

# Agenda Item # 4

CITY OF SMITHVILLE  
JULY 12, 2021  
COUNCIL MEETING

Present: Mayor Joanna Morgan, Councilmembers, Janice Bruno, Bill Gordon, Tom Etheredge, Sharon Foerster, Stan Gerdes, and City Manager Robert Tamble.

**Open Meeting:** Call to order: Mayor Morgan called the meeting to order at 6:00 p.m.  
Invocation and Pledge of Allegiance: Councilman Etheredge gave the invocation and pledge.

Recognition/Awards/Proclamations/Announcements/Presentations: Mayor Morgan announced there would be a City Council Workshop July 14, 2021 at 4:30 p.m.

Citizen Comments: None

Approval of the minutes from June 14, 2021, Council Meeting and Public Hearing, and the City Council Workshop June 23, 2021. Councilwoman Bruno moved to approve the minutes from the June 14, 2021, Council Meeting and Public Hearing with no corrections, and the June 23, 2021 City Council Workshop with the correction of the misspelled word Seaton to Seton. Councilman Gordon seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on a Resolution adopting an Affirmative Fair Housing Marketing Plan and Home Grant Waitlist Policy in accordance with 10 TAC 20.9. City Manager Robert Tamble explained that approving this resolution to adopt an Affirmative Fair Housing Marketing Plan and Waitlist Policy is required to participate in the Texas Department of Housing and Community Affairs (TDHCA) Home grant program. Mayor Morgan asked how long it would be in effect. City Manager Tamble confirmed this would be in effect for 3 years. Councilman Gordon moved to approve, Councilwoman Foerster seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on a Resolution Authorizing Execution of an Advance Funding Agreement (AFA) With The Texas Department of Transportation for a Transportation Alternatives Set-Aside (TASA) Project. Approving this resolution will authorize the City of Smithville to enter into an agreement with TXDOT for the construction of sidewalks along NW 1<sup>st</sup> Street from Main to SH95 and ADA compliant ramps along Main Street from 1<sup>st</sup> to "Overlook Park". The total project cost is \$675k with a 20% (\$135k) city match. Councilman Etheredge made the motion to approve, Councilman Gordon seconded and the motion passed unanimously.

Citizen Comments:

Discussion and Action on approval of the Wayfinding Signs on Main Street. Jill Strube was present for any questions. Councilman Etheredge asked about the lighting and maintenance. April Daniels spoke and said the Chamber of Commerce will maintain and pay for maintenance. Councilman Gordon moved to approve with Minor Changes and any suggestions by the end of the week. Councilman Gerdes seconded and motion passed unanimously.

Citizen Comments:

Discussion and Acton on a resolution authorizing the Bastrop County Tax Assessor Collector to calculate and certify the City of Smithville Truth-in-Taxation (T-n-T) tax rate. Per the Texas Property Tax Code TPTC 26.04 the governing body must designate the responsibility for calculating and certifying the municipal property tax rate. Approving this resolution will authorize the Bastrop County Tax Assessor Collector to assume this responsibility. Councilwoman Bruno made the motion to approve, Councilwoman Foerster seconded and the motion passed unanimously.

Citizen Comments:

Discussion and Action on the approval of the Financial Report. Cynthia White was present to answer any questions. Councilman Etheredge made the motion to approve, Councilwoman Foerster seconded and the motion passed unanimously.

Adjourn 6.34 p.m.

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Joanna Morgan, Mayor

Attest:

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Jennifer Lynch, City Secretary

Test  
CITY OF SMITHVILLE  
COUNCIL WORKSHOP  
JULY 14, 2021

Present: Mayor Morgan, Councilmembers, Bill Gordon, Sharon Foerster, Stan Gerdes, Tom Etheredge, Janice Bruno, and City Manager Robert Tamble.

**Workshop:** Call to order: Mayor Morgan called the meeting to order at 4:30 p.m.

Discussion on the codification of the City Ordinances. No action was taken.

Discussion on projects and initiatives for Potential inclusion in the 2021-2022 plan and budget. The Council and Mayor discussed multiple ideas of what projects they would like to see in the short term and long-term future. No action was taken.

**Closed Meeting:** went into Executive Session at 5:48 p.m.

The Council held an Executive Meeting pursuant to the Open Meetings Act, Chapter 55, Govt. Code, Vernon's Texas Code Annotated, in accordance with the authority contained in Section 551.074, to discuss personnel.

**Open Meeting:**

Council returned from Executive Session at 6:25 p.m. Councilman Gordon made a motion to take action as discussed in Executive Session. Councilman Gerdes seconded and the motion passed unanimously.

*Adjourn:* The meeting adjourned at 6:26 p.m.

\_\_\_\_\_  
Joanna Morgan, Mayor

Attest:

\_\_\_\_\_  
Jennifer Lynch, City Secretary



Agenda Item # 6, 7, 9, & 11

# CITY OF SMITHVILLE

## PLANNING & ZONING APPLICATION

### APPLICATION TYPE

Zoning Change Request:

☐ Change in Zoning Class

☐ Change in Ordinance

☒ Variance

☐ Special Exception Use

☒ Minor Plat/Subdivision

☐ Other \_\_\_\_\_

Number of Requests:

☐ Single

☒ Multiple

### PROPERTY IDENTIFICATION

Street Address North of Loop 230 approximately 300' east of Quail Run Lane

\*\*\* 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: The Grove Subdivision

Property Tax Code: 68634, 46911, 46840, 46841 Block Number: \_\_\_\_\_ Lot Number: \_\_\_\_\_

Property Owner (as listed on Deed): Clinton Seidel

Property Owner Mailing Address: 4603 Spyglass Court College Station, TX 77845

Owner's Phone No: (903) 235-0499 Owner's Email: clint.seidel@calbri.co

Agent's Name (if applicable): BEFCO Engineering - Tim Sanders, P.E.

Agent's Mailing Address: P.O. Box 615 La Grange, TX 78945

Agent's Phone No: (979) 968-6474 Agent's Email: tim@befcoengineering.com

## DESCRIPTION OF VARIANCE / EXCEPTION REQUEST

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

Describe variance requested:

To allow 48-foot radius to the face of curb and 60-foot radius to the property line at the cul-de-sac in lieu of 60 feet and 70 feet, respectively.


Describe special use requested:

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

To allow for more buildable area within the proposed lots. Proposed radius to face of curb will still meet 2012 International Fire Code for fire access turnaround at a dead end. Further, proposed cul-de-sac will be larger than the existing cul-de-sacs of the adjoining neighborhoods.

## PETITION

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

Signature: 

Date: 7-6-21

### OFFICE USE ONLY:

Fee Amount: 475<sup>00</sup>

Fee Payment: 475<sup>00</sup>

P&Z Date: August 3, 2021

Council Date: August 9, 2021

Accepted By: 

