



CITY COUNCIL AGENDA

Monday, May 19, 2025 at 6:00 PM

City Hall – Council Chambers, 200 North Fifth, Crockett, TX 75835

Dr. Ianthia Fisher, Mayor

Dennis Ivey, Council Member
Christopher Price, Council Member
NaTrenia Hicks Council Member
Elbert Johnson, Council Member
Mike Marsh, Mayor Pro Tem

John Angerstein, City Administrator
Mitzi Stefka, City Secretary
Donna Gordon, City Attorney
Clayton Smith, Police Chief
Jason Frizzell, Fire Chief

Notice is hereby given of a meeting of the City Council of Crockett to be held on **MONDAY, MAY 19, 2025 at 6:00 PM** at City Hall – Council Chambers, 200 North Fifth, Crockett, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action.

OPEN MEETING WITH INVOCATION AND PLEDGE

RECOGNITION OF VISITORS

COMMENTS FROM AUDIENCE OR COUNCIL *(At this time, anyone will be allowed to speak on City related matters only; no personal matters or matters under litigation will be allowed. The length of time may not exceed three (3) minutes. NO Council discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.)*

APPROVAL OF MINUTES

1. SPECIAL SESSION: MAY 9, 2025

REPORTS

2. POLICE DEPARTMENT MANPOWER & CRIMINAL INCIDENT REPORT FOR APRIL 2025
3. FIRE DEPARTMENT MONTHLY ACTIVITY & STATUS REPORT FOR APRIL 2025

BUSINESS

4. PUBLIC HEARING ON REQUEST FROM KELVIN INVESTMENTS, INC. FOR ZONING DISTRICT CHANGES FOR THE FOLLOWING TWO DESCRIBED PARCELS LOCATED NEAR THE NORTHWEST CORNER OF THE STATE HIGHWAY 19, ALSO KNOWN AS SOUTH 4TH STREET, AND SOUTHWEST LOOP 304 INTERSECTION

(1) PARCEL 28325, WITH A CURRENT ADDRESS OF 1920 SW LOOP 304, LOCATED ACROSS FROM DOBBS STREET, AND BEING 10.549 ACRES OF LAND, MORE OR LESS: THE REQUESTED ZONING CHANGE IS FROM C-2 COMMERCIAL DISTRICT TO M MANUFACTURING DISTRICT FOR THE PURPOSE OF BUILDING A PROPOSED COMBINATION AUTOMOBILE SERVICE STATION/CONVENIENCE STORE/TRUCK STOP COMPLEX ON 6.337 ACRES IN THE CENTER OF THE PARCEL, WITH 2.094 ACRES ON THE WEST SIDE OF THE 6.337 ACRES BEING DIVIDED INTO A SEPARATE PARCEL FOR FUTURE DEVELOPMENT IN COMPLIANCE WITH THE MANUFACTURING DISTRICT AND 2.118 ACRES ON THE EAST SIDE OF THE 6.337 ACRES BEING COMBINED WITH EXISTING ADJACENT PARCELS 29691, 11827, AND 19024, ALSO OWNED BY KELVIN INVESTMENTS, INC., TO FORM ONE 9.626 ACRE PARCEL FOR FUTURE DEVELOPMENT IN COMPLIANCE WITH THE MANUFACTURING DISTRICT

(2) PARCEL 11827, WITH A CURRENT ADDRESS OF 1502 S. 4TH STREET, AND BEING 5.0 ACRES OF LAND: THE REQUESTED CHANGE IS FOR THE SMALL NW CORNER OF THE PARCEL CURRENTLY ZONED R3-MULTIPLE-FAMILY RESIDENTIAL DISTRICT TO BE CHANGED TO M-MANUFACTURING, WHICH WILL



RESULT IN THE NW CORNER OF THE PARCEL BEING IN THE SAME ZONING DISTRICT AS THE REMAINDER OF PARCEL 11827 AND ALLOW THE PROPERTY TO BE MORE EASILY DEVELOPED AS A FUTURE COMMERCIAL/MANUFACTURING SITE WITHOUT THE HINDRANCE OF THE ONE CORNER BEING ZONED AS R3

5. CONSIDER AND APPROVE ZONING DISTRICT CHANGES FOR PARCEL 28325 AND PARCEL 11827 AS DESCRIBED ABOVE
6. CONSIDER AND APPROVE NOMINATIONS AND APOINTMENTS OF NEW MEMBERS TO THE CHARTER REVIEW COMMISSION
7. CONSIDER AND APPROVE AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF CROCKETT, TEXAS, BY THE AMENDMENT OF CHAPTER 13, LICENSES AND BUSINESS REGULATIONS, AMENDING ARTICLE VII, COIN-OPERATED MACHINES, AND AMENDING ARTICLE XIII, AMUSEMENT REDEMPTION MACHINES; ADDING REQUIREMENT FOR A CORPORATION OR ASSOCIATION CLAIMING EXEMPTION FROM THE CITY OCCUPATION TAX FOR COIN-OPERATED MACHINES TO PROVIDE A COPY OF THE WRITTEN NOTICE FROM THE STATE COMPTRROLLER CONFIRMING ITS QUALIFICATION FOR SUCH EXEMPTION; ADDING PROVISION TO EXEMPT THOSE NON-PROFIT ORGANIZATIONS THAT ARE EXEMPT FROM THE CITY OCCUPATION TAX FOR COIN-OPERATED MACHINES TO ALSO BE EXEMPT FROM THE ANNUAL AMUSEMENT REDEMPTION MACHINE INSPECTION AND LICENSE FEE; ADDING A REQUIREMENT THAT EACH AMUSEMENT REDEMPTION MACHINE NOT EXEMPT FROM THE ANNUAL INSPECTION AND LICENSE FEE MUST DISPLAY A CURRENT TAX PERMIT ISSUED BY THE STATE COMPTRROLLER BEFORE THE CITY WILL ISSUE OR RENEW A LICENSE FOR THE MACHINE; PROVIDING A SEVERABILITY CLAUSE; CONTAINING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE

ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Crockett will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Mitzi Stefka, City Secretary, at 936-544-5156.

