



CITY COUNCIL AGENDA

Monday, April 06, 2026 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, APRIL 6, 2026 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

PUBLIC COMMENTS FROM THE AUDIENCE. (At this time, members of the public 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 (3) minutes. CITY COUNCIL SHALL NOT SPEAK UNDER THIS ITEM. In accordance with the Texas Open Meetings Act, the Council may not deliberate or take action on matters except as properly posted in accordance with law)

APPROVAL OF MINUTES

1. REGULAR SESSION: MARCH 16, 2026

BUSINESS

2. PRESENTATION / DISCUSSION / ACCEPTANCE OF FISCAL YEAR 2025 FINANCIAL AUDIT
3. PUBLIC HEARING ON REQUEST FROM KENNETH WAYNE THOMAS FOR A SPECIFIC USE PERMIT TO PLACE A MANUFACTURED HOME ON PROPERTY CURRENTLY HAVING AN ADDRESS OF 1201 NORTHPARK STREET, CROCKETT, TX 75835, WHICH IS IDENTIFIED BY THE HOUSTON COUNTY APPRAISAL DISTRICT AS PARCEL 16785 AND IS LOCATED NEAR THE NORTHWEST CORNER OF THE INTERSECTION OF NORTHPARK STREET AND DOWNES AVENUE
4. CONSIDER AND APPROVE REQUEST FROM KENNETH WAYNE THOMAS FOR A SPECIFIC USE PERMIT TO PLACE A MANUFACTURED HOME ON PROPERTY CURRENTLY HAVING AN ADDRESS OF 1201 NORTHPARK STREET, CROCKETT, TX 75835, WHICH IS IDENTIFIED BY THE HOUSTON COUNTY APPRAISAL DISTRICT AS PARCEL 16785 AND IS LOCATED NEAR THE NORTHWEST CORNER OF THE INTERSECTION OF NORTHPARK STREET AND DOWNES AVENUE
5. RECEIVE AS INFORMATION PLANNING & ZONING COMMISSION'S PRELIMINARY REPORT OF POSSIBLE ZONING DISTRICT CHANGES FOR EXISTING MANUFACTURED HOME SUBDIVISIONS/PARKS LOCATED WITHIN THE CITY LIMITS
6. DISCUSSION REGARDING A CITY SWIMMING POOL

EXECUTIVE SESSION

7. GOV. CODE 551.074 – PERSONNEL MATTERS - DISCUSSION REGARDING THE APPOINTMENT AND DUTIES OF A CITY TREASURER

RECONVENE INTO REGULAR SESSION AND CONSIDER ACTION, IF ANY, ON EXECUTIVE ITEMS

NEW BUSINESS - CONSIDERATION OF FUTURE AGENDA ITEMS (New business items must be presented as a motion without discussion. If the motion receives a second and a majority vote, the item will be placed on a future agenda for deliberation and possible action)

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 April 6, 2026 agenda of items to be considered by the Crockett City Council was posted for viewing at Crockett City Hall on March 30, 2026 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 _____, 2026. _____ Title _____

MINUTES OF THE CROCKETT CITY COUNCIL MEETING HELD ON THE 16th DAY OF MARCH 2026 IN THE CITY HALL COUNCIL CHAMBERS, LOCATED AT 200 NORTH FIFTH IN THE CITY OF CROCKETT, HOUSTON COUNTY TEXAS AT 6:00 P.M.

THE COUNCIL MET IN REGULAR SESSION WITH THE FOLLOWING MEMBERS PRESENT: IANTHIA FISHER, DENNIS IVEY, CHRISTOPHER PRICE, NATRENIA HICKS, ELBERT JOHNSON & MIKE MARSH. CITY OFFICIALS PRESENT: CITY ADMINISTRATOR JOHN ANGERSTEIN, CITY SECRETARY MITZI STEFKA, FIRE CHIEF JASON FRIZZELL, POLICE CHIEF CLAYTON SMITH, AND CITY ATTORNEY DONNA GORDON.

OPEN MEETING WITH INVOCATION AND PLEDGE

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

RECOGNITION OF VISITORS

Mayor Fisher recognized all visitors present.