Date Submitted: 7-6-2021

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

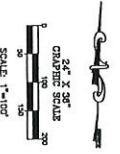
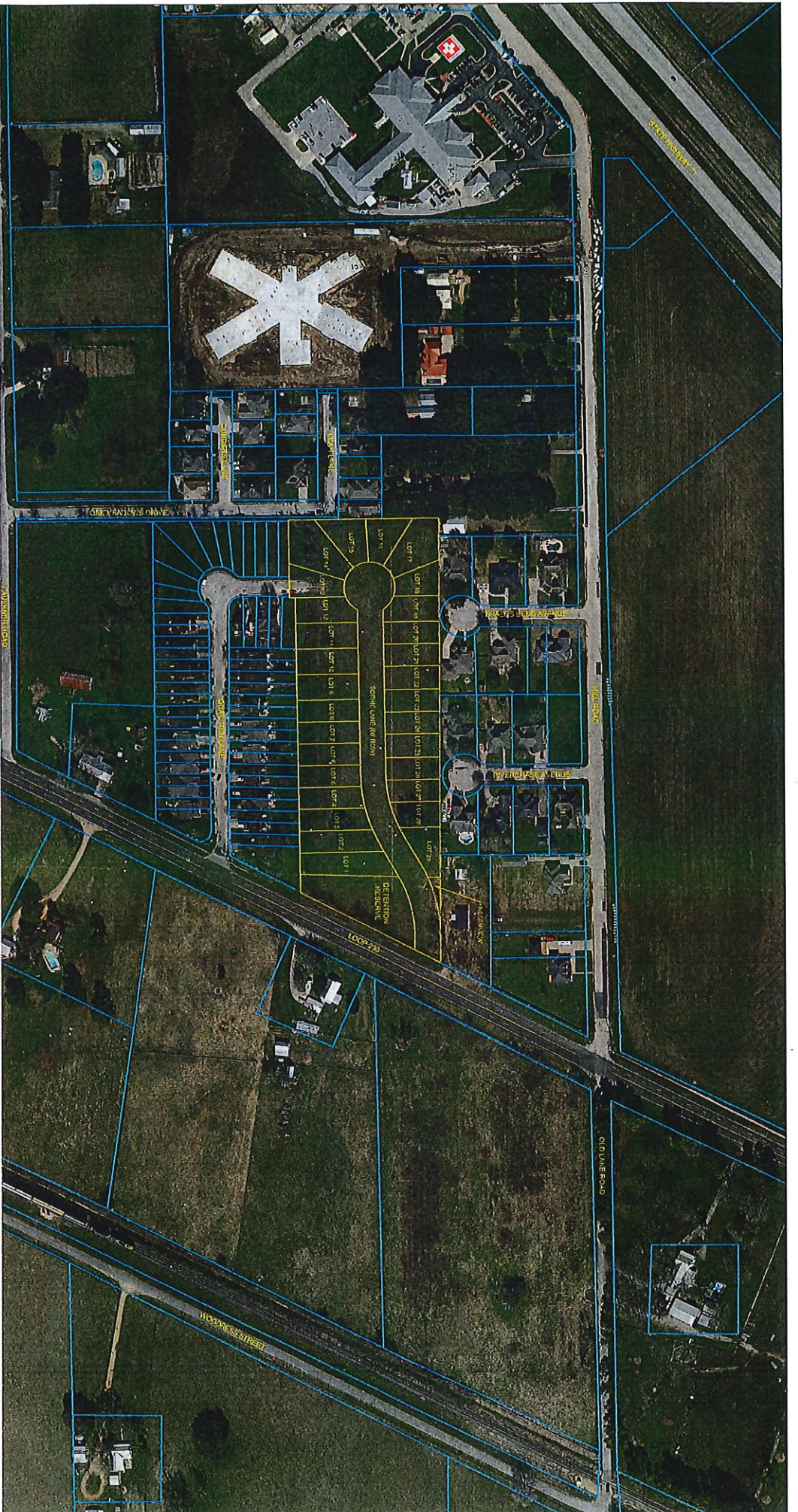


# THE GROVE SUBDIVISION PRELIMINARY SUBDIVISION PLAT LEWIS TOMAS SURVEY, A-46

Curve	Length	Radius	Delta	Chord
C1	145.50'	271.00'	107°28'59"	143.88'
C2	48.26'	330.00'	28°59'39"	53.82'
C3	50.68'	330.00'	31°41'11"	51.67'
C4	51.57'	330.00'	31°41'11"	51.67'
C5	23.07'	330.00'	4°21'07"	23.07'
C6	41.66'	60.00'	39°39'34"	54°09'10"
C7	39.87'	60.00'	37°48'27"	53°41'21"
C8	39.87'	60.00'	37°48'27"	53°41'21"
C9	37.76'	60.00'	36°43'37"	55°49'57"
C10	37.76'	60.00'	36°43'37"	55°49'57"
C11	37.68'	60.00'	35°39'34"	54°09'10"
C12	42.82'	60.00'	41°15'21"	58°28'01"
C13	40.90'	60.00'	39°03'57"	56°17'21"
C14	11.25'	271.00'	2°31'14"	11.25'
C15	58.59'	271.00'	11°09'39"	58.59'
C16	64.13'	271.00'	13°46'35"	64.13'
C17	13.20'	271.00'	2°49'21"	13.20'
C18	36.88'	330.00'	6°22'52"	36.88'
C19	14.13'	330.00'	2°49'21"	14.13'

LOT NO.	AREA (ACRES)
1	0.2627
2	0.2161
3	0.1910
4	0.1768
5	0.1718
6	0.1718
7	0.1718
8	0.1718
9	0.2021
10	0.1917
11	0.1917
12	0.1917
13	0.1917
14	0.1915
15	0.1815
16	0.1815
17	0.1917
18	0.1917
19	0.1917
20	0.1917
21	0.1917
22	0.1915
23	0.1915
24	0.1915
25	0.1915
26	0.1915
27	0.1915
28	0.1915
29	0.1913
RESERVE "A"	0.0303
DEFENTION	
RESERVE	0.0220
RESERVE	0.0220
TOTAL	7.434 ACRES
TOTAL LOTS	= 5.7442 ACRES
RESERVE	= 0.0303 ACRES
RESERVE	= 0.0303 ACRES
TOTAL STREETS	= 1.4022 ACRES
TOTAL	= 7.434 ACRES





THE GROVE SUBDIVISION  
SURROUNDING IMPROVEMENTS



BEFCO ENGINEERING, INC. (F-2011)  
P.O. Box 513445  
Lubbock, TX 79405  
(979) 988-6472