CERTIFICATION

I certify that a copy of the May 19, 2025 agenda of items to be considered by the Crockett City Council was posted for viewing at Crockett City Hall on May 15, 2025 before 5:00 PM.

Mitzi Stefka, City Secretary

I certify that the agenda items to be considered by the City Council was removed from the City Hall window on the ____ day of _____, 2025. _____ Title _____

MINUTES OF THE CROCKETT CITY COUNCIL MEETING HELD ON THE 9th DAY OF MAY 2025 IN THE CITY HALL COUNCIL CHAMBERS, LOCATED AT 200 NORTH FIFTH IN THE CITY OF CROCKETT, HOUSTON COUNTY TEXAS AT 12:00 P.M.

THE COUNCIL MET IN SPECIAL SESSION WITH THE FOLLOWING MEMBERS PRESENT: IANTHIA FISHER, DENNIS IVEY, NATRENIA HICKS & MIKE MARSH. CITY OFFICIALS PRESENT: CITY ADMINISTRATOR JOHN ANGERSTEIN, CITY SECRETARY MITZI STEFKA, POLICE CHIEF CLAYTON SMITH AND FIRE CHIEF JASON FRIZZELL. DARRELL JONES AND ELBERT JOHNSON NOT PRESENT.

OPEN MEETING WITH INVOCATION AND PLEDGE

Mayor Fisher called the formal session open. Council member Ivey gave the invocation, and all joined in the pledge.

RECOGNITION OF VISITORS

Mayor Fisher recognized all visitors present.

COMMENTS FROM AUDIENCE OR COUNCIL *(At this time, anyone will be allowed to speak on City related matters only; no personnel matters or matters under litigation will be allowed. The length of time may not exceed three minutes. NO Council discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.)*

- Council member Hicks invited all to the upcoming Community Roundtable on May 27, 2025

BUSINESS

1. CANVASS ELECTION RETURNS

Mayor Fisher and all members of the city council canvassed the election returns from Early Voting and the May 3, 2025, General Election. After review, a motion was made by Mayor Pro Tem Marsh to approve the canvass of the votes as follows:

		<u>Early Votes</u>	<u>Ballot by Mail</u>	<u>Election Day</u>	<u>Total</u>
Pct. 1	Joni K. Clonts	82	1	38	121
	Jessica James	10	0	7	17
	Ianthia Fisher	95	1	30	126
	Dennis Ivey	159	2	71	232
Pct. 2	Joni K. Clonts	41	3	16	60
	Jessica James	28	8	11	47
	Ianthia Fisher	63	19	41	123
	Darrell Jay Jones	29	15	24	68
	Christopher Price	101	15	45	161

Pct. 3	Joni K. Clonts	10	0	1	11
	Jessica James	29	7	17	53
	Ianthia Fisher	44	18	30	92
Pct. 4	Joni K. Clonts	23	0	5	28
	Jessica James	19	9	16	44
	Ianthia Fisher	49	14	18	81
Pct. 5	Joni K. Clonts	90	1	24	115
	Jessica James	27	2	18	47
	Ianthia Fisher	79	5	26	110

<u>MAYOR</u>	<u>TOTALS</u>
Joni K. Clonts	335
Jessica James	208
Ianthia Fisher	532
 <u>Precinct 1</u>	
Dennis Ivey	232
 <u>Precinct 2</u>	
Darrell Jay Jones	68
Christopher Price	161

Council member Hicks seconded the motion. Motion passes 3-0.

2. ADMINISTER OATH OF OFFICE TO COUNCIL MEMBERS

City Administrator John Angerstein administered the Oath of Office to Dennis Ivey and Christopher Price. Mayor Fisher presented Certificate of Election to the newly elected Council members. Council member Price took his seat on council.

3. CONSIDER AND APPROVE A RESOLUTION CALLING FOR THE RUNOFF ELECTION OF MAYOR IN AND FOR THE CITY OF CROCKETT, TEXAS

Mr. Angerstein noted that early voting will start on May 27, 2025, with the last day on June 3, 2025. Hours from 9:00 AM to 6:00 PM. Location of early voting is Houston County Senior Citizens Center with consolidated precincts on election day also to be held at the Houston County Senior Citizens Center. Mayor Pro Tem Marsh made a motion to approve a Resolution calling for the runoff election of Mayor in and for the City of Crockett, Texas. Council member Ivey seconded the motion. Motion passes 4-0.

4. CONSIDER AND APPROVE SURPLUS LIST

Council member Ivey made a motion to approve the list of surplus items which no longer serve any useful purpose for the city to be listed on an online auctioneering service or to be scrapped. Council member Price seconded the motion. Motion passes 4-0.