PUBLIC COMMENTS FROM AUDIENCE. (At this time, members of the public 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 (3) minutes. CITY COUNCIL SHALL NOT SPEAK UNDER THIS ITEM. In accordance with the Texas Open Meetings Act, the Council may not deliberate or take action on matters except as properly posted in accordance with law)

- None

APPROVAL OF MINUTES

1. REGULAR SESSION: MARCH 2, 2026

Council member Ivey made a motion to approve the minutes as written. Council member Price seconded the motion. Motion passes 5-0.

REPORTS

2. FIRE DEPARTMENT MONTHLY ACTIVITY & STATUS REPORT FOR FEBRUARY 2026

Chief Frizzell reported for the month of February 2026 the following: 30 calls. A breakdown is included in the packet.

3. POLICE DEPARTMENT MANPOWER & CRIMINAL INCIDENT REPORT FOR FEBRUARY 2026

Chief Smith reported for the month of February 2026: 16 total manpower, 1,634 total

manpower hours, 344 total calls and 9 total accidents. A breakdown of the criminal report is included in the packet. He also commended K-9 Sergeant Nathan Key for his investigation and recovery of stolen property in a recent criminal case.

4. REPORT FROM CITY ADMINISTRATOR ON ANNUAL FINANCIAL AUDIT AND SPECIAL CALLED MEETING

Mr. Angerstein explained that the accounting firm handling the city's annual financial audit couldn't finalize the audit report before tonight's meeting and that a special-called meeting would be necessary to approve the audit within the state-mandated deadline. He asked council to provide him with a list of dates/times that would be convenient for them to attend a meeting prior to March 30, 2026.

BUSINESS

5. CONSIDER AND APPROVE A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CROCKETT, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR FOR THE EVENT SECURITY AND LIGHTING ENHANCEMENT THROUGH GENERATOR LIGHT TOWERS PROJECT THROUGH THE HOMELAND SECURITY GRANT PROGRAM

Chief Smith requested approval to apply for a grant from the Office of the Governor and Department of Homeland Security to fund the purchase of three (3) light towers to assist the department with security and lighting at night-time events within the city. Council member Price made a motion to approve a Resolution of the City Council of the City of Crockett, Texas, authorizing the submission of a grant application to the Office of the Governor for the Event Security and Lighting Enhancement through Generator Light Towers Project through the Homeland Security Grant Program. Council member Hicks seconded the motion. Motion passes 5-0.

6. CONSIDER AND APPROVE A PROPOSAL FOR THE CITY OF CROCKETT AND THE CROCKETT AREA CHAMBER OF COMMERCE TO HOST THE "FREEDOM OVER CROCKETT" INDEPENDENCE DAY FIREWORKS SHOW ON JULY 4, 2026 AND COVER ANY FUNDING SHORTFALL NOT MET BY DONATIONS, IF NECESSARY.

Mr. Angerstein informed council that this would be the 4th year for the City of Crockett to partner with the Crockett Area Chamber of Commerce in hosting the "Freedom over Crockett" fireworks show for Independence Day. Since 2026 will be the 250th anniversary of America's independence, demand is high for fireworks and the pyrotechnics company requires a 50% deposit (\$12,500) to reserve a spot on their calendar for July 4, 2026. Donations for last year's event exceeded the costs and left the city with a surplus of \$3,466 to carry into this year's event, which is expected to cost \$25,000. The Chamber of Commerce will collect the donations from local sponsors and reimburse the City of Crockett for the deposit. In the past three events, donations have fully covered the costs of the fireworks shows with no taxpayer funds being needed. However, if donations were not adequate to cover the total cost of the event, the City of Crockett would cover the shortfall. Council member Hicks expressed concern about

using tax revenues for a public event. Mayor Fisher expressed support for the show and how it benefited the whole community. Mr. Angerstein stated that many cities pay for fireworks shows with tax revenues and it is a legal expenditure. Mayor Pro Tem Marsh made a motion to approve a proposal for the City of Crockett to partner with the Crockett Area Chamber of Commerce to host the “Freedom over Crockett” Independence Day fireworks show on July 4, 2026, and cover any funding shortfall not met by donation, if necessary. Council member Johnson seconded the motion. Motion passes 4-1. Council member Hicks voted against.

