

109 NE 2nd Street – “Honey’s Diner” OVERVIEW

Friday, June 26, 2026



ASKING PRICE: \$400,000

BUILDING SIZE: 1,560 ft² (Main) / 300 ft² (Accessory)

CITY ZONING: Central Business District (CBD)

BACKGROUND:

1. Parcel [19646](#) (Honey's Diner) zoned Central Business District (CBD) → <https://ecode360.com/39658965>.
2. Property listed on the National Register of Historic Places in July 1982 (Commercial Historic District)
3. Per Item #2 above, [Historic Preservation Design Standards](#) will apply for any modification to exterior (e.g., windows, awnings, brick, signage, doorways) → <https://ecode360.com/39659035>. Must apply for Certificate of Appropriateness prior to beginning work on exterior. COA must be approved by the Historic Preservation Design Standards Advisory Committee (HPDSAC) and the City Council. There is a \$250 application fee required for the COA application → <https://www.ci.smithville.tx.us/DocumentCenter/View/325/Hpds-Coa-Form-2020-Refillable-PDF>. Any building awnings and/or signage within the city easement requires License to Encroach.

PERMITTING:

4. Must obtain Demolition Permit (\$50) from City prior to beginning any remodeling / restoration.
5. Renovation of commercial properties require 3rd Party engineering review of MEP plan set to ensure compliance with all local, state, and federal regulations prior to issuing building permit. Typically, this can be accomplished within 7-10 days if all comments are addressed. City adopted 2006 International Building Codes.
6. Must submit affidavit of cost of renovation.
7. The cost of the building / construction permit is ½ percent (0.005%) of the renovation cost + the engineering design review fee. Will require developer to provide two (2) copies of the “stamped” plan set upon approval.
8. Developer must use licensed plumbers and electricians for all renovation work. Each trade must pull separate permits and schedule inspections with the City.
9. Once construction is complete and final inspection performed, a Certificate of Occupancy can/will be issued.

UTILITIES:

10. GAS: CenterPoint Energy
11. WATER: 2-inch line (in alley) with 3/4-inch meter
12. SEWER 6-inch line (in alley)
13. ELECTRIC (3-phase)
14. GARBAGE / RECYCLING: Commercial garbage and recycling service are available through the City of Smithville. Texas Disposal Systems is the solid waste services provider.

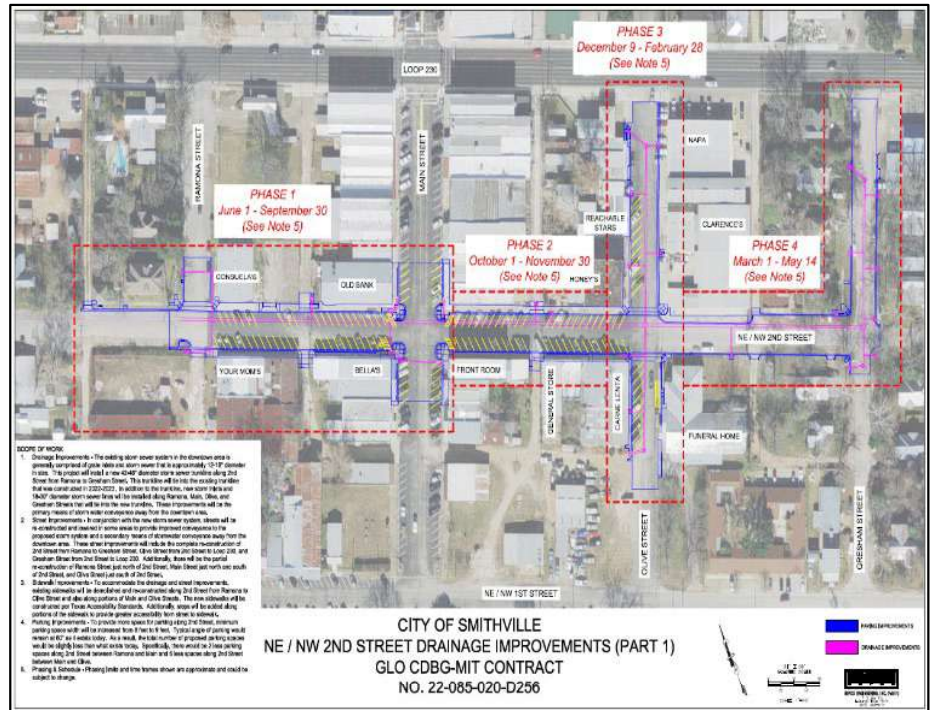
Upgrade(s) to water, sewer, electric, and gas lines may be required depending upon current condition and/or future use. Check with the City of Smithville and/or CenterPoint Energy for additional information.

NOTES:

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15. **NE 2nd Drainage Improvement Project** – The City acquired a \$3.4M grant to upgrade drainage, replace sidewalks, and install curbs and gutters. Construction is 100% complete and has been done in phases starting at NW 2nd and Ramona and ending at NE 2nd and Gresham. The project includes upsizing the storm drain lines, lowering / repaving the street, adding curbs, drainage inlets, handicap ramps / parking, and replacing sidewalks. The city added handicap parking at the corners of Main and NE/NW 2nd and widened the parking spaces from 8 to 9 feet leaving the angle at 60 degrees. This minimized the loss of parking space along NE/NW 2nd to six (6). So, instead of 50 parking spaces between Main and Olive on NE 2nd, there are now 44 spaces.



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