APPROVAL OF MINUTES

5. REGULAR SESSION: APRIL 21, 2025

Council member Hicks made a motion to approve the minutes of the April 21, 2025 Regular Session. Mayor Pro Tem Marsh seconded the motion. Motion passes 4-0.

ADJOURNMENT

Without objection, Mayor Fisher adjourned the meeting at 12:28 P.M.

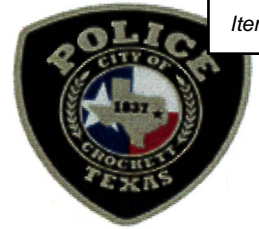
Dr. Ianthia Fisher, Mayor

ATTEST:

Mitzi Stefka, City Secretary



City of Crockett POLICE DEPARTMENT



Item 2.

COURTESY
PROTECTION
DEDICATION

CROCKETT, TEXAS 75835

CHIEF OF POLICE
Clayton Smith

936-544-2021 * 200 NORTH FIFTH STREET

Mayor
Dr. Ianthia Flsher

April 2025

Manpower: 16

Manpower Hours: 2698

Calls: 450

Accidents: 16

Arrests: 43

Traffic: 294

Reports: 62

Alarm Calls: 12

False Alarms: 11

No Fault Alarms: 1

Assault: 2

Burglary: 0

Criminal Mischief: 3

Criminal Trespass: 3

Disorderly Conduct: 1

Driving While Intoxicated: 0

Forgery: 0

Possession of Controlled Substance: 2

Possession of Drug Paraphernalia: 1

Possession of Marijuana: 4

Public Intoxication: 4

Resisting Arrest: 0

Theft: 10

Unlawful Possession of Firearm: 1

Unauthorized use of Motor Vehicle: 3

Miscellaneous Offenses: 46

Comments: REPORTING PERIOD: APRIL 1-30, 2025 MISCELLANEOUS OFFENSES INCLUDES 19 WARRANT SERVICES.

CROCKETT FIRE DEPT. MONTHLY ACTIVITY AND STATUS REPORT FOR 2025

Item 3.

2025	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
CITY CALLS	27	21	19	35	0	0	0	0	0	0	54	0	156
STRUCTURE FIRES:	0	0	0	0	0	0	0	0	0	0	0	0	0
Business	0	0	0	0	0	0	0	0	0	0	0	0	0
Residential	0	0	1	0	0	0	0	0	0	0	0	0	1
VEHICLE FIRES	0	1	0	0	0	0	0	0	0	0	0	0	1
GRASS / WOODS FIRES	0	0	1	0	0	0	0	0	0	0	0	0	1
REFUSE / TRASH FIRE	0	0	0	0	0	0	0	0	0	0	0	0	0
VEHICLE ACCIDENT	5	1	4	6	0	0	0	0	0	0	0	0	16
VEHICLE ACCIDENT w/RESCUE	0	0	0	0	0	0	0	0	0	0	0	0	0
TECHNICAL RESCUE	1	0	0	0	0	0	0	0	0	0	0	0	1
POWERLINE EMERGENCIES	0	0	0	8	0	0	0	0	0	0	0	0	8
TREES DOWN	0	0	0	1	0	0	0	0	0	0	0	0	1
NATURAL/LPG GAS LEAK	3	2	3	3	0	0	0	0	0	0	0	0	11
HAZ-MAT SPILL / LEAK	0	1	1	0	0	0	0	0	0	0	0	0	13
CARBON MONOXIDE ALARM	0	0	0	0	0	0	0	0	0	0	0	0	0
EMS FIRST RESPONDER	6	7	4	5	0	0	0	0	0	0	0	0	22
EMS LIFT ASSIST	6	4	1	5	0	0	0	0	0	0	0	0	16
LANDING ZONE SET-UP	0	0	0	0	0	0	0	0	0	0	0	0	0
FALSE ALARM BUSINESS	3	1	4	0	0	0	0	0	0	0	0	0	8
FALSE ALARM RESIDENTIAL	1	2	0	2	0	0	0	0	0	0	0	0	5
TERRORISTIC/BOMB THREAT	0	0	0	0	0	0	0	0	0	0	0	0	0
FIRE / SMOKE INVESTIGATION	2	1	0	5	0	0	0	0	0	0	0	0	8
CONTROL BURN	0	0	0	0	0	0	0	0	0	0	0	0	0
TRAFFIC CONTROL	0	0	0	0	0	0	0	0	0	0	0	0	0
AGENCY ASSIST	0	1	0	0	0	0	0	0	0	0	0	0	1
ARSON ARREST	0	0	0	0	0	0	0	0	0	0	0	0	0