7. CONSIDER AND APPROVE AN ELECTRICAL CONTRACT FOR ENERGY SUPPLY FOR ALL CITY FACILITIES EFFECTIVE JUNE 1, 2027

Mr. Angerstein explained that the city’s current electrical service contract expires in May of 2027 and with rising electrical delivery costs, it would be prudent to sign a contract at current rates before they climb even higher in the future. Mayor Pro Tem Marsh stated he believes electrical rates will fall in the future and urged council not to sign any contracts at the current time. After some discussion, Mayor Pro Tem Marsh made a motion to not renew an electrical contract for energy supply for all city facilities. Council member Hicks seconded the motion. Motion passes 5-0.

8. CONSIDER AND APPROVE DECLARING APPROXIMATELY 14FT X 65FT FLEETWOOD MOBILE HOME AS SURPLUS TO BE SOLD BY SEALED BID

Council member Price made a motion to approve declaring approximately 14ft x 65ft Fleetwood mobile home as surplus to be sold by sealed bid. Council member Johnson seconded the motion. Motion passes 5-0.

9. CONSIDER AND APPROVE A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CROCKETT, TEXAS, SELECTING A GRANT ADMINISTRATION FIRM TO ASSIST THE CITY WITH THE SUBMITTAL OF AN APPLICATION FOR FUNDING AND ADMINISTRATION OF A CONTRACT, IF AWARDED, FROM THE TEXAS DEPARTMENT OF AGRICULTURE (TDA) FOR THE 2026 DOWNTOWN REVITALIZATION PROGRAM (DRP) / MAIN STREET (MS) PROGRAM OF THE TEXAS COMMUNITY BLOCK GRANT (TxCDBG) PROGRAM

Mayor Pro Tem Marsh made a motion to approve a Resolution of the City Council of the City of Crockett, Texas, to select Traylor and Associates to assist the city with the submittal of an application for funding and administration of a contract, if awarded, from the Texas Department of Agriculture (TDA) for the 2026 Downtown Revitalization Program (DRP) / Main Street (MS) Program of the Texas Community Block Grant (TxCDBG) Program. Council member Johnson seconded the motion. Motion passes 5-0.

10. CONSIDER AND APPROVE A RESOLUTION OF THE CITY OF CROCKETT, TEXAS, AUTHORIZING THE PROFESSIONAL SERVICE PROVIDER(S) SELECTION FOR COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY (CDBG-DR) LOCAL COMMUNITIES PROGRAM (LCP) FUNDING ADMINISTERED THROUGH THE TEXAS GENERAL LAND OFFICE (GLO)

UNDER THE 2024 DISASTERS DR-4781 TEXAS SEVERE STORMS AND DR-4798 HURRICANE BERYL

Mayor Pro Tem Marsh made a motion to approve a Resolution of the City of Crockett, Texas, authorizing Traylor and Associates for Community Block Grant Disaster Recovery (CDBG-DR) Local Communities Program (LCP) funding administered through the Texas General Land Office (GLO) under the 2024 Disasters DR-4781 Texas Severe Storms and DR-4798 Hurricane Beryl. Council member Johnson seconded the motion. Motion passes 5-0.

11. CONSIDER AND APPROVE A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CROCKETT, TEXAS, SELECTING AN ENGINEERING FIRM TO ASSIST THE CITY WITH THE SUBMITTAL OF AN APPLICATION FOR FUNDING AND PROJECT IMPLEMENTATION OF A CONTRACT, IF AWARDED, FROM THE TEXAS DEPARTMENT OF AGRICULTURE (TDA) FOR THE 2025/2026 TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM – COMMUNITY DEVELOPMENT FUND (TxCDBG-CD) UNDER APPLICATION NUMBER CDV25-0008

Council member Johnson made a motion to approve a Resolution of the City Council of the City of Crockett, Texas, selecting Pape-Dawson Engineers to assist the city with the submittal of an application for funding and project implementation of a contract, if awarded, from the Texas Department of Agriculture (TDA) for the 2025/2026 Texas Community Development Block Grant Program – Community Development Fund (TxCDBG-CD) under application number CDV25-0008. Council member Price seconded the motion. Motion passes 5-0.