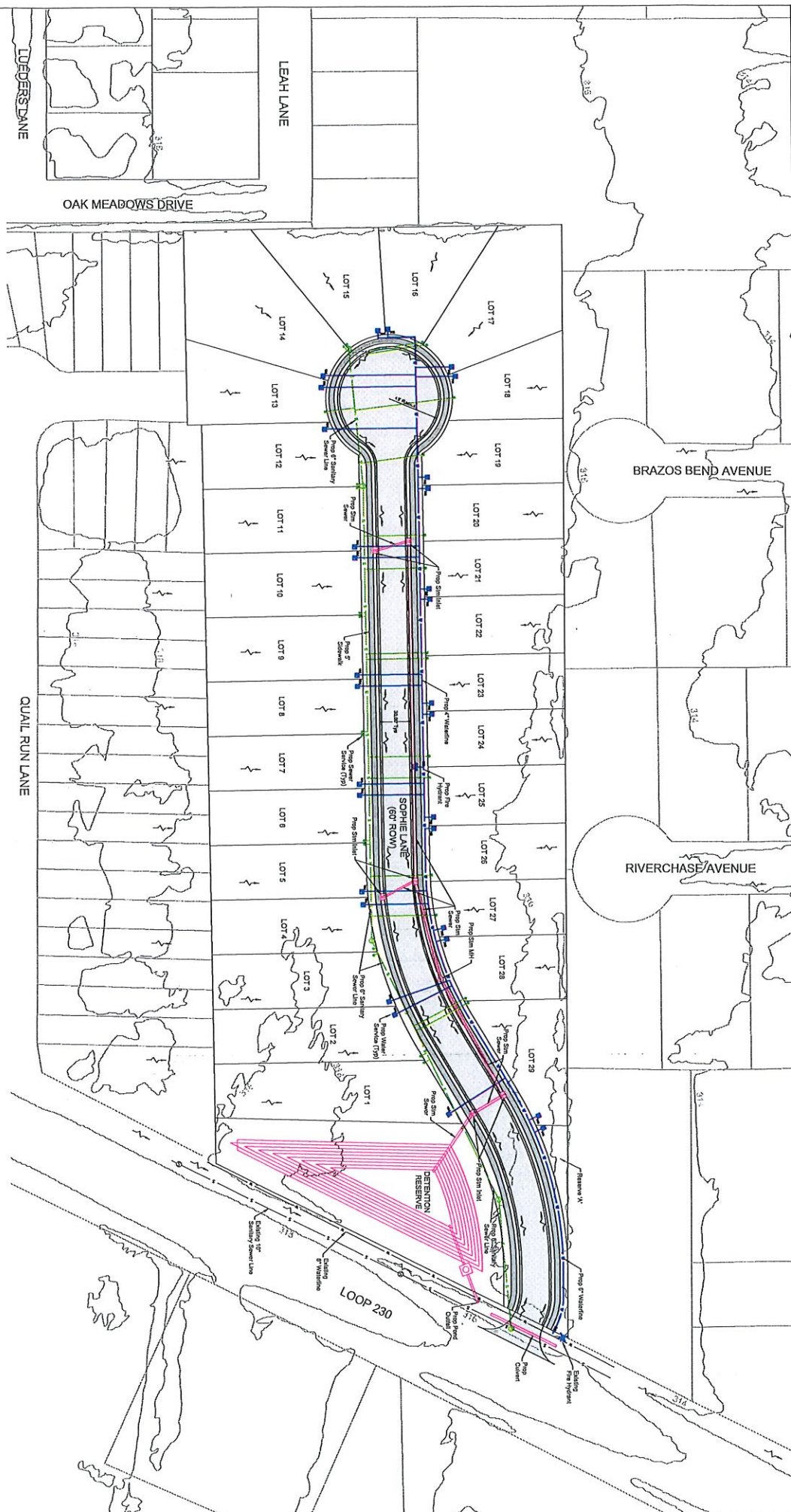


PRELIMINARY  
NOT FOR CONSTRUCTION

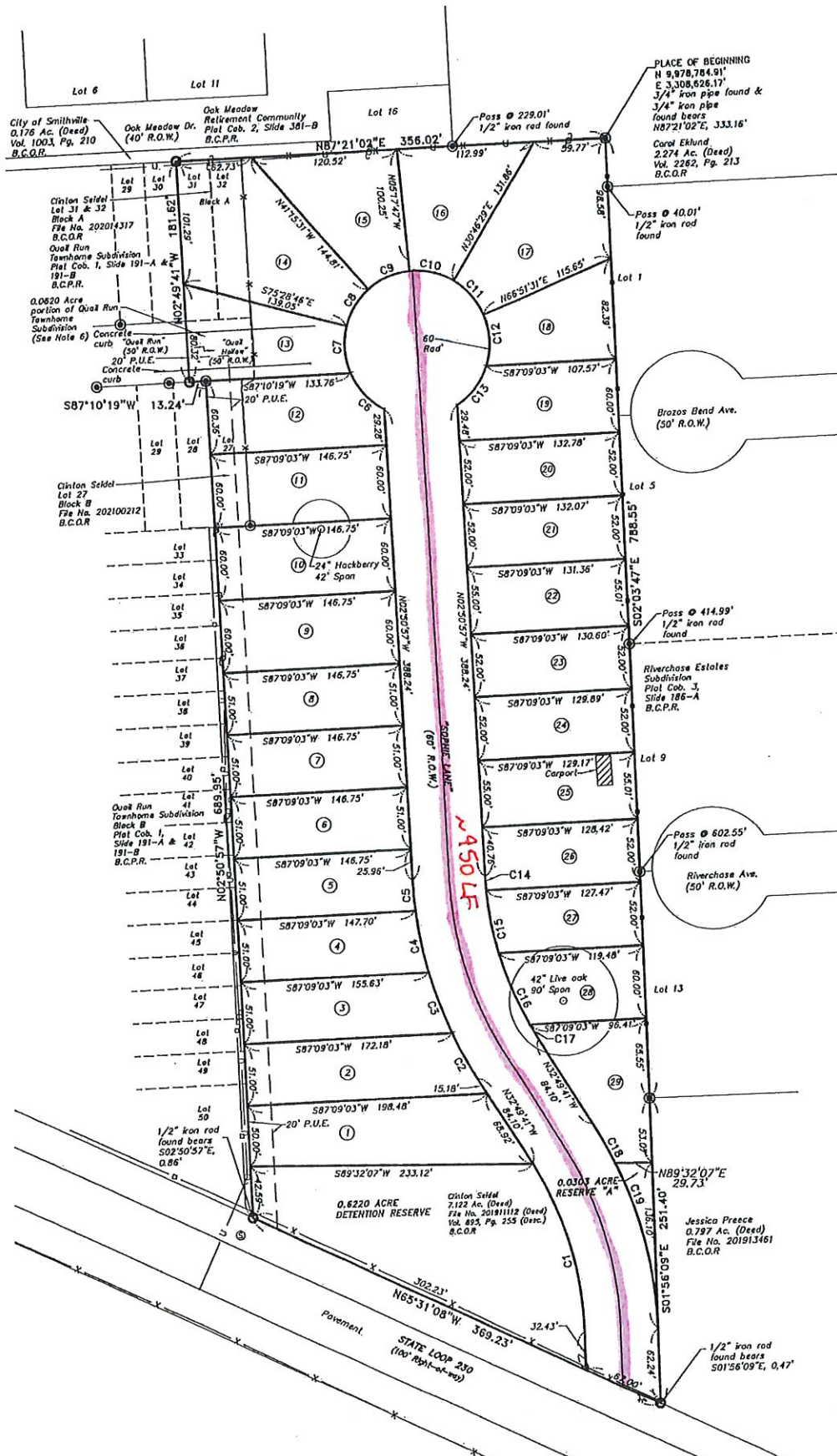
THE GROVE SUBDIVISION  
PAVING, DRAINAGE, WATER,  
& WASTEWATER IMPROVEMENTS  
PRELIMINARY PLAN



**BEFCO ENGINEERING, INC. (F-2011)**  
P. O. Box 615  
LaGrange, Texas 78945  
(979) 968-6474







## Tim Sanders

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**From:** Margaret Lake <Margaret.Lake@txdot.gov>  
**Sent:** Tuesday, June 01, 2021 9:51 AM  
**To:** Tim Sanders  
**Cc:** Diana Schulze  
**Subject:** RE: Preliminary Driveway Location Approval

Good morning Tim,

TxDOT does not support the location proposed for the driveway. Moving the proposed street to the southeast property line as previously mentioned would be supported. Please see responses in red below.

Thanks,



Margaret Lake, P.E. | Transportation Engineer  
Bastrop Area Office  
174 SH 21 East, Bastrop, Texas 78602  
Office: (512)308-4478  
Cell: (512)545-6324  
Email: [Margaret.Lake@txdot.gov](mailto:Margaret.Lake@txdot.gov)

**From:** Tim Sanders [mailto:tim@befcoengineering.com]  
**Sent:** Friday, May 21, 2021 2:18 PM  
**To:** Margaret Lake <Margaret.Lake@txdot.gov>  
**Cc:** Diana Schulze <Diana.Schulze@txdot.gov>  
**Subject:** RE: Preliminary Driveway Location Approval

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Margaret,

Thank you for reviewing and getting back with me. There were several reasons why we chose the proposed driveway location where we did:

1. There is an existing driveway near the southeast corner of the tract. In placing the proposed driveway where we did, we are approximately 360 feet from this driveway and 235 feet from Quail Run. Also, we are almost directly across from the existing driveway on the south side of Loop 230. **Both driveways you mention are single family homes. In placing the proposed street at the southeast corner of the tract, it would also give access to any future redevelopment of that single family home. While it will still require a variance due to the spacing to that driveway, the Area Office supports a variance in this location as opposed to being spaced too closely to another public street.**
2. Generally, this area drains east / southeast. Thus, we wanted to put the detention pond on the lower end of the tract. Given the configuration of the tract, the proposed driveway is more ideally suited for the west side of the tract and the detention pond on the east side adjacent to the Loop 230 ROW where we could



then discharge directly to the ROW. The site plan/lot/drainage configuration can be redesigned to meet drainage needs and TxDOT requirements.

