutes 10 minut

TRIGHT Clash IP degrees 2 is minuted 22 accounts Wind, tender, the west of (Mind-new Bin of and Chonny) Tender (M. 1), Easting the modernic convert of all of 250 are tracted in them being the anotherist convert of all of 250 are tracted in them to being the anotherist convert of all of 250 are tracted in the man find being considerable and the second of the second

DISINCL Starts 16 degrees 46 minutes 302 scoones Week, continuing while the cent ribberd-may fore of said Clase Highway Res. 32, a distance of CLLO fact to the north-set connect of last Treet.

2, same label; the insulments uniter of a cone; a contract to the cone; a co

THEMCE Worth S7 degrees 27 minutes 43 seconds East, leaving the east Habi-of-way line of said Saste NGPWay No. 53, with the south line of said 6.5700 zero used of land, a distance of 148.25 least to a 1,5-hock line no of leand at the southwast center of said 6.5700 acre state of land;

THENCE Month DZ degrees 46 minutes 14 seconds West, with the east line of said 6.5730 acre lead of Band, a distance of 952.37 Jent to the FERRY OF SECONDARD, containing 63.107 acres of

	ACCEPTED:
TOR	DATE
SER	DATE
	DATE
	DATE
	-

CITY MANAGER, CITY OF SMITHVILLE DATE

==NOTES=

All driveway in this subdivision must be constructed to facilistic drainage along the right-of-way.
The developer and/or property owner shall be responsible for the installation and ministratoric or
driveways in accordance with basterp County specifications, which may induce devert sipe
installation. A permit must be obtained from basterp County side to the creation of a driveway.

- Property in this subdivition shall be developed in accordance with all applicable federal, state, and local regulations including, but not limited for Eastern Country 5-54 addressing automount, disversification, development, listofpian and devalue armorp failing, neurally permits are obtained and issuest through Satings Country Development Sandard Experiment.
- 2. No lot in this subdivision shall be occupied until connected to the approved water distribution
- 4. No en-cite water well may be pieced whole. 207 [SET transcript an en-cite survive disposal bree, nor can are on-cite sworter disposal and the best pieced and the pieced and en-cite sworter disposal and en-cite sworter are only an en-cite sworter and en-cite sworter well in citized end en-cite sworter wells in citized end enter through the entire sworter wells in citized end enter through the enter system.
- 5. Individual on-site sewage facility designs must be submitted for approval for each lot and built to Tests Committion on unwicomental quality [TECQ] rules and the requirements of the Eastron County order for en-cite excess Dudlitus operator to occupation of the Design.
- 6. It is understood dat on a powel of the joint by the Consciousness form of Batton County, Text, it is understood that one as a bifuse, noberts, items, reads and when pools, the three consciousness of the consciousness of the same readfor developer of the trace of land covered by the joint, land inventals the responsibility of the owner analysis developer of the trace of land covered by the joint, is noncontene with base and specifications restrictived by the batter, and the constitution of the constitution of the land of the constitution of the land of the la
- 7. Upon approval of this plot by the Commissioners Court for Bling and subsequent acceptance of mahaceance of streets by Bastero County, it is understood that placement of any and all setsific control devices require placeage such as street sames, proof elects, top Garry, yield along a fact that the test responsibility of the developer under the direction of the Commissioners Courts and/or
- 6. Neither approval of a subcitcion plat by the finance County Commissioners Court, nor the filing/recording of an approval and subcitcion plat to continue acceptance by Bastrey County of any decization of the recordance recorded on the plat. Only the bastrey County of any decization of the recordance court, and the county read-plate on the Bastrey County of the Bastrey County and the plate of the Bastrey County of County from the County read-plate of the Bastrey County from County for September colors. On the Bastrey County for September colors county and the Bastrey County for September colors county and the Bastrey County for September County for
- 5. This subdivision lies within the city limits of the City of Smithville, Texas.
- This survey was prepared utilizing Title Commitment GF No. 202201480 by First American Title Insurance Company.
- The bending system is based on the Bastrop County, Texas, NADIO (1986 Adjuyt) Texas State Planes, Central Zane, US Feet coordinate system.
- 12. The vertical datum is based on NAVDSO.
 - DEVICEMENT IS:

 TAT ONE IN CONCRETE, 2350° South from the Intersection of Service road of Liwy, 71 and Co.Rd. 320.