CROCKETT FIRE DEPT. MONTHLY ACTIVITY AND STATUS REPORT FOR 2025

2025	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
COUNTY CALLS	11	15	13	16	0	0	0	0	0	0	0	0	55
STRUCTURE FIRES:	1	1	1	3	0	0	0	0	0	0	0	0	6
Business	0	1	0	0	0	0	0	0	0	0	0	0	1
Residential	1	0	1	3	0	0	0	0	0	0	0	0	5
VEHICLE FIRES	1	2	2	0	0	0	0	0	0	0	0	0	5
GRASS / WOODS FIRES	6	5	2	0	0	0	0	0	0	0	0	0	13
REFUSE / TRASH FIRE	0	0	0	0	0	0	0	0	0	0	0	0	0
VEHICLE ACCIDENT	1	3	4	5	0	0	0	0	0	0	0	0	13
VEHICLE ACCIDENT w/Extrication	0	0	1	0	0	0	0	0	0	0	0	0	1
TECHNICAL RESCUE	0	0	0	0	0	0	0	0	0	0	0	0	0
LANDING ZONE SET-UP	0	0	0	0	0	0	0	0	0	0	0	0	0
HAZ-MAT SPILL / LEAK	0	0	0	0	0	0	0	0	0	0	0	0	0
POWERLINE EMERGENCIES	0	0	0	1	0	0	0	0	0	0	0	0	0
TREES DOWN	0	0	1	2	0	0	0	0	0	0	0	0	3
NATURAL/LPG GAS LEAK	0	0	0	0	0	0	0	0	0	0	0	0	0
OIL/GAS WELL FIRE	0	0	0	0	0	0	0	0	0	0	0	0	0
CARBON MONOXIDE ALARM	0	0	0	0	0	0	0	0	0	0	0	0	0
EMS FIRST RESPONDER	1	0	1	0	0	0	0	0	0	0	0	0	2
EMS LIFT ASSIST	0	0	0	2	0	0	0	0	0	0	0	0	2
FALSE ALARM BUSINESS	0	0	0	0	0	0	0	0	0	0	0	0	0
FALSE ALARM RESIDENTIAL	0	2	0	0	0	0	0	0	0	0	0	0	2
TERRORISTIC THREAT	0	0	0	0	0	0	0	0	0	0	0	0	0
FIRE / SMOKE INVESTIGATION	0	1	0	0	0	0	0	0	0	0	0	0	1
TRAFFIC CONTROL	0	0	0	0	0	0	0	0	0	0	0	0	0
CONTROL BURN	0	0	0	0	0	0	0	0	0	0	0	0	0

CROCKETT FIRE DEPT. MONTHLY ACTIVITY AND STATUS REPORT FOR 2025

Item 3.

2025	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
TOTAL CALLS	38	36	32	51	0	0	0	0	0	0	54	0	211
ACTIVE MEMBERS (PAID / VOL.)	17	17	17	17	0	0	0	0	0	0	0	0	0
PAYROLL	\$1,120	\$400	\$850	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
VOLUNTEER MAN HOURS	105	30	90	30	0	0	0	0	0	0	0	0	0
COST PER MAN HOUR	\$11.20	\$13.33	\$9.44	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
FIREFIGHTER INJURIES	0	0	0	0	0	0	0	0	0	0	0	0	0
FIREFIGHTER FATALITIES	0	0	0	0	0	0	0	0	0	0	0	0	0
CIVILIAN INJURIES	0	0	0	0	0	0	0	0	0	0	0	0	0
CIVILIAN FATALITIES	1	0	0	0	0	0	0	0	0	0	0	0	0
MUTUAL AID GIVEN	1	7	3	2	0	0	0	0	0	0	0	0	0
MUTUAL AID RECEIVED	0	0	0	2	0	0	0	0	0	0	0	0	0
OUT OF COUNTY CALLS	0	0	0	0	0	0	0	0	0	0	0	0	0

Notes:



City of Crockett Planning & Zoning Commission and City Council Action Taken for Zoning Change Application

Applicant's/Property Owner's Information.

Applicant's Full Name: Sanh Trinh w/Kelvin Investments, LLC

Property Owner's Full Name: Kelvin Investments, LLC

Property Address Under Consideration: Parcel 28325-1920 SW Loop 304 & Parcel 11827, 1502 S. 4th

Description of Proposed Land Use Activity for Parcel 28325: Combination automobile service station/convenience store/truck stop complex in middle 6.337 acres of Parcel 28325; with 2.094 acres on west side of Parcel being divided into separate lot for future M district development; and with 2.118 acres on east side of the parcel being combined with existing adjacent parcels 29691, 11827, and 19024 to form 9.2626-acre parcel for future M district development.

Present Zoning District for Parcel 28325: C2 **Requested Zoning District:** M

Description of Proposed Land Use Activity for Parcel 11827: Change small NW corner currently zoned R3 to M district to be the same as the rest of the parcel to allow future M district development without any hindrance of the one corner being zoned R3.

Present Zoning District for Parcel 11827: M except small NW corner is R3. **Requested Zoning District:** M

Criteria for Zone Change. (The following responses are preliminary responses from the City's zoning officer based on his review of the zoning change request and are subject to change based on input received at the public hearings.)

Will the proposed zoning change adversely affect the character and appropriate use of the area or neighborhood in which it would be located?
 Yes No

The adjacent parcel on the west side of Parcel 28325 is zoned Industrial along with all of the property directly across the loop from Parcel 28325. Adjacent Parcels 29691 and 19024 that will be combined with the eastern 2.118 acres of Parcel 28325 and Parcel 1827 are already zoned Manufacturing, and the property directly across S. 4th Street is zoned Manufacturing and consists of the Crockett Industrial Park.

Will the proposed zoning change substantially depreciate the value of adjacent and nearby properties for use in accordance with regulations of the zoning district in which they are located?
 Yes No The proposed zoning change that will allow the automobile service station/convenience store/truck stop complex and future manufacturing district development may substantially increase the value of adjacent and nearby properties.