3. In conjunction with this proposed subdivision, the City requested and the property owner granted a public utility easement along the west side of this proposed subdivision. The City requested this easement because they have an electrical line in the rear yards of the town homes fronting Quail Run. During Harvey, one of the electrical poles snapped. Because of all the rain, the City was forced to lay plywood on the ground for their vehicles to drive over so that they could get to the back of these townhomes and make the repairs. Part of the reason the road was placed on the west side was so that it would overlap with this utility easement and the City would have access to their electrical facilities. A PUE at the rear of the lots is common and wouldn't prevent the public street from being moved. (Quail Run also has power lines at the rear of lots on the western lots as well)
4. Finally, while I realize the posted speed limit is 50 mph, I would anticipate in the not too distance future (given the incredibly fast growth of Bastrop County) that this speed limit will be lowered to 35 mph which would match the existing speed limit on Loop 230 approximately 0.5 miles to the west. At 35 mph, minimum driveway spacing would only be required to be 250 feet which would put us almost dead-on with TxDOT requirements. TxDOT uses the current posted speed limit for driveway application spacing and not potential future reductions.

Given the above, we would like to request if the proposed location could be re-considered for pre-approval. Should you have any questions or need any additional information, please do not hesitate to contact me.

Thanks again for your time.

Tim

**From:** Margaret Lake [<mailto:Margaret.Lake@txdot.gov>]  
**Sent:** Wednesday, May 19, 2021 1:06 PM  
**To:** Tim Sanders <[tim@befcoengineering.com](mailto:tim@befcoengineering.com)>  
**Cc:** Diana Schulze <[diana.schulze@txdot.gov](mailto:diana.schulze@txdot.gov)>  
**Subject:** RE: Preliminary Driveway Location Approval

Tim,

The proposed location of the driveway doesn't meet minimum spacing requirements (425') to the adjacent roadways. It looks like the minimum spacing could be met to Hill and Quail Run if the layout was mirrored and the proposed driveway is put at the eastern end instead.

Thanks,



Margaret Lake, P.E. | Transportation Engineer  
Bastrop Area Office  
174 SH 21 East, Bastrop, Texas 78602  
Office: (512)308-4478  
Cell: (512)545-6324  
Email: [Margaret.Lake@txdot.gov](mailto:Margaret.Lake@txdot.gov)

**From:** Tim Sanders [<mailto:tim@befcoengineering.com>]  
**Sent:** Friday, May 14, 2021 5:01 PM

To: Margaret Lake <[Margaret.Lake@txdot.gov](mailto:Margaret.Lake@txdot.gov)>  
Cc: Diana Schulze <[Diana.Schulze@txdot.gov](mailto:Diana.Schulze@txdot.gov)>  
Subject: Preliminary Driveway Location Approval

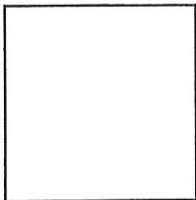
This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Margaret,

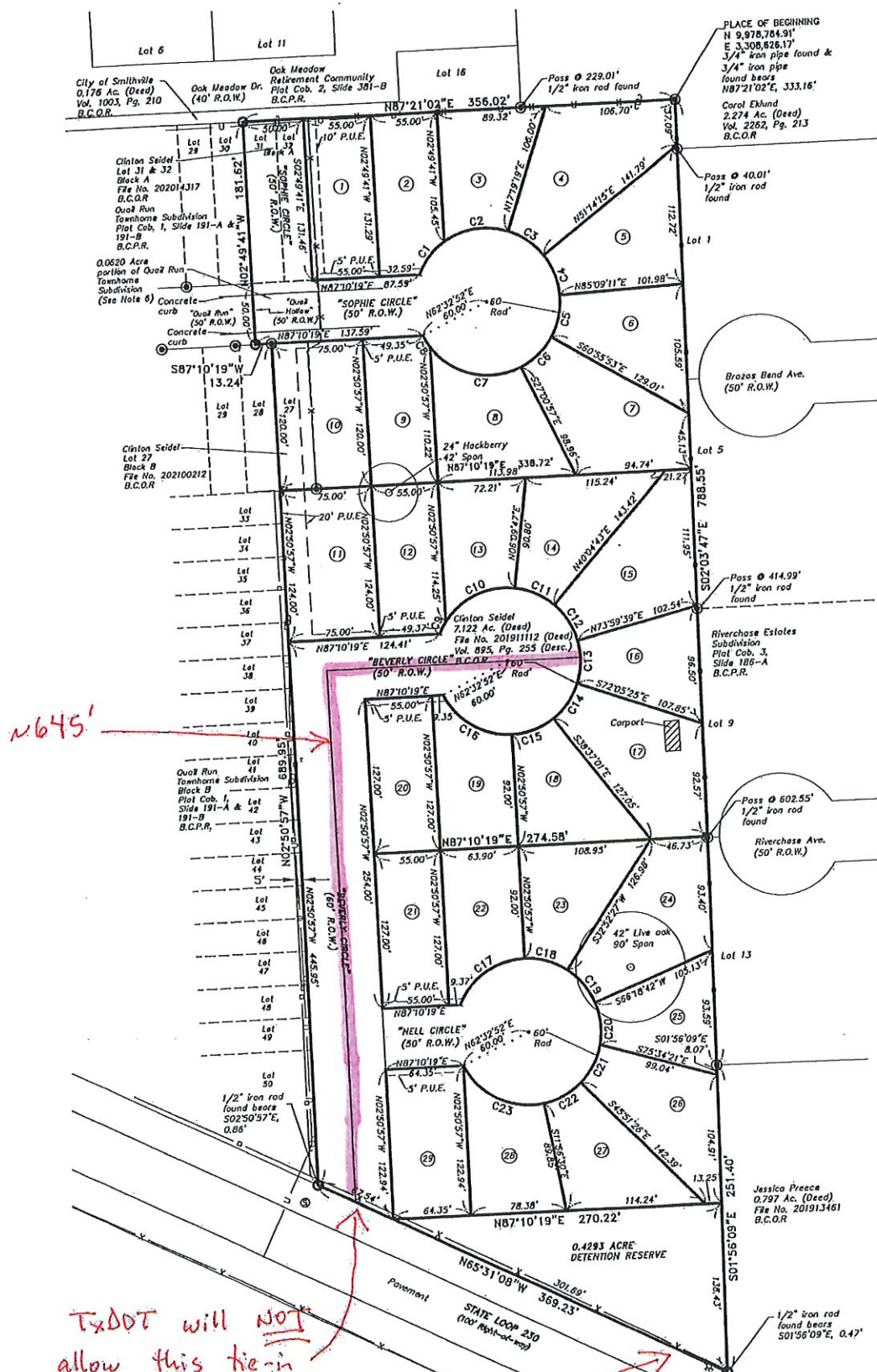
We are working on a new 7-acre residential subdivision in Smithville and would like to get preliminary concurrence with the proposed driveway location. Attached is a .pdf of the proposed subdivision (in yellow). As shown, the project is located on the north side of Loop 230 between Quail Run Lane and Hill Road. The proposed subdivision would consist of 29 residential lots and 1 detention reserve. Average size of the lots is between 6,500 SF and 8,000 SF. At this time, 19 of the 29 lots would be served by the proposed street tie-in to Loop 230. The detention reserve is located next to Loop 230 as we anticipate discharging runoff from the subdivision into the Loop 230 ROW. Once you have had a chance to review, please do not hesitate to contact me with any questions or comments you may have. Thanks, have a great weekend.

Tim

Tim Sanders, P.E.  
BEFCO Engineering, Inc.  
Consulting Engineering and Land Surveying  
485 N. Jefferson  
P.O. Box 615  
La Grange, TX 78945  
(979) 968-6474  
(979) 968-3056 (fax)  
[www.befcoengineering.com](http://www.befcoengineering.com)







TxDOT will NOT allow this tie-in location.  
Per TxDOT, Loop 230 tie-in must be here.