 Elevation = 313.72.
- 13. The field work was completed on 12/07/2012.
- 14. Bastrop County, Texas, Property Identification Number: 70335
- 25. The gross area of the subject property in 2,010,210 Sq. Pt. or £3,107 Acres.
- No parties of this property Drs within the 100 year Flood Nazard Area as Identified by the Flood Insurance Rate Map, Panel No. 4602100355 effective date: January 19, 2006, Community Number 481273.
- Proposed uses for this development shall comply with the allowable uses for industrial zoning as specified in the Gry of Smithville codes and ordinances.
- Proposed roadway width to be per City of Smithwile codes and ordinances for a major collector roadway.
- 20. Width of grading for this development shall conform to the standards set forth by the day for Major Calestor and Collector roadways. Proposed pavement and surfacing for this development to meet the mislorum standards set fairs by the Grad and for set detailed by the greaterisal report.
- Deed estrictions and/or private coverant documents will be prepared and submitted for approval
 upon submitted of the Final Flat.

==NOTES==

- CINCO Leaf and the shall have a maximum grade of the [3] percent for a maximum continuous chance of new hundred [300] feet. All streets must have a relation grade of at least one-half (1/2) percent plant and the shall continue the shall cont
- 23. MCC Arterials shall have a ten (LI) inch compacted base constructed of crushed stone. Collector streets shall have a safe (1) inch compacted base of crushed stone, and fined interest shall have a sin (i) inch compacted base of crushed stone, and fined interest shall have been in (i) in term 11 of it is the m11 of it is how cruent laws a lightly one Synthesis channel deperiments of Flores and Order Construction. Growt shall meet the standards specificated by the Dulking housecent. All steets bases shall be constructed on a subpact suppressed by the Dulking housecent. All steets bases shall be constructed in the building suppress of by the Dulking housecent shall be suppressed to be only closurers. Livest bases shall be approved by the Building toppecter believe a series occurred in sportial.

Street Type:	Might-of-Ways	Pavement:	Curb & Gutter Required	
Major Collectors	Width 70 feet	Width 40 feet	Yes	
Collector	Width 60 feet	Wicth 30 feet	Yes	

- 25. SURFACE Surfacing of all streets that be mandatory, and must be completed and inspected by the Building bispector beliefs streets are steeped for maintenance of the Building bispector beliefs streets are steeped for maintenance of the suppliance control to the street of surface course to be used that the designated by the building suppliance control to the suppliance course to be used that the street control to the suppliance course to be used that the street control to the suppliance course to be used that the street control to the suppliance course to be used that the street control to the suppliance course to be used that the street control to the suppliance course to be used that the street control to the suppliance course to be used that the street control to the suppliance course to be used that the street control to the suppliance course to be used that the street control to the suppliance course to be used that the street control to the suppliance course to be used that the street control to the suppliance course to be used that the street control to the suppliance course to be used that the street control to the suppliance course to be used that the street control to the suppliance course to be used that the street control to the suppliance course to be used that the street control to the suppliance course to be used that the street control to the suppliance course to be used that the street control to the suppliance course to be used that the street control to the suppliance course to be used that the street control to the suppliance course to be used that the street control to the street course to the street control to the street course the street course to the street course to the street course the street course to the street course
- 26. INTERSECTIONS: Arterials shall have a reloture radius of the centrative of one through, place handlers lass (3,310) last collateur streets shall have a reloture madus as the centrative of since honories displace (500) last collateur shall have a reloture madus as the centrative of the honories of the place of the centrative of the reloture of the place of the centrative of the reloture of the place of the relocation of the centrative of the relocation of the relocation
- 27. ALLIYE, Alleys or leading cowris shall be provided in business blacks. Where slieps are required in relaterable blocks, the width of such alleys is optional, but in no case many the width of such as alley be less than however (20) feet. All deeps abile to brought on an established gives approved by the building inspectors analysis City administrations and based with all (3) inclus or compared road grand. Institute cower is to provided with full development.
- B. BLOCK in present, intersecting three contents of the most contents of the present intersection of the inter
- minures puvo, res, setting never y automatics, retrouvers and requirement.