Will the proposed use be in keeping with the spirit and intent of City ordinance?
 Yes No If no, explain:
Auto service stations and retail sales in general are allowed in the C2 district by right, and all C2 uses by right are allowed by right in the M district. The M district also allows truck stops by right.



City of Crockett Planning & Zoning Commission and City Council Action Taken for Zoning Change Application

How will the proposed zoning change affect the traffic circulation of the district in which it is proposed?

No negative impact Negative Impact If negative impact, explain:

No negative impact. The proposed site of the auto service station/convenience store/truck stop and the driveways have been coordinated with TxDOT because it will be a state highway location and the driveway entrances must be approved by TxDOT. The current existence of a middle turn lane on SW Loop 304 into the truck stop complex will help prevent any negative impact along with two driveway entrances.

How will the proposed zoning change affect the public utilities of the district in which it is proposed?

No negative impact Negative Impact If negative impact, explain:

City administration has reviewed the impact on public utilities and determined no negative impact.

How will the proposed zoning change affect the health, safety, and general welfare of the community?

No negative impact Negative Impact If negative impact, explain:

No negative impact anticipated. The proposed zoning change may have a positive impact on the general welfare of the community because the proposed automobile service station/convenience store/truck stop will result in: (1) additional employment opportunities; and (2) additional sales tax revenue in an amount that is anticipated to significantly affect the amount of tax dollars available for public infrastructure improvement.

Assistant City Administrator/Zoning Officer

05/07/2025

Date (mm/dd/yyyy)



City of Crockett Planning & Zoning Commission and City Council Action Taken for Zoning Change Application

Planning & Zoning Commission's Public Hearing Action

Date of Public Hearing: 5/19/2025 – 12:15 pm

Number of property owners other than the applicant who, per HCAD tax rolls, own land lying within 200 feet (C-3 District) or 300 feet (all other districts) feet of the property for which proposed change is sought and may express being in favor of or in opposition of the zone change:

Parcel 28325: 10 property owners; **Parcel 11827:** 5 property owners

Number of property owners, other than applicant, who spoke at hearing or provided signed written notice that they are:

in favor of Parcel 28325 zone change: _____ in favor of Parcel 11827 zone change: _____
opposed to Parcel 28325 zone change: _____ opposed to Parcel 11827 zone change: _____

Comments:

Planning & Zoning Commission's Motion:

Recommend approval of requested zoning change. Special Conditions:

Recommend disapproval of requested zoning change. Reasons:

Table application for following reasons:

Motion Made by: _____

Motion Seconded by: _____

Vote on Motion. For: _____ Against: _____

P&Z Chairman

Date (mm/dd/yyyy)

Action Taken by City Council

Date of City Council Meeting: 5/19/2025 – 6:00 pm

Approve zoning change. Special Conditions:

Disapprove zoning change. Reasons:

Table application for following reasons:

Motion Made by: _____

Motion Seconded by: _____

Vote on Motion. For: _____ Against: _____

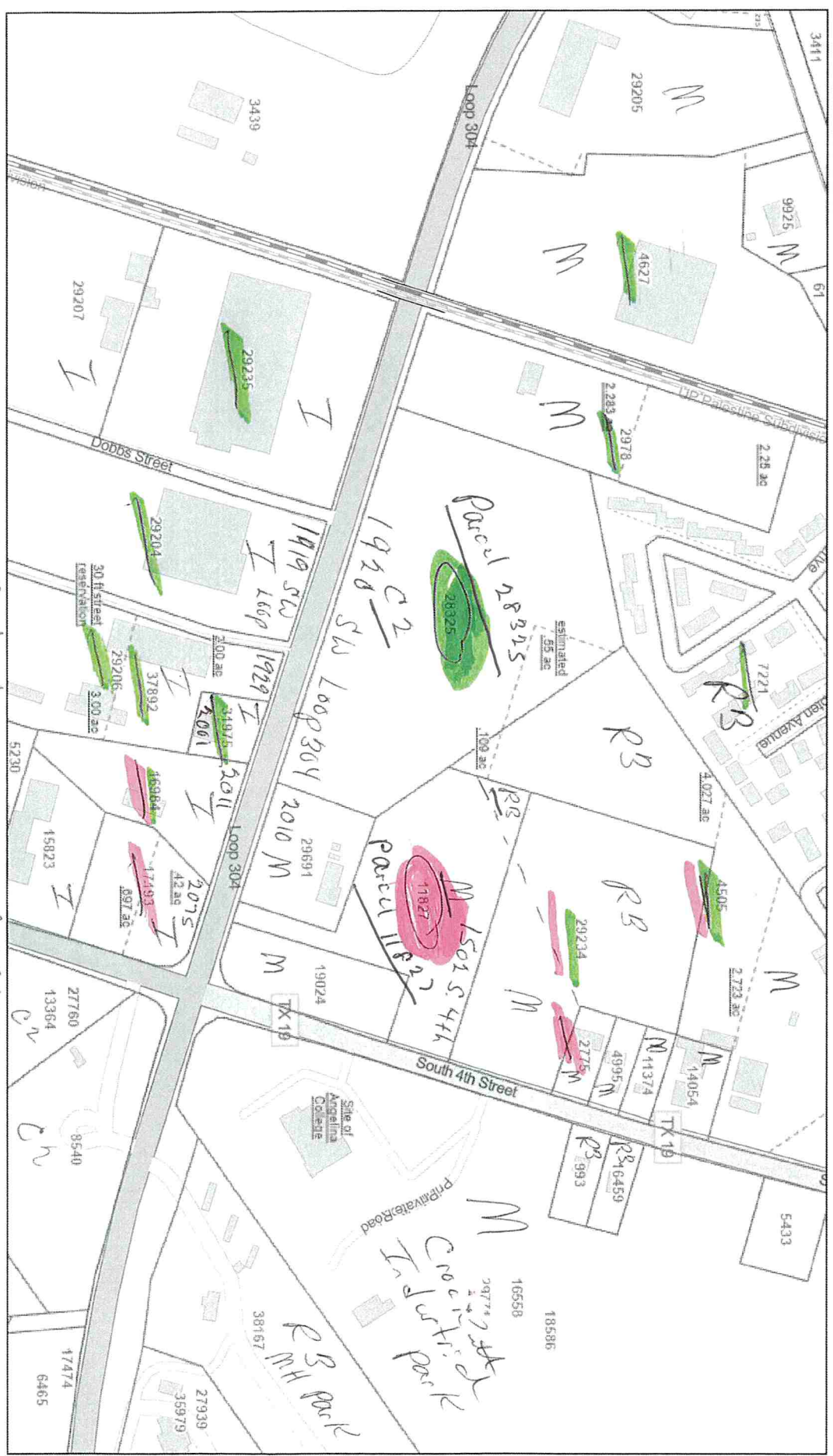
Mayor

Date (mm/dd/yyyy)

Property Owners within

Houston CAD

300' of Parcel 28325 or 11827



5/17/2025, 2:22:17 PM

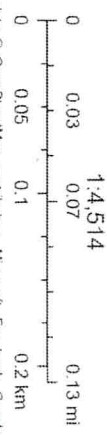
School Districts

History Line

Parcels

C2 - Commercial District
 M - Manufacturing
 I - Industrial
 R3 - Residential - Multiple Family

300' of 28325
 300' of 11827



Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri
 Community Maps contributors, Map layer by Esri

Dean A. Jr. & Deborah Anderson
Owns Parcel 16984
(2011 SW Loop 304)

Holsey Mining, Inc.
Owns Parcel 29234
(1502 S. 4th Street)

Houston County Road Item 4.
Owns Parcel 4505
(1200 S. 4th Street)

The three (3) property owners identified above own property within 300' of both parcels; therefore, they may speak for or against the zoning changes for both parcels.

Animal Comfort Group, LLC
Owns Parcels 29235 & 29204
(1901 & 1919 SW Loop 304)

Steven A. & Judy Christie Rev Trst
Owns Parcel 2978
(1900 SW Loop 304)

Crockett Housing Authority
Owns Parcel 7221
(Rose St & George Briggs)

Joseph Edmon Groneck
Owns Parcel 37892
(530 Design Dr.)

Lincoln Lumber Real Estate LLC
Owns Parcel 4627
(215 W. Austin)

James L. Lucas
Owns Parcel 29206
(1929 SW Loop 304)

David & Sherri Noble
Owns Parcel 31975
(2001 SW Loop 304)

The seven (7) property owners identified above own property within 300' of Parcel 28325 and may only speak for or against the zoning change for that parcel.

Crockett Re Holdings, LLC
Parcel 17193
(2075 SW Loop 304)

Miguel Martinez
Parcel 2775
(1500 S. 4th Street)

The two (2) property owners identified above own property within 300' of Parcel 1827 and may only speak for or against the zoning change for that parcel.

A. *Description.* The M district is intended to serve the needs of manufacturing, fabrication, assembling, warehousing and wholesaling businesses. The district may serve as a buffer between heavy industrial zones and other inharmonious land use activities. Because of its proximity to residential environs the land use activities and related operation characteristics of the M district are regulated to a greater extent than are those associated with the I district.

B. *Uses permitted by right.*

1. All uses permitted by right in a C-2 commercial district, except churches.

2. Assembly, fabrication and manufacturing of:

- a. Clothing.
- b. Electronics.
- c. Jewelry.
- d. Leather goods.
- e. Measuring instruments.
- f. Metal.

3. Automobile repairs—Major.

4. Bottling plants.

5. Building material and lumber sales facilities.

6. Petroleum bulk stations.

7. Publishing and printing.

8. Truck stops.

9. Truck terminals.

10. Warehousing facilities.

11. Wholesaling facilities.

C. *Specific uses.*

1. Communication towers for cellular telephones, radio, television and other communications.

2. Drive-in theaters.

3. Mobile homes.

4. Private clubs.

5. Sexually oriented businesses, as defined in chapter 15.5 of the Crockett Code.

Refer to the land use matrix for land uses permitted by right or requiring specific use permit.

D.

A. *Description.* The C-2 district is intended to provide retail shops and stores that provide goods and services for the residents of the general community. The C-2 district serves the need for commercial activities that may not be met by those activities presently located in Crockett's City Center Shopping District.

B. *Uses permitted by right.*

1. All uses permitted by right and specific use in the C-1 neighborhood commercial district.
2. Apparel sales and rentals.
3. Amusements.
4. Automobile laundry.
5. Automobile repair—Minor.
6. Automobile sales and rentals.