**Preliminary Replat newspaper notice to run on July 15, 2021:**

The City of Smithville Planning and Zoning Commission will hold a Public Hearing on August 3, 2021, 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 preliminary replat of R68634, A46 LOMAS, L., ACRES 7.1220, R46911 QUAIL RUN TOWNHOME SUB, BLOCK B, LOT 27, R46840 QUAIL RUN TOWNHOME SUB, BLOCK A, LOT 31 and R46841 QUAIL RUN TOWNHOME SUB, BLOCK A, LOT 32, Property owner Clinton Seidel, agent BEFCO Engineering – Tim Sanders. Please check the City's website for any updates about this meeting. 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 August 9, 2021, at 6:00 p.m.

**Please run the following dates and provide a sworn affidavit July 15<sup>th</sup>, 2021 in the Smithville Times.**



MAYOR  
JOANNA MORGAN

MAYOR PRO-TEM  
WILLIAM GORDON  
COUNCIL MEMBERS  
JANICE BRUNO  
STAN GERDES  
SHARON FOERSTER  
TOM ETHEREDGE

CITY MANAGER  
ROBERT TAMBLE



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

07/07/2021

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 August 3, 2021, at 6:00 p.m. in the Council Chambers located in Smithville City Hall at 317 Main St. Smithville, TX for:

Discussion and action on a preliminary replat of R68634, A46 LOMAS, L., ACRES 7.1220, R46911 QUAIL RUN TOWNHOME SUB, BLOCK B, LOT 27, R46840 QUAIL RUN TOWNHOME SUB, BLOCK A, LOT 31 and R46841 QUAIL RUN TOWNHOME SUB, BLOCK A, LOT 32, Property owner Clinton Seidel, agent BEFCO Engineering – Tim Sanders.

The Commission will hear all citizens' concerns for or against the preliminary replat request. The Planning and Zoning Commission will give the City Council a recommendation to approve or deny the request(s) that will go before City Council on August 9, 2021, at 6:00 p.m.

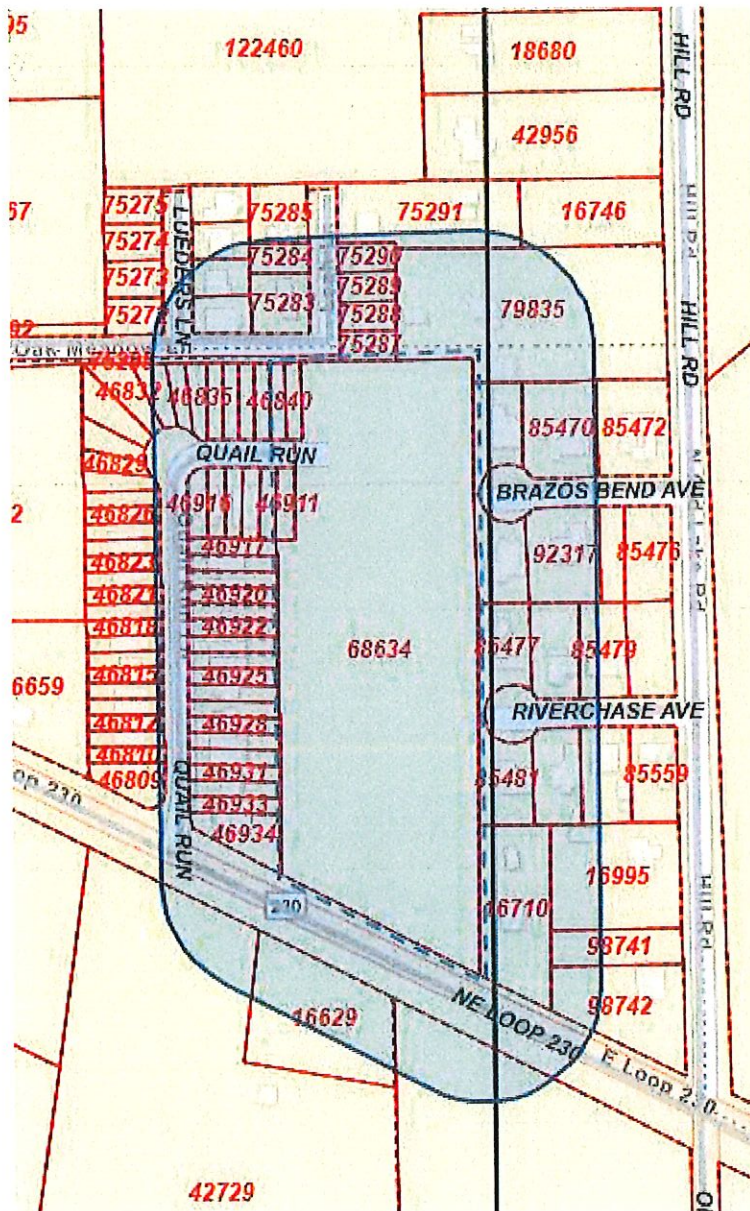
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[www.youtube.com/channel/UCN7rJz0wVKS4zWV9EvKcH5w](http://www.youtube.com/channel/UCN7rJz0wVKS4zWV9EvKcH5w)). You can also go to the City's website and click the link on the Planning & Zoning page to access our YouTube page. We will go live at 6:00 p.m. so that you can view the live meeting. The meeting will be recorded and uploaded to the City's website following the conclusion of the 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  
City of Smithville  
512-237-3282 ext 2101

*Planning and Zoning Commission: Brian Riewe, Nancy Catherman, Edward Lick, Dianna Ewen, and Caroline Noya*



