



Planning and Zoning Commission Meeting

September 8, 2026

7:00 p.m. – City Hall Council Chambers and Via Videoconference

Meetings are live streamed on the [City's YouTube](#) page.
The recordings are posted to social media and the City's website within 24 hours of the meeting.

- 1. Call to Order**
- 2. Approve the August 11, 2026, Planning Commission Minutes**
- 3. Staff Report**
- 4. Public Hearing – Rezoning 119 N 169 Hwy from B-3 and R-3 to R-3**

Applicant seeks to rezone the west 4.5 +/- acres from B-3 to R-3 to create one cohesive R-3 lot in accordance with the Comprehensive Plan's Future Land Use Plan

- 5. Rezoning 119 N 169 Hwy to entirely R-3**

Applicant seeks to rezoning the property in accordance with the Future Land Use Plan

- 6. Public Hearing – Conceptual Plan – Smithville Plaza Apartments – a 200-unit complex on 8.5 acres of land at 119 N 169 Highway on land zoned R-3**

The purpose of this hearing is to take public comment on a proposed 200-unit apartment complex on 8.5 acres behind the commercial buildings on 169, from Casey's to the river.

- 7. Conceptual Plan – R-3P for a 200-unit apartment complex**

Applicant seeks approval of a Conceptual Plan for a three-building complex with 200 units and 294 additional parking spaces.

- 8. Adjourn**