7. *Automobile service station.*

8. Department stores.
9. Drive-in restaurants.
10. Farm machinery, implements and supply sales.
11. Funeral sales.
12. Meeting and assembly halls.
13. Plant nurseries and garden supply sales.
14. Plumbing equipment sales and servicing.
15. Printing and reproduction services.

16. *Retail sales in general.*

17. Sports or special events stadiums.
18. Theaters—Indoors.
19. Mini-warehouses.

C. *Specific uses.*

1. Communication towers for cellular telephones, radio, television and other communications.
2. Drive-in theaters.
3. Private clubs.
4. Sexually oriented businesses, as defined in chapter 15.5 of the Crockett Code.

Refer to the land use matrix for land uses permitted by right or requiring specific use permit.

D.

Charter Revision Commission Members

Current Members

Jim Turner – Chair

Angela Brice

Ansel Bradshaw

Pam Wells – **Replaced**

Christopher Price – **Resigned**

Jessica James

Ray Bruner

Chuck Cunningham

LaQuinta Beasley

Wayne Lacy

Tim Allen

Brenda McKnight

Lois Ball – **Replaced**

Nominations

James Henry

Joseph James

Thomas Sheley

**SUMMARY OF KEY CHANGES PROPOSED BY
ORDINANCE NO. O-05-25
AMENDING CODE RELATING TO COIN-OPERATED MACHINES AND
AMUSEMENT REDEMPTION MACHINES**

Coin-Operated Machines:

- **Amusement Redemption Machines are no longer excluded from the definition of coin-operated machines.** This is a technical correction based on state law and the state comptroller's office guidelines that an amusement redemption machine (ARM) is a type of coin-operated machine and may therefore be subject to the City's occupation tax on a coin-operated machine. *[See attached Tex. Occupations Code, §2153.002(1) and §2153.451.]*
- **Non-profit organizations exempt from the coin-operated machine occupation tax will now be required to provide a copy of the State Comptroller's written notice verifying such exemption.** Based on state law and current City code, eligible non-profits are exempt from the annual state and city coin-operated machine occupation tax (\$60 per machine for state tax and \$15 per machine for city tax). Whenever a non-profit organization applies to the State Comptroller's office for an exemption from this tax, the State Comptroller provides the organization with a written notice confirming eligibility of exemption. Requiring a copy of this notice will ensure that the City is not making the decision of whether or not an organization is exempt from the coin-operated machine city tax but is instead deferring to the State Comptroller's decision. *[See attached Tex. Admin Code, §3.602(f), Exemptions.]*
- **Cross references to the zoning code relating to coin-operated machines and to the ARM ordinance have been added.** The current zoning code contains limitations regarding the placement of coin-operated machines within 300 feet of a church, school, or hospital, and the City code relating to ARMs contains several additional requirements relating only to ARMs. Adding cross references to these provisions will help ensure that these provisions are not overlooked when enforcing City ordinance relating to coin-operated machines. *(See attached Crockett Zoning Code, §309.)*

Amusement Redemption Machines and Establishments:

- **Allows eligible non-profit organizations to be exempt from the ARM establishment licensing and inspection fee, which is currently \$1,000 annually per ARM.** The exemption will apply only to non-profit organizations providing the City with a copy of the above-referenced State Comptroller's written notice confirming the eligibility of exemption from the coin-operated machine occupation tax. Such organizations must still obtain an ARM establishment license from the City and comply with all other ARM regulations.
- **An ARM license for an organization, other than a non-profit organization, will only be granted for an ARM that has a current State Comptroller tax permit attached to the machine.** This provision will ensure that the owner of the machine at an ARM establishment has first complied with state law requiring registration with the State Comptroller's office of the ARM as a coin-operated machine before receiving an ARM license from the City. *(See attached Tex. Admin Code, §3.602(e)(4) and (5) relating to the display of tax permits on coin-operated machines.)*

ORDINANCE NO. O-05-25

AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF CROCKETT, TEXAS, BY THE AMENDMENT OF CHAPTER 13, LICENSES AND BUSINESS REGULATIONS, AMENDING ARTICLE VII, COIN-OPERATED MACHINES, AND AMENDING ARTICLE XIII, AMUSEMENT REDEMPTION MACHINES; ADDING REQUIREMENT FOR A CORPORATION OR ASSOCIATION CLAIMING EXEMPTION FROM THE CITY OCCUPATION TAX FOR COIN-OPERATED MACHINES TO PROVIDE A COPY OF THE WRITTEN NOTICE FROM THE STATE COMPTROLLER CONFIRMING ITS QUALIFICATION FOR SUCH EXEMPTION; ADDING PROVISION TO EXEMPT THOSE NON-PROFIT ORGANIZATIONS THAT ARE EXEMPT FROM THE CITY OCCUPATION TAX FOR COIN-OPERATED MACHINES TO ALSO BE EXEMPT FROM THE ANNUAL AMUSEMENT REDEMPTION MACHINE INSPECTION AND LICENSE FEE; ADDING A REQUIREMENT THAT EACH AMUSEMENT REDEMPTION MACHINE NOT EXEMPT FROM THE ANNUAL INSPECTION AND LICENSE FEE MUST DISPLAY A CURRENT TAX PERMIT ISSUED BY THE STATE COMPTROLLER BEFORE THE CITY WILL ISSUE OR RENEW A LICENSE FOR THE MACHINE; PROVIDING A SEVERABILITY CLAUSE; CONTAINING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE

THE COUNCIL OF THE CITY OF CROCKETT, TEXAS HEREBY ORDAINS:

SECTION I:

Section 13-121 of the Crockett Code is hereby amended to revise the definition of coin-operated machine to read as follows:

Coin-operated machine means any kind of machine or device operated by or with a coin or other United States currency, metal slug, token electronic card, or check, including a music or skill or pleasure coin-operated machine.