 A. CARLA AND CHITTICH chain and quies which he registed the be construented on all streets and senence.

 Aboth cen's set year which he constructed at each carmer back to which can's and quater is for the property of the contract and the constructed area and all lay interesticated. All cen's and greater and all by down cards shall be constructed as exemptions which he plasts and specifications on file in the efficie of the building heavester and shall be constructed to exemption of love (4) boths and extending at least 6 which (7) health (8) be said of the cards. All concrete stard shall be constructed as as now specified by the feats (relywork (7) because it is the cards. All concrete stard shall be can as now specified by the feats (relywork (7) because it is the cards. All concrete stard shall be can as now specified by the feats relywork or comment, reserved. All concrete stard shall be can as now specified by the feats relywork or comment, and the card of the cards and the card of the cards.

 All concrete stard shall be constructed to the card of the cards and card of the c
- 30. IDCWALC: Slowwitz abuting buthers property shall have a minimum width of ten [11] fact. Pathonys, the arch between order and the righted-way line, that the executed or Iffect to a grade parallel with the integlization street years, and the promotine deserblant the right-desiry first half east more than two [1] (e.e., nor less than these [3]) schoe above the develope of the video of the adjacent cont. Inclined value of a which has risks than ordered parallel with the develope of the control of the control
- 31. CRANAGE DITCHES: Defere the approval of the final plat, the developer and/or owner of the

 - a. Endose all enhance open deshape disches in concrete or corrupted metal structures of such ale as will adequately earner the studdelish and adjusted dischape area; or b. Alaba an extraord respons that the Cort Spectracy of adjusted funds to perform such work upon the understanding that such work will be done by their highlic deven (13) months following the appropried of the field plan, or the City will be substanted to will as discharged.
 - c. Furnish a bond to the Chyl Gerctory, payable to the Chyl is an amount sufficient to perform such work as determined by the Chyl failifing intepector, conditioned that he will have the work does according to specifications within cleven [13] months following the approval of the final pict.
- The conceptus.

 32. Critical SEANC CARE DELETE: Starm severs shall be provided and curb inlets located as to properly defined all streets and intersections. Solidizent curb interstability shall be provided so as to limit the provided of water filew on present streets to the invited (SEG) less. The elite and location of all several and cost inlets shall be approved by the City Building inspector and/or the City.

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CHECKED IN

DIOW ALL MON BY THESE FREEDITE, THAT INCO CONSTITUCTION, INC., ACTING THROUGH THE THAT INCO OF LAND CUT OF THE THOMAS ELECTION SUBVEY, ASSUMED A SACRIDO COUNTY, TEXTS, OF A ETHOMAS ELECTION SUBVEY, ASSUMED THE THOMAS ELECTION SUBVEY, ASSUMED THE THROUGH SUBVEY ASSUMED THE THROUGH SUBVEY ASSUMED THE THROUGH SUBVEY ASSUMED THE THROUGH SUBVEY ASSUMED THROUGH SUBVEY ASSUMED THROUGH THE THROUGH SUBVEY ASSUMED THROUGH THROUGH SUBVEY ASSUMED THROUGH THROUGH SUBVEY ASSUMED THROUGH THROUGH

WITNESS MY HAND THIS ____

MANAGING MEMBER

STATE OF TEXAS COUNTY OF BASTROP

SUBSCRIBED TO THE FORECOME OPTIMES MAY POSSIBLY APPEARSON WHOSE NAME IS SUBSCRIBED TO THE FORECOME OPTIMEMENT AND ACCOMPANIES OF THE FORE OF THE FURNISHE AND ACCOMPANIES OF THE FURNISH AND CONSIDERATION THEREOF DESCRIPT

CONTRIBUTED METHAND AND STAL OF OFFICE THIS THE __ DAY OF_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY / DIPURES

I, KRISTA BARTSON, CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEMA, DO HEREBY CERTIFY THAT ON THE DAY OF 2022, THE COMMISSIONING COUNT OF BASTROP COUNTY, TEMAS, PASSED AN GROUN AUTHORYST THE FUND FOR BECAUSE OF BEING PART AND THAT SAID ORDER HAS ELEN ENTERED BYTO THE MINUTES OF SAID COUNT.