Property within 200' of parcel 68634



# Property owners within 200' of parcels and notifications sent via mail and certified mail

prop_id	Property name on file	Address	City	State	Zip	Owners Addresses send certified	
16629	GLENN, MARK ALLEN	1710 NE LOOP 230	SMITHVILLU TX		78957	16629 GLENN, MARK ALLEN	1710 NE LF SMITHVILL TX 78957
16710	PREECE, JESSICA ELAINE	1725 NE LOOP 230	SMITHVILLU TX		78957	16710 PREECE, JESSICA ELAINE	1725 NE LC SMITHVILL TX 78957
16746	BARKER, JERRY L	358 HILL RD	SMITHVILLU TX		78957	16746 BARKER, JERRY L	358 HILL RI SMITHVILL TX 78957
16968	Y HILL III LTD					16968 Y HILL III LTD	P O BOX 2E SMITHVILL TX 78957
16995						16995	
42729	GLENN, MARK ALLEN	1710 E LOOP 230	SMITHVILLU TX		78957	42729 GLENN, MARK ALLEN	1710 NE LF SMITHVILL TX 78957
46809	EWERS BROTHERS	300 QUAIL RUN	SMITHVILLU TX		78957	46809 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46810	EWERS BROTHERS	302 QUAIL RUN	SMITHVILLU TX		78957	46810 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46811	EWERS BROTHERS	304 QUAIL RUN	SMITHVILLU TX		78957	46811 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46812	EWERS BROTHERS	306 QUAIL RUN	SMITHVILLU TX		78957	46812 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46813	EWERS BROTHERS	308 QUAIL RUN	SMITHVILLU TX		78957	46813 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46814	EWERS BROTHERS	310 QUAIL RUN	SMITHVILLU TX		78957	46814 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46815	EWERS BROTHERS	312 QUAIL RUN	SMITHVILLU TX		78957	46815 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46816	EWERS BROTHERS	314 QUAIL RUN	SMITHVILLU TX		78957	46816 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46817	EWERS BROTHERS	316 QUAIL RUN	SMITHVILLU TX		78957	46817 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46818	EWERS BROTHERS	318 QUAIL RUN	SMITHVILLU TX		78957	46818 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46819	EWERS BROTHERS	320 QUAIL RUN	SMITHVILLU TX		78957	46819 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46821	EWERS BROTHERS	322 QUAIL RUN	SMITHVILLU TX		78957	46821 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46823	EWERS BROTHERS	326 QUAIL RUN	SMITHVILLU TX		78957	46823 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46824	EWERS BROTHERS	328 QUAIL RUN	SMITHVILLU TX		78957	46824 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46825	EWERS BROTHERS	330 QUAIL RUN	SMITHVILLU TX		78957	46825 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46826	EWERS BROTHERS	332 QUAIL RUN	SMITHVILLU TX		78957	46826 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46827	EWERS BROTHERS	334 QUAIL RUN	SMITHVILLU TX		78957	46827 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46828	EWERS BROTHERS					46828 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46832	EWERS BROTHERS					46832 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46833	EWERS BROTHERS					46833 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
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46835	EWERS BROTHERS					46835 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46836	EWERS BROTHERS					46836 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46837	EWERS BROTHERS					46837 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46838	EWERS BROTHERS					46838 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46839	EWERS BROTHERS					46839 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46840	SEIDEL, CLINTON					46840 SEIDEL, CLINTON	4603 SPYG COLLEGE S TX 77845
46841	SEIDEL, CLINTON					46841 SEIDEL, CLINTON	4603 SPYG COLLEGE S TX 77845
46897	EWERS BROTHERS	324 QUAIL RUN	SMITHVILLU TX		78957	46897 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46911	SEIDEL, CLINTON					46911 SEIDEL, CLINTON	4603 SPYG COLLEGE S TX 77845
46912	EWERS BROTHERS					46912 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46913	EWERS BROTHERS	407 QUAIL RUN	SMITHVILLU TX		78957	46913 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46914	EWERS BROTHERS	405 QUAIL RUN	SMITHVILLU TX		78957	46914 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46915	EWERS BROTHERS	403 QUAIL RUN	SMITHVILLU TX		78957	46915 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46916	EWERS BROTHERS	401 QUAIL RUN	SMITHVILLU TX		78957	46916 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46917	EWERS BROTHERS	335 QUAIL RUN	SMITHVILLU TX		78957	46917 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46918	EWERS BROTHERS	333 QUAIL RUN	SMITHVILLU TX		78957	46918 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46919	EWERS BROTHERS	331 QUAIL RUN	SMITHVILLU TX		78957	46919 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46920	EWERS BROTHERS	329 QUAIL RUN	SMITHVILLU TX		78957	46920 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46921	EWERS BROTHERS	327 QUAIL RUN	SMITHVILLU TX		78957	46921 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46922	EWERS BROTHERS	325 QUAIL RUN	SMITHVILLU TX		78957	46922 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46923	EWERS BROTHERS	323 QUAIL RUN	SMITHVILLU TX		78957	46923 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46924	EWERS BROTHERS	321 QUAIL RUN	SMITHVILLU TX		78957	46924 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46925	EWERS BROTHERS	319 QUAIL RUN	SMITHVILLU TX		78957	46925 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46926	EWERS BROTHERS	317 QUAIL RUN	SMITHVILLU TX		78957	46926 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46927	EWERS BROTHERS	315 QUAIL RUN	SMITHVILLU TX		78957	46927 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46928	EWERS BROTHERS	313 QUAIL RUN	SMITHVILLU TX		78957	46928 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46929	EWERS BROTHERS	311 QUAIL RUN	SMITHVILLU TX		78957	46929 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46930	EWERS BROTHERS	309 QUAIL RUN	SMITHVILLU TX		78957	46930 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46931	EWERS BROTHERS	307 QUAIL RUN	SMITHVILLU TX		78957	46931 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46932	EWERS BROTHERS	305 QUAIL RUN	SMITHVILLU TX		78957	46932 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46933	EWERS BROTHERS	303 QUAIL RUN	SMITHVILLU TX		78957	46933 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46934	EWERS BROTHERS	301 QUAIL RUN	SMITHVILLU TX		78957	46934 EWERS BROTHERS	6009 LINDI CULVER CT CA 90230
46934	EWERS BROTHERS					46934 EWERS BROTHERS	4603 SPYG COLLEGE S TX 77845
75272	TUCKER, WILLIAM & CATHY	501 LUEDERS LN	SMITHVILLU TX		78957	75272 TUCKER, WILLIAM & CATHY	501 LUEDE SMITHVILL TX 78957
75273	DEJILLO, JOSE & LOURDES	503 LUEDERS LN	SMITHVILLU TX		78957	75273 DEJILLO, JOSE & LOURDES	503 LUEDE SMITHVILL TX 78957
75277	MANN, SPENCER IRVING	500 LUEDERS LN	SMITHVILLU TX		78957	75277 MANN, SPENCER IRVING	500 LUEDE SMITHVILL TX 78957
75278	PATTERSON, JIM & CHERYL	502 LUEDERS LN	SMITHVILLU TX		78957	75278 PATTERSON, JIM & CHERYL	502 LUEDE SMITHVILL TX 78957
75279	WELCH, MICHAEL JOHN & MEGAN	504 LUEDERS LN	SMITHVILLU TX		78957	75279 WELCH, MICHAEL JOHN & MEGAN	504 LUEDE SMITHVILL TX 78957
75283	MCKENNA, MICHAEL F & TERESA C	501 LEAH LN	SMITHVILLU TX		78957	75283 MCKENNA, MICHAEL F & TERESA C	501 LEAH L SMITHVILL TX 78957
75284	PEDEN, BETTY JEAN	505 LEAH LN	SMITHVILLU TX		78957	75284 PEDEN, BETTY JEAN	507 LEAH L SMITHVILL TX 78957
75285	PEDEN, BETTY JEAN	507 LEAH LN	SMITHVILLU TX		78957	75285 PEDEN, BETTY JEAN	507 LEAH L SMITHVILL TX 78957
75287	TOWRY, CHRIS & NANCY	500 LEAH LN	SMITHVILLU TX		78957	75287 TOWRY, CHRIS & NANCY	184 FLOWI SMITHVILL TX 78957
75288	BRACHER, MELISSA	500 LEAH LN	SMITHVILLU TX		78957	75288 BRACHER, MELISSA	500 LEAH L SMITHVILL TX 78957
75289	PRIMEIRA LLC	502 LEAH LN	SMITHVILLU TX		78957	75289 PRIMEIRA LLC	4105 RAM: AUSTIN TX 78756
75290	MARTHA L HIRSCH REVOCABLE LIVING TRUST	504 LEAH LN	SMITHVILLU TX		78957	75290 MARTHA L HIRSCH REVOCABLE LIVING TRUST	504 LEAH L SMITHVILL TX 78957
75291	LUEDERS, BENNIE	506 LEAH LN	SMITHVILLU TX		78957	75291 LUEDERS, BENNIE	P O BOX 8E SMITHVILL TX 78957
75295	CITY OF SMITHVILLE					75295 CITY OF SMITHVILLE	P O BOX 4C SMITHVILL TX 78957
79835	EKLUND, CAROL M & ROBERT	352 HILL RD	SMITHVILLU TX		78957	79835 EKLUND, CAROL M & ROBERT	352 HILL RI SMITHVILL TX 78957
85469	BYROM, DOUGLAS E & AMY E	1725 BRAZOS BEND AVE	SMITHVILLU TX		78957	85469 BYROM, DOUGLAS E & AMY E	1725 BARZ SMITHVILL TX 78957
85470	NULL, JAMES C JR & BILLIE J	1729 BRAZOS BEND AVE	SMITHVILLU TX		78957	85470 NULL, JAMES C JR & BILLIE J	1729 BRAZ SMITHVILL TX 78957
85473	MIDDLEBROOK, VICKIE ANN	1724 BRAZOS BEND AVE	SMITHVILLU TX		78957	85473 MIDDLEBROOK, VICKIE ANN	1724 BRAZ SMITHVILL TX 78957
85477	FOERSTER, JOHN A & SHARON	1725 RIVERCHASE AVE	SMITHVILLU TX		78957	85477 FOERSTER, JOHN A & SHARON	P O BOX 6E SMITHVILL TX 78957
85478	WEATHERFORD, KATHY	1727 RIVERCHASE AVE	SMITHVILLU TX		78957	85478 WEATHERFORD, KATHY	1727 RIVEF SMITHVILL TX 78957
85479	ROSBOROUGH, JAMES C & WANDA	1729 RIVERCHASE AVE	SMITHVILLU TX		78957	85479 ROSBOROUGH, JAMES C & WANDA	1729 RIVEF SMITHVILL TX 78957
85481	HRNA, DANIEL & KATHLEEN	1724 RIVERCHASE AVE	SMITHVILLU TX		78957	85481 HRNA, DANIEL & KATHLEEN	1724 RIVEF SMITHVILL TX 78957
85482	LEATON, TIGER	1726 RIVERCHASE AVE	SMITHVILLU TX		78957	85482 LEATON, TIGER	1726 RIVEF SMITHVILL TX 78957
85483	SEIDEL, SHARLOTTE ELAINE	1728 RIVERCHASE AVE	SMITHVILLU TX		78957	85483 SEIDEL, SHARLOTTE ELAINE	1728 RIVEF SMITHVILL TX 78957
92317	LOPEZ, GENE P & CARL G KNAPE	1726 BRAZOS BEND AVE	SMITHVILLU TX		78957	92317 LOPEZ, GENE P & CARL G KNAPE	1728 BRAZ SMITHVILL TX 78957
98741	SWINNEY, MICHAEL J JR & ASHLEY	303 HILL RD	SMITHVILLU TX		78957	98741 SWINNEY, MICHAEL J JR & ASHLEY	PO BOX 10 SMITHVILL TX 78957
98742	SWINNEY, MICHAEL J JR & ASHLEY	301 HILL RD	SMITHVILLU TX		78957	98742 SWINNEY, MICHAEL J JR & ASHLEY	PO BOX 10 SMITHVILL TX 78957