12. CONSIDER AND APPROVE LETTER OF SUPPORT REGARDING TXDOT DEMOLITION AND CONSTRUCTION OF OVERPASS AT NORTHWEST LOOP 304

Mr. Angerstein explained that the Texas Department of Transportation (TXDOT) has determined that the overpass on northwest Loop 304 near the intersection of Hwy 19/287 North has reached its end-of-life. TXDOT plans to demolish the overpass and rebuild a new one in the same footprint. Demolition and construction are expected to take 6 to 12 months. Affected traffic on north Loop 304 will have to be diverted through town or around the south side of Loop 304 in the interim. Mayor Pro Tem Marsh made a motion to approve a letter of support regarding TXDOT demolition and construction of the overpass at Northwest Loop 304. Council member Hicks seconded the motion. Motion passes 5-0.

13. NEW BUSINESS - CONSIDERATION OF FUTURE AGENDA ITEMS (New business items must be presented as a motion without discussion. If the motion receives a second and a majority vote, the item will be placed on a future agenda for deliberation and possible action)

Council member Hicks made a motion to have a discussion about a city swimming pool on the next agenda. Council member Price seconded the motion. Motion passes 4-1. Council member Johnson voted against.

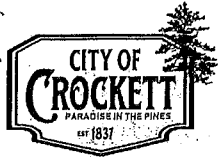
ADJOURNMENT

Mayor Fisher adjourned the meeting at 6:53 P.M.

Dr. Ianthia Fisher, Mayor

ATTEST:

Mitzi Stefka, City Secretary



City of Crockett

Planning & Zoning Commission and City Council

Action Taken for Specific Use Permit Application

Applicant's/Property Owner's Information

Applicant's Full Name: Kenneth Wayne Thomas

Property Owner's Full Name: Kenneth Wayne & Tanya R. Thomas

Property Address Under Consideration: 1201 Northpark Street; Parcel 16785

Nature of Specific Use Permit Request: SUP for manufactured home placement on property

Present Zoning District: R2 Requested Zoning District (if applicable): no change

Criteria for Specific Use Permit. (The following responses are preliminary responses from the City's code enforcement officer based on his review of the SUP application and are subject to change based on input received at the public hearings.)

Will the proposed use adversely affect the character and appropriate use of the area or neighborhood in which it would be located?
 Yes No If yes, describe adverse impact:
 No. The current structure is valued by the Houston County Appraisal District as \$40,110 and rated as 45% in good condition. The demolition of the current structure and replacement by the proposed 2025 manufactured home will be an improvement to the property and neighborhood in an area where manufactured homes are not uncommon.

Will the proposed use 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 If yes, describe reason for substantial depreciation:
 See response to question #1.

Will the proposed use be in keeping with the spirit and intent of City ordinance?
 Yes No If no, explain:
 The R2 district permits manufactured home by specific use permit.

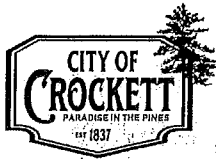
How will the proposed use affect the traffic circulation of the district in which it is proposed?
 No negative impact Negative Impact If negative impact, explain:
 No change to traffic circulation.

How will the proposed use affect the public utilities of the district in which it is proposed?
 No negative impact Negative Impact If negative impact, explain:
 No impact at all. There is already a structure with utilities on this property that will be demolished prior to the placement of the manufactured home.

How will the proposed use affect the health, safety and general welfare of the community?
 No negative impact Negative Impact If negative impact, explain:
 See response to first question.

Code Enforcement Officer or Designee

13 Mar 2020
Date (mm/dd/yyyy)



City of Crockett Planning & Zoning Commission and City Council Action Taken for Specific Use Permit Application

Planning & Zoning Commission's Public Hearing Action

Date of Public Hearing: Tuesday, March 31, 2026

Number of property owners other than applicant who, per HCAD tax rolls, own land lying within 200 feet (C-3 District) or 300 feet (all other districts) of the property for which proposed change is sought and may express being in favor of or opposed to the application: 22

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

in favor of application approval _____

opposed to application approval _____

Comments:

Planning & Zoning Commission's Motion:

Recommend approval of permit. Special Conditions:

Recommend disapproval of permit. 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: Monday, April 6, 2026

Approve permit. Special Conditions:

Disapprove permit. Reasons:

Table application for following reasons:

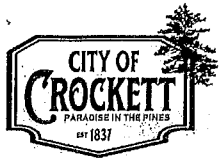
Motion Made by: _____

Motion Seconded by: _____

Vote on Motion. For: _____ Against: _____

Mayor

Date (mm/dd/yyyy)



Specific Use Permit Application for Manufactured Home Placement

Instructions: Schedule an initial feasibility review discussion with the Code Enforcement Official at City Hall (936-544-5156, Ext. 207). If proceeding with the application after the discussion, submit this completed form to the Code Enforcement Official along with:

- a copy of the property deed;
- a survey plat prepared by a licensed surveyor showing the boundaries of the property and that sufficient room is available for setbacks required by City Code;
- a small-scale drawing of the property indicating dimensions of the manufactured home, placement of home on property, setbacks from property lines, dimensions and location of existing buildings, location of existing streets, and location of driveway access to the home (a survey plat identifying all of this information may substitute for the drawing); and
- \$100 fee to cover costs of application review and processing (cash, check or money order made out to City of Crockett, or credit card).

Part I: Applicant's/Property Owner's Personal Information	
Applicant's Full Name: <i>Kenneth Wayne Thomas</i>	
Mailing Address: <i>1201 Northpark St. Crockett, TX 75835</i>	
Email Address: <i>ktbillpay74@gmail.com</i>	Phone Number: <i>936-222-7139</i>
Are you the property owner for where the manufactured home would be placed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
<i>If no, provide the following information for property owner.</i>	
Property Owner's Full Name: <i>Kenneth Wayne & Tayna Renee Thomas</i>	
Mailing Address:	
Email Address:	Phone Number:
Part II: Proposed Manufactured Home Placement Information	
Property Address: <i>1201 Northpark Street</i>	
HCAD Parcel #: <i>16785</i>	Zoning District: <i>R2</i>
Required Setbacks: <i>10 sides 20 front & rear</i>	
Is there already a primary residential structure on the lot on which the manufactured home would be placed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
If yes, will the existing primary residential structure be demolished before placing the manufactured home on the lot? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <i>(City Ordinance allows only one primary residential structure per lot.)</i>	
Year model of manufactured home (must not be more than 5 years prior to application): <i>2025</i>	
Will the manufactured home be placed to face the street? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	



Specific Use Permit Application for Manufactured Home Placement

Part III. Acknowledgements and Signature

I certify that:

- all information provided on and with this application (deed, survey plat, and print of property drawn to scale) is true and correct to the best of my knowledge;
- no requested information has been withheld; and
- I understand that I must notify the Code Enforcement Official of any changes to the information provided on or with this application.

I understand that if the permit is approved, I must comply with the following requirements:

- the manufactured home must have been manufactured within the five years prior to this permit;
- the manufactured home must be placed on the property within 120 days of the issuance of the permit or an extension reviewed by the Planning & Zoning Commission and approved by City Council;
- the placement of the manufactured home must meet the property set-back requirements of the Crockett Code as set forth on this application;
- the manufactured home must be secured to its pad or foundation material by a cable, harness, or other safety device meeting Federal and State standards and approved by the Building Official; and
- skirting must be placed around the manufactured home within sixty (60) days after the manufactured home is placed on the site.

I understand that:

- if the permit is granted, failure to honor and abide with the requirements set forth on this application or in applicable City Code or with any conditions set forth on the permit may result in the City immediately and automatically terminating the permit; and
- if the manufactured home has already been placed on the property at the time of permit termination, I would be required to remove the manufactured home from the property within thirty (30) days of notification of the permit termination.