DEPUTY

STATE OF TOTALS COUNTY OF BASTROP

L ENSIA BARTICAL CLERK OF THE COUNTY COURT OF BATTACH COUNTY, TEXAL, DO HORSEY CHTIPY THAT ON THE DAY OF DAY OF JUST THE COMMISSIONISE COURT OF NOTINGH COUNTY, TEXAL, PACEDS AN ORDER ANYTHORSEY THE FRANCE FOR RECORD OF THE PACE AND THAT SAID ORDER HAS SECRE CHTESTO DATO THE MINUTES OF SAID COURT.

UTILITY SERVICE PROVIDERS:

WATER SERVICE IS PROVIDED BY: CITY OF SMITHWILE
WASTEWATER SERVICE IS PROVIDED BY: BLUEBONKE I ELECTRIC COOPERATIVE
BLECTRIC SERVICE IS PROVIDED BY: BLUEBONKE I ELECTRIC COOPERATIVE

L LONDON E. RYCH, OO HEACHY CEXTRY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCUMENT ON-THE CRINER MORNIMENTS. SHOWN WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERISON, IN ACCORDANCE WITH THE SUPERIOR REGULATIONS OF BEATERS COUNTY, TEXAS.

LONDON EL RYON
REGISTRATION HO. ELIZ
21355 NOEL ERODA, SUITE 1200
DALLAC, TEAS, 75240

PRELIMINARY NO DATE BY CKD APPR COM FOR REVIEW CHEY Sambatek

PERMIT SHEMITTAL

Sambatek www.sambatek.com Engineering | Surveying | Planning | Environment TEXASTRES REG. F-12014 | SURVEY REG. 10104740

PRELIMINARY PLAT SPARTAN GROUP SMITHVILLE INDUSTRIAL PARK SMITHVILLE, BASTROP COUNTY, TEXAS

2/2

SHEET

NUMBERS | 1/11/1613 4-24-27 FM

Preliminary Plat Submittal Requirements / Checklist

	7000	ltem Description —		Complies						
ec	Para	#	No control of the last	Desc	ription			YES	NO	
	1.1	1	GENERALLY: Unless otherwise approved by the administration, provisions must be made for the extension of arterials; collector streets shall be provided for circulation of traffic through the subdivision; and adequate local streets provided to accommodate the subdivision.							
	1.2	2	ALIGNMENT: All arterial existing streets, unless vi consideration of recomn Curvilinear streets shall i	ariations are deeme nendations by the Bi	d advisable by the a uilding inspector an	dministration after d/or administration,		YES	Alexander Alexander	
	1.3	3	GRADES: Arterials shall have a maximum grade of five (5) percent for a maximum continuous distance of two hundred (200) feet. All streets must have a minimum grade of at least one-half (1/2) of one (1) percent. Centerline grade changes with an algebraic difference of more than two (2) percent shall be connected with vertical curves of sufficient length to provide a minimum of six hundred (600) feet sight distance on arterials and four hundred (400) feet sight distance on collector streets and local streets. All vertical curves must be of such length so as to provide comfortable flow of traffic. Wherever a cross slope is necessary or desirable from one curb to the opposite curb, such cross slopes shall not be less than one-tenth (0.1) inch in one (1) foot nor more than one-half (1/2) inch in one (1) foot.						-	
Section 1 - Streets	1,4	BASE: Arterials shall have a ten (10) inch compacted base constructed of crushed stone. Collector streets shall have a six (6) Inch compacted base of crushed stone, and local streets shall have a six (6) inch compacted base of crushed stone or gravel. All crushed stone must meet standards established in Item 215 of the current Texas Highway Department Standard Specifications for Road and Bridge Construction. Gravel shall meet the standards specified by the Building Inspector. All street bases shall be constructed on a subgrade approved by the Building Inspector before base material is placed. Standard methods of compaction of base shall be used, and base material shall be applied and compacted in two (2) courses. Street bases shall be approved by the Building Inspector before a surface course is applied.				YES				
			WIDTHS: Street widths	shall be consistent	with Table 1 below.	•		and the second self-determined to be a second to the secon		
				TAB SUBDIVISION STR	LE 1	963				
			STREET TYPE	R-O-W WIDTH	PAVEMENT WIDŢH1	CURB AND GUTTER REQUIRED ²				
		28630297	Divided Highway (4	200'	2 x 48	Nò		YES		
	1.5	5	Highway, 4-Lane	150'	80'	No		143		
			Arterial	90'	64'	Yes				
			Major collector	70'	40'	Yes				
			Collector	60'	30'	Yes				
				Local	60'	26 ¹	Yes	1	1	