## Tracie Wallace

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**From:** CityManager  
**Sent:** Friday, July 23, 2021 1:48 PM  
**To:** Tracie Wallace  
**Subject:** FW: The Grove Subdivision Block Length  
**Attachments:** New Layout.pdf; TxDOT Response to Old Layout.pdf; Old Layout.pdf

Please ensure the P&Z gets this email. Disregard if you have already sent.

### Robert Tamble, CSP / CIT



City Manager  
317 Main Street  
Smithville, TX 78957  
(512) 237-3282 - office  
(512) 423-9390 - cell

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**From:** Tim Sanders <tim@befcoengineering.com>  
**Sent:** Tuesday, July 13, 2021 2:54 PM  
**To:** CityManager <CityManager@ci.smithville.tx.us>  
**Cc:** Jack Page <JPage@ci.smithville.tx.us>; 'Clint Seidel' <clint.seidel@calbri.co>; 'Lyn Seidel' <jlseidel@sbcglobal.net>; sfoerster0722@gmail.com; sharlotteseidel@yahoo.com; seidelderrick@gmail.com  
**Subject:** The Grove Subdivision Block Length

Robert,

In response to our phone conversation yesterday, we consider the proposed subdivision would qualify as an "unusual case" under Chapter 10 – Subdivision Regulation, Article 3 – Minimum Design Standards, Section 4 – Blocks of the subdivision ordinance. Under the old layout (see attached), the block length of Beverley Circle would be approximately 645 feet (greater than 600 feet). This old layout was submitted to TxDOT in May. Per my e-mail correspondence with TxDOT (see attached), they require the driveway tie-in to be at the SE corner of the property instead of next to Quail Run. If we "mirrored" the old layout and put the tie-in at the SE corner per TxDOT, the block length of Beverley Circle would end up being longer than 645 feet. Further, by mirroring the layout, the existing 20' utility easement adjacent to Quail Run would then have a detrimental effect on the cul-de-sac lots by causing lot depth between the cul-de-sac and utility easement to be less than 80 feet. This, in turn, would force both cul-de-sacs to be shifted east which would result in the elimination of at least 2 lots. Finally, "mirroring" the old layout would also greatly reduce the size of the detention area which could potentially make the project no longer feasible.

In addition to the above, the owners and myself met with the adjoining property owners of Oak Meadows Subdivision on June 5<sup>th</sup> to discuss the development of this tract. This meeting was partially the result of City Council encouragement at the May 10<sup>th</sup> City Council meeting to try and work out any differences between the developers and their neighbors. Based on that meeting, the biggest concern expressed about the proposed development appeared to be a proposed street tie-in to Oak Meadows Drive. Because of this concern, the owners decided to abandon the street tie-in to Oak Meadows Drive and utilize Loop 230 as the sole access point of the subdivision. Thus, the new layout (attached) is the culmination of feedback received from both TxDOT and the adjoining neighbors.

Because we would consider the proposed subdivision to be an "unusual case" under Section 4 (see above), we are assuming no variance to this ordinance would be required. Should you have any questions or need any additional information, please do not hesitate to contact me. Thanks.

Tim

Tim Sanders, P.E.  
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Consulting Engineering and Land Surveying  
485 N. Jefferson  
P.O. Box 615  
La Grange, TX 78945  
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(979) 968-3056 (fax)  
[www.befcoengineering.com](http://www.befcoengineering.com)



# THE GROVE SUBDIVISION PRELIMINARY SUBDIVISION PLAT LEWIS LOMAS SURVEY, A-46

Curve #	Length	Radius	Delta	Chord
C1	145.53'	271.00'	70°02'32"	107°02'32"
C2	42.80'	271.00'	35°01'16"	35°01'16"
C3	53.68'	330.00'	37°01'11"	37°01'11"
C4	51.67'	330.00'	36°01'11"	36°01'11"
C5	25.00'	330.00'	18°00'35"	18°00'35"
C6	41.46'	60.00'	39°53'34"	39°53'34"
C7	39.59'	60.00'	37°48'17"	37°48'17"
C8	38.87'	60.00'	36°45'51"	36°45'51"
C9	37.76'	60.00'	35°45'37"	35°45'37"
C10	37.76'	60.00'	35°45'37"	35°45'37"
C11	37.76'	60.00'	35°45'37"	35°45'37"
C12	43.80'	60.00'	41°51'01"	41°51'01"
C13	40.00'	60.00'	39°07'07"	39°07'07"
C14	11.20'	271.00'	3°04'02"32"	3°04'02"32"
C15	52.83'	271.00'	10°02'32"	10°02'32"
C16	64.10'	271.00'	13°06'38"	13°06'38"
C17	12.30'	271.00'	2°49'01"	2°49'01"
C18	36.80'	330.00'	6°01'11"	6°01'11"
C19	14.10'	330.00'	2°49'01"	2°49'01"

LINE TABLE 1

Line #	Direction	Distance
L1	N 87° 10' 19" E	12.26'
L2	N 82° 50' 37" W	20.99'
L3	N 87° 09' 03" E	2.00'
L4	S 82° 50' 37" E	51.00'
L5	S 87° 10' 19" W	32.24'
L6	N 82° 49' 41" W	2.00'