SECTION II:

Section 13-123 of the Crockett Code is hereby amended to add paragraph (d) to read as follows:

(d) A corporation or association claiming exemption from the City occupation tax shall provide the code enforcement officer with a copy of the written notice from the state comptroller provided to the organization in accordance with the Tex. Admin. Code, Part 1, Chapter 3, Section 3.602(f) and informing the organization that it qualifies for an exemption from the tax payments for coin-operated machines.

SECTION III:

Section 13-125 of the Crockett Code is hereby added to read as follows:
Sec. 13-125.-Zoning.

Zoning provisions and restrictions relating to the exhibition of a music or skill or pleasure coin-operated machine shall be in accordance with Section 309, Article 3, of the Crockett Zoning Code.

SECTION IV:

Section 13-126 of the Crockett Code is hereby added to read as follows:
Sec. 13-126-Additional Provisions.

In addition to the provisions established by this article, a coin-operated machine meeting the definition of an amusement redemption machine as defined in Article XIII, Chapter 13 of the Crockett Code shall be required to comply with all provisions established by that article, including the stricter zoning restrictions established by that article.

SECTION V:

The reference to the reserved sections of Article VII of the Crockett Code is hereby updated to read as follows:

Secs. 13-127 – 13-140 – Reserved.

SECTION VI.

Section 13-501(b) of the Crockett Code is hereby amended to read as follows:

(b) *Fee.* An owner, operator, or lessee of premises on which an amusement redemption machine is made available to others shall be required to secure a license by paying to the city an annual inspection and license fee of one thousand dollar (\$1,000.00) per amusement redemption machine in full at the time of license issuance. A corporation or association that provides a written notice from the state comptroller that the organization is qualified to be exempt from the state occupation tax for coin-operated machines is exempt from this fee but must comply with all other licensing requirements. Upon compliance with all licensing requirements including payment of the fee or verification of exemption from the fee, the license shall be issued by the city.

SECTION VII:

Section 13-504(b) of the Crockett Code is hereby amended to read as follows:

(b) The city shall not issue or renew an amusement redemption machine establishment license and shall suspend or cancel a license if it be determined that:

(1) the applicant or licensee is indebted to the city for any fee, costs, penalties, or delinquent taxes; or

(2) an amusement redemption machine exhibited at an establishment other than an establishment exempt from the inspection and licensing fee does not have a securely attached current tax permit issued by the state comptroller.

SECTION VII: Severability.

The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION III: Repealing Clause

All Ordinances, or parts of Ordinances, inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION IV: Effective Date.

A descriptive caption of this Ordinance shall be published two (2) times in the official newspaper of the City of Crockett, within fourteen (14) days after the date of passage thereof, and said Ordinance shall become effective _____, 2025.

PASSED AND ADOPTED, at a regular meeting of the City Council of the City of Crockett, Texas, on the ____ day of _____, 20__.

CITY OF CROCKETT

BY: _____
DR. IANTHIA FISHER, MAYOR

ATTEST:

MITZI STEFKA, CITY SECRETARY

DONNA GORDON, CITY ATTORNEY

**COMPARISON COPY OF AMENDMENTS DELETING OR CHANGING
THE CURRENT LANGUAGE**

SECTION I:

Section 13-121 of the Crockett Code is hereby amended to revise the definition of Coin-operated machine to read as follows:

Coin-operated machine means any kind of machine or device operated by or with a coin or other United States currency, metal slug, token electronic card, or check, including a music or skill or pleasure coin-operated machine. ~~Coin-operated machine does not mean an amusement redemption machine, as defined in section 13-500 of the Crockett Code.~~

SECTION II: All new language

SECTION III: All new language

SECTION IV: All new language

SECTION V: Secs. ~~13-125~~ 13-127 – 13-140. – Reserved

SECTION VI:

(b) *Fee.* An owner, operator, or lessee of premises on which an amusement redemption machine is made available to others shall be required to secure a license by paying to the city an annual inspection and license fee of one thousand dollar (\$1,000.00) per amusement redemption machine in full at the time of license issuance. ~~A corporation or association that provides a written notice from the state comptroller that the organization is qualified to be exempt from the state occupation tax for coin-operated machines is exempt from this fee but must comply with all other licensing requirements. Upon compliance with all licensing requirements including payment of the fee or verification of exemption from the fee, the license shall be issued by the city. The license shall be issued by the code enforcement officer. Upon payment of the fee and compliance with all licensing requirements, the license shall be issued by the city.~~

SECTION VII:

Section 13-504(b) of the Crockett Code is hereby amended to read as follows:

(b) The city shall not issue or renew an amusement redemption machine establishment license and shall suspend or cancel a license if it be determined that:

(1) the applicant or licensee is indebted to the city for any fee, costs, penalties, or delinquent taxes; or

(2) an amusement redemption machine exhibited at an establishment other than an establishment exempt from the inspection and licensing fee does not have a securely attached current tax permit issued by the state comptroller.

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