Preliminary Plat Submittal Requirements / Checklist

VIII V	TO DIE	Item	Militatives Attention, Intilimitati poosigi otentagico i oosaan	Complies	
Sec	Para	#	Description	YES	NO
	1.6		SURFACE: Surfacing of all streets shall be mandatory, and must be completed and inspected by the Building Inspector before streets are accepted for maintenance by the City. The minimum acceptable surface for arterials is two (2) inches of rock asphalt or hot mix asphaltic concrete, either hot or cold lay; for collector streets and residential streets one one-half (1 ½) inch of rock asphalt or hot mix asphaltic concrete. The type of surface course to be used shall be designated by the Building Inspector. All street construction shall be performed by a bonded contractor who has filed a faithful performance bond for the City.	YES	
	1.7	7	INTERSECTIONS: Arterials shall have a minimum radius of the centerline of one thousand, nine hundred ten (1,910) feet; collector streets shall have a minimum radius at the centerline of nine hundred fifty-five (955) feet; local streets shall have a minimum radius at the centerline of five hundred (500) feet, unless in special circumstances the commission approves a local street with a smaller minimum radius.	YES	- Accountance of the
Section 1 - Streets	1.8	8	CONTINUITY: The system of streets designated for the subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivisions; and where other than adjacent connections are platted, must in general be reasonable projection of streets in the nearest subdivided tracts, and must be contained to the boundaries of the tract subdivided, so that other subdivisions may connect therewith. Reserve strips of land controlling access to or egress from other property or to or from any street or alley or having the effect of restricting or damaging the adjoining property for subdivision purposes or which will not be taxable or accessible for special improvements shall not be permitted in any subdivision unless such reserve strips are conveyed to the City in fee simple.	YES	
	1.9	9	DEAD ENDS: Dead ends courts or places may be permitted where the form or contour of the land makes it difficult to plat with connecting streets; however, except in unusual cases, no dead end streets will be approved unless such dead end streets are provided to connect with future streets in adjacent land. Such courts or places shall provide proper access to all lots and shall generally not exceed four hundred (400) feet in length and a turn around shall be provided at the closed end, with an outside radius or at least sixty (60) feet to the face of the curb and minimum radius of seventy (70) feet to the property line.	YES	
Section - 2	N/A	10	STREET POSTS AND MARKERS: The City shall pay the cost of purchasing and installing street posts and markers at each street intersection.	YES	
Section - 3	N/A	11	ALLEYS: Alleys or loading courts shall be provided in business blocks. Alleys need not be provided in residential blocks unless they are specifically required by the commission. Where alleys are required in residential blocks, the width of such alleys is optional, but in no case may the width of such an alley be less than twenty (20) feet. All alleys shall be brought to an established grade approved by the Building Inspector and/or City administration, and based with six (6) inches or compacted road gravel.	YES	,

Preliminary Plat Submittal Requirements / Checklist

	ALC: N	Item	Ordinance, Article 3, "Minimum Design Standards", Sections 1-7 - The preliminary plat shall show, contain, or be accompanied		plies
Sec	Para	#	Description	YES	NO
Section - 4	N/A	12	BLOCKS: In general, Intersecting streets, determining block lengths, shall be provided at such intervals as to serve cross traffic adequately, and to meet existing streets or customary subdivision practices in the neighborhood. Where no existing plats control, the blocks shall be not more than six hundred (600) feet in length nor less than three hundred (300) feet in length except in unusual cases. In an unusual case where a block is allowed to be more than six hundred (600) feet long a connecting sidewalk four (4) feet wide and located on a four (4) foot dedicated easement may be required across the middle portion of such block for pedestrian use. Block widths shall not exceed three hundred (300) feet nor be less than two hundred forty (240) feet, except in unusual cases. Will Require Variance Request For Block Width > 300 feet:		X Block width > 300'
Section - 5	N/A	13	CURB AND GUTTER: Curb and gutter shall be required to be constructed on all streets and avenues. Radial curb and gutter shall be constructed at each corner block to which curb and gutter is constructed. Lay down curbs shall be constructed across all alley intersections. All curb and gutter and all lay down curbs shall be constructed in accordance with the plans and specifications on file in the office of the Building Inspector and shall be constructed upon a compact base of minimum depth of four (4) inches and extending at least 6 inches (6") behind the back of the curb. All concrete used shall be Class B as now specified by the Texas Highway Department, Item 403.8. Valley gutters are required and shall be paved with concrete meeting Texas Highway Department Specifications for Class A concrete. All materials shall meet the specifications of the City.	YES	
Section - 6	N/A	14	SIDEWALKS: Generally, residential sidewalks shall be required on both sides of the street; shall not be less than four (4) feet in width, parallel to and not more than two (2) feet above or below the adjacent curb grade; and shall be located one (1) foot inside the dedicated street line and situated wholly within the dedicated street. Sidewalks abutting business property shall have a minimum width of ten (10) feet. Parkways, the area between curbs and the right-of-way line, shall be excavated or filled to a grade parallel with the longitudinal street grade, and the ground elevation at the right-of-way line shall be not more than two (2) feet, nor less than three (3) inches above the elevation of the top of the adjacent curb. Landing walks of a width not less than eighteen (18) inches may be installed abutting the rear of the curb.	YES	
Section - 7	7.1	15	DRAINAGE REQUIRED: Structures for drainage shall be constructed in such locations and of such size to adequately serve the subdivision and the contributing drainage area.	YES	