LOT NO.	AREA (ACRES)
1	0.2697
2	0.2617
3	0.2617
4	0.1760
5	0.1760
6	0.1718
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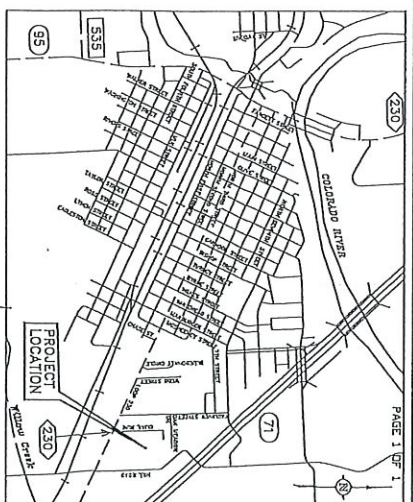
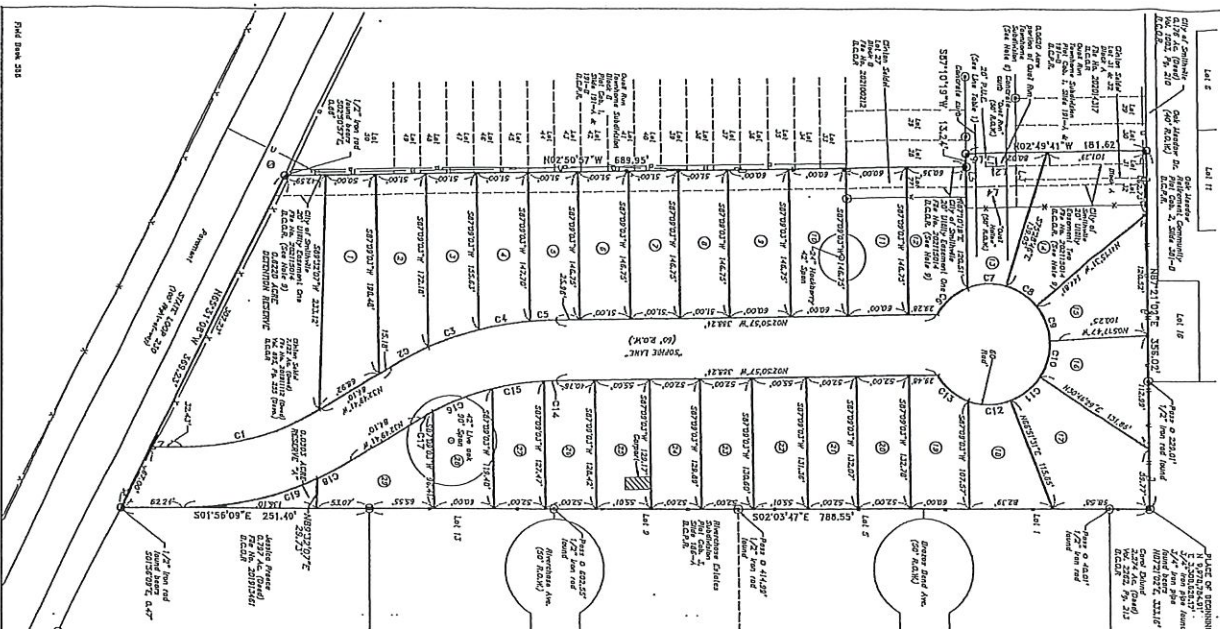
### PLAY NOTES:

[illegible]

LINE TABLE 1

20' UTILITY EASEMENT		
Line #	Bearing	Distance
L1	N07° 10' 19"E	132.4
L2	N02° 50' 57"V	29.99
L3	N87° 09' 03"E	20.00
L4	S02° 50' 57"E	50.00
L5	S87° 10' 19"V	33.24
L6	N02° 49' 41"V	20.00

LOT NO.	AREA (ACRES)
1	0.2671
2	0.2971
3	0.1910
4	0.1166
5	0.1420
6	0.1166
7	0.1166
8	0.1166
9	0.2021
10	0.2021
11	0.1910
12	0.1910
13	0.1910
14	0.1910
15	0.1910
16	0.1910
17	0.2092
18	0.1910
19	0.1910
20	0.1811
21	0.1572
22	0.1572
23	0.1446
24	0.1446
25	0.1446
26	0.1528
27	0.1528
28	0.1528
29	0.1893
RESERVE 'A'	0.0603
RETENTION	0.0620
RESERVE	1.4470
STREETS	
TOTAL	7.7438 ACRES



## VICINITY MAP

[illegible]

Defendant, the undersigned authority, on this day personally appeared CLAYTON S. BIRD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_ A.D., \_\_\_\_\_

I hereby certify that the above and foregoing part of "THE GROVE SUBDIVISION" was approved by the City Council of the City of Seattle on \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, and approved by the City Engineer. The approval shall be deemed to have been approved and it is recorded in the office of the County Clerk within legal business hours and date of final approval. Said tract shall be subject to all requirements of the Planning Ordinance of the City of Seattle.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

STATE OF TEXAS  
COUNTY OF BASTROP  
I, Jane PUGH, COUNTY CLERK OF BASTROP  
COUNTY, TEXAS, do hereby certify that the foregoing  
is a true and correct copy of the original as the same  
appears on the file and in the true history herein by  
me of the LAST RECORDS of BASTROP COUNTY  
Texas as changed herein by me.  
Witness my HAND AND SEAL OF OFFICE this 14th  
day of \_\_\_\_\_ A.D. 19\_\_

Jane Pugh  
deputy County Clerk  
Bastrop County, Texas  
County Clerk, City of Smithville

[illegible]

370-850-8474  
Date of survey: May 11, 2004  
Date of signature: XXX

THAT SAID TRACT DESCRIBED AS 7.122 ACRES IN A DEED FROM ALBERT HENNINGER, JR. TO CANTON BANK, DATED AUGUST 18, 2016 AND RECORDED IN CLERK'S FILE NO. 201911112 OF THE OFFICIAL RECORDS OF BASTROP COUNTY (DEED) & VOLUME 895, PAGE 286 OF THE OFFICIAL RECORDS OF BASTROP COUNTY (DEED).

1975 31 & 32, BLOCK A OF CULLEN RAIL SHEDDING (PLAT C.B. 1, SIMS, 301-A & 191-A & 191-B, A.C.P.C.) IN A DEED FROM STEPHENS BROTHERS TO CANNON SENT DATED AUGUST 21, 2020 AND RECORDED CLERK'S FILE NO. 202014317 OF THE OFFICIAL RECORDS OF BALTIMORE COUNTY.

1976 37, BLOCK B OF CULLEN RAIL SHEDDING (PLAT C.B. 1, SIMS, 301-A & 191-B, A.C.P.C.) IN A DEED FROM STEPHENS BROTHERS TO CANNON SENT DATED AUGUST 21, 2020 AND RECORDED CLERK'S FILE NO. 202014317 OF THE OFFICIAL RECORDS OF BALTIMORE COUNTY.

1977 38, BLOCK C OF CULLEN RAIL SHEDDING (PLAT C.B. 1, SIMS, 301-A & 191-B, A.C.P.C.) IN A DEED FROM STEPHENS BROTHERS TO CANNON SENT DATED AUGUST 21, 2020 AND RECORDED CLERK'S FILE NO. 202014317 OF THE OFFICIAL RECORDS OF BALTIMORE COUNTY.

A 0.0820 ACRE PORTION OF "GULF HOLLOW" AND "GULF RUN" STREETS AS SHOWN ON THE PLAT RECORDED IN THE PUBLIC RECORDS OF CLINTON COUNTY, MISSOURI, BEING THE 21<sup>ST</sup> OF THE 34<sup>TH</sup> RANGE OF THE PLAT METHODS OF MISSOURI COUNTY

REVISIONS  
 REVISION NO. \_\_\_\_\_  
 REVISION DATE \_\_\_\_\_  
 REVISION BY \_\_\_\_\_  
 REVISION FOR \_\_\_\_\_  
 REVISION PER \_\_\_\_\_

DRAWN BY: CRT DATE: 7/6/21  
 CHECKED BY: CRT DATE: 7/6/21  
 APP'D BY: CRT DATE: X/5/X

BRADING NO. 1 OF 1

S:\WORK\15-255 - 255B - 255B1\255B1\255B1-255B1.DWG  
 255B1.DWG 15-255B