



Board of Aldermen Request for Action

MEETING DATE: 10/7/2025

DEPARTMENT: Development

AGENDA ITEM: Annexation Public Hearing

REQUESTED BOARD ACTION

Conduct a public hearing in accordance with state law concerning annexation of unplatted land located at the north side of East Main Street lying just east of 1503 East Main Street and northeast of Grace Church.

SUMMARY

The applicant seeks to annex land just south of the Corps of Engineers land at Smith's Fork Park. It was recently discovered that this small parcel was not annexed previously and adjoins an additional parcel of ground intended for future development.

Following the public hearing, an Ordinance will be drafted for presentation at the October 21, 2025 Board meeting for First Reading.

BACKGROUND

This parcel was effectively abandoned decades ago when the Corp of engineers purchased a farm which included this small parcel, but was not included in the acquisition documents. This land was effectively abandoned by the previous owners and their heir recently transferred any remaining interest in the land to the adjacent lot owner.

PREVIOUS ACTION

None.

POLICY ISSUE

Comprehensive Plan and Board Strategic Plan.

FINANCIAL CONSIDERATIONS

None.

ATTACHMENTS

- | | |
|--|-----------------------------------|
| <input type="checkbox"/> Ordinance | <input type="checkbox"/> Contract |
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Plans |
| <input checked="" type="checkbox"/> Staff Report | <input type="checkbox"/> Minutes |
| <input type="checkbox"/> Other: | |



**Voluntary Annexation
Staff Report**
September 29, 2025
Annexation of Parcel Id #05-604-00-01-003.02

Application for Voluntary Annexation of Land to the City
Code Sections: State Law Section 71-012 Annexation
Property Information: Address: Approx. 1505 E. Main St.
Owner: Lepe Construction LLC
Notice Date: September 24, 2025

GENERAL DESCRIPTION:

The applicant seeks to annex 1505 N. Main St. into the city for future development.



COMPLIANCE WITH COMPREHENSIVE PLAN

Voluntary annexation is a request by a property owner and is subject to the discretion of the City. The Comprehensive Plan currently identifies certain areas that can be considered for annexation. The subject property is immediately adjacent to the Corps of Engineer's land subject to annexation later this year.

CONTIGUOUS AND COMPACT

Property meets the State law requirement of 15% of the boundary be contiguous to the City limits of Smithville.

ABILITY TO PROVIDE SERVICES

All utilities and services are available to be provided at this time, including water, sewer, police, parks and street maintenance.

STAFF RECOMMENDATION:

Staff recommends Board listen to the Public input on the matters that will assist them in determining the reasonableness of the annexation and the necessity of the annexation to the proper development of the city, at the next Board meeting.

Respectfully Submitted,

/s/ Jack Hendrix /s/

Zoning Administrator