Preliminary Plat Submittal Requirements / Checklist

X (S) SS	Per Subdivision Ordinance, Article 3, "Minimum Design Standards", Sections 1-7 The preliminary placement of Sectio		Com	plies	
Sec	Para	#	Description	YES	NO
Section - 7	7.2	16	DRAINAGE DITCHES: Before the approval of the final plat, the developer and/or owner of the subdivision shall: a. Enclose all existing open drainage ditches in concrete or corrugated metal structures of such size as will adequately serve the subdivision and adjacent drainage area; or b. Make an escrow deposit with the City Secretary of sufficient funds to perform such work upon the understanding that such work will be done by him within eleven (11) months following the approval of the final plat, or the City will be authorized to use said escrow deposit to perform work; or c. Furnish a bond to the City Secretary, payable to the City in an amount sufficient to perform such work as determined by the City Building Inspector, conditioned that he will have the work done according to specifications within eleven (11) months following the approval of the final plat.	YES	
	7.3	17	STORM SEWERS AND CURB INLETS: Storm sewers shall be provided and curb inlets located as to properly drain all streets and intersections. Sufficient curb inlets shall be provided so as to limit the maximum length of water flow on paved streets to five hundred (500) feet. The size and location of all sewers and curb inlets shall be approved by the City Building Inspector and/or the City administration.	YES	

Administrative Approvals:	DENIED:	ACCEPTED:
Jack Pax		1/9/23
Jack Page - Building Inspector		Date:
Robert Tamble		1/9/23
Robert Tamble - City Manager		Date:

Preliminary Plat Submittal Requirements / Checklist

Per Chapter 10 of Subdivision Ordinance, Article 2, Section 2.1, 2.2, and 2.3 - The preliminary plat shall show, contain, or be accompanied by the following:

	er Chapi	ltem	o of Subdivision Ordinance, Article 2, Section 2.1, 2.2, and 2.3 - The preliminary plat shall show, contain, or be accompani		S
Sec	Para	#	Description	YES	ИО
Section 2.1 - Submission	N/A	1	The subdivider shall submit five (5) prints of a preliminary plat of any proposed subdivision to the City Secretary for review by the City Manager and the City Building Official and for transmission to the planning and zoning commission for their approval before the preparation of the final plat for record.	YES	
Section		2	The preliminary plat shall be prepared by a registered professional engineer or registered public surveyor, shall bear his seal, and shall be drawn to a scale of one hundred (100) feet to the inch.	YES	
	а	3	The names of the owner and/or subdivider, the registered engineer, or the licensed state land surveyor responsible for the survey or design of the plat.	YES	
	b	4	The proposed name of the subdivision, which shall not be so similar to that of an existing subdivision as to cause confusion, and names of adjacent subdivisions.	YES	
ıts		5	Location of boundary lines and width and location of platted streets and alleys within, or adjacent to, the property for a distance of five hundred (500) feet;	YES	
	С	6	Physical features of the property, including location of watercourses, ravines, bridges, culverts, present structures and other features pertinent to subdivision; and location of any existing utilities with size of sewer and water mains.	YES	
		7	The outline of wooded areas and the location of important individual trees is required.	YES	
		8	Topographical Information with contour lines at two (2) foot intervals or closer shall be shown. Such information may be presented by separate plat filed with the subdivision plat if an overlay is also provided.	YES	
Conte	Conte		The acreage of the property is to be indicated.	YES	
Section 2.2 - Contents	d	10	The flow of drainage with arrows sufficient to show predicted path. An explanation and depiction shall be attached to show outflow and inflow availability on high flow areas. Adjoining property where inflow originates or outflow exists must be attached to insure compliance with drainage or excessive run-off factors. No plat shall be considered for approval unless these drainage flows are attached.	YES	Nadamajā ar iz
	è	11	All zoning designations applicable to the land to be subdivided and the boundaries of such zoning districts.	YES	
	f	12	The City limit line, extraterritorial jurisdiction boundary, or other political boundaries that pass through the land to be subdivided.	YES	
	g	13	The locations, rights-of-way, widths, names, and classifications of the proposed streets, roads, alleys, and other features and their location in relation to platted streets and alleys in adjacent subdivisions shall be shown. If there are no adjacent subdivisions, then a map, which may be made on small scale, must be presented showing the outline and ownership of adjacent properties, location and distance to the nearest subdivisions, and how the streets, alleys, or highways in the subdivision offered for record may connect with those in the newest subdivisions. Proposed streets shall not be shown over lands of adjacent owners unless written agreements covering this condition are presented with the plat.	YES	

Preliminary Plat Submittal Requirements / Checklist

Per Chapter 10 of Subdivision Ordinance, Article 2, Section 2.1, 2.2, and 2.3 - The preliminary plat shall show, contain, or be accompanied by the following:

	er chapt		subdivision Ordinance, Article 2, Section 2.1, 2.2, and 2.3 - The preliminary plat shall show, contain, or be accompan	Comp	lies 🕝
Sec	Para	Item #	Description	YES	NO
	h	14	The lot depth and the lot width at the street right-of-way line and, if different, at the building line for all lots.	YES	-
δ	i	15	A statement, as to type and width of grading, pavements, or surfacing proposed by the developer, shall be placed on the plat over the developer's signature.	YES	
2 - Contents	j	16	A designation shall be shown of the proposed uses of land within the subdivision; that is, the type of residential use, location of business or industrial sites, and sites for churches, schools, parks or other special uses.	YES	
Section 2.2	k	17	A north arrow, scale and date.	YES	•
Secti	1	18	A key map showing the subdivision in relation to major streets in all directions to a distance of at least one (1) mile shall be included on the plat.	YEŚ	
	m	1,9	A copy of proposed deed restrictions or private covenants, if any, must accompany the preliminary plat and are subject to approval by the City Council.		
tion			The following certificates and signatures shall be placed on the preliminary plat: Engineer / Surveyor Date		
Section 2.3 - Certification	N/A	20	Building Inspector Date Approval for Preparation of Final Plat:	YES	
			City Manager, City of Smithville Date		,

Preliminary Plat must also comply with Article 3 - "Minimum Design Standards", Sections 1-7

Administrative Approvals:	DENIED:	ACCEPTED:
Sach fan		1/9/13
Jack Page - Building Inspector		Date:
Robert Tamble	<u></u>	1/9/23
Robert Tamble - City Manager		Date:

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

01/18/2023

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 February 07, 2023, at 6:00 p.m. in the Council Chambers located at 317 Main Street, Smithville, TX for:

Discussion and action on a block width greater than 300' based on unusual case and/or special conditions variance request for the proposed preliminary plat for the Smithville Industrial Park located at Property ID 70936, A27 Decrow, Thomas, Acres 68.094, property owner Jesco Construction Inc., Agent Glen Synnott & Discussion and Action on a preliminary plat for the Smithville Industrial Park located at Property ID 70936, A27 Decrow, Thomas, Acres 68.094, property owner Jesco Construction Inc., Agent Glen Synnott.

The Commission will hear all citizens' concerns for or against the variance and replat. A recommendation will be given at the City Council meeting by the Planning and Zoning Commission. The City Council will hold a public hearing and Council meeting to discuss and seek action on February 13, 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, Garett Gutierrez & Monica Poss.