Kenneth W. Thomas
Signature of Applicant

03/09/2026
Date (mm/dd/yyyy)

Signature of Property Owner (if different)

Date (mm/dd/yyyy)

Part IV. To be Completed by Code Enforcement Officer or Designee

Date Application Received: _____ Comments (if any): _____

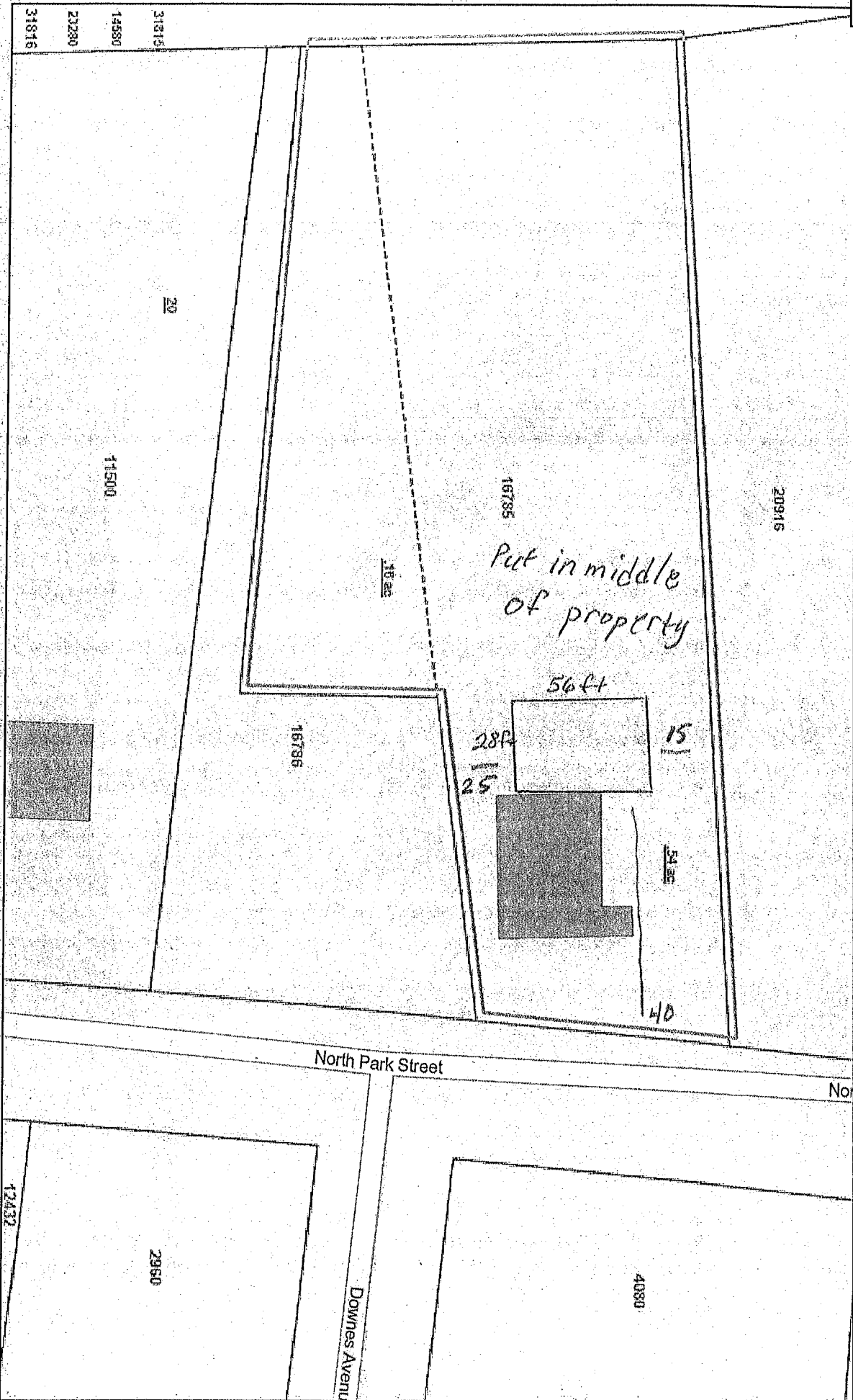
R00089827

\$100 Fee Paid: Cash Check # _____ Card Date Paid: 3/9/26

[Signature]
Code Enforcement Officer or Designee

9 March 2026
Date (mm/dd/yyyy)

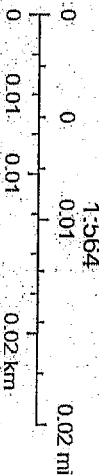
Houston CAD



9/3/2025, 3:18:59 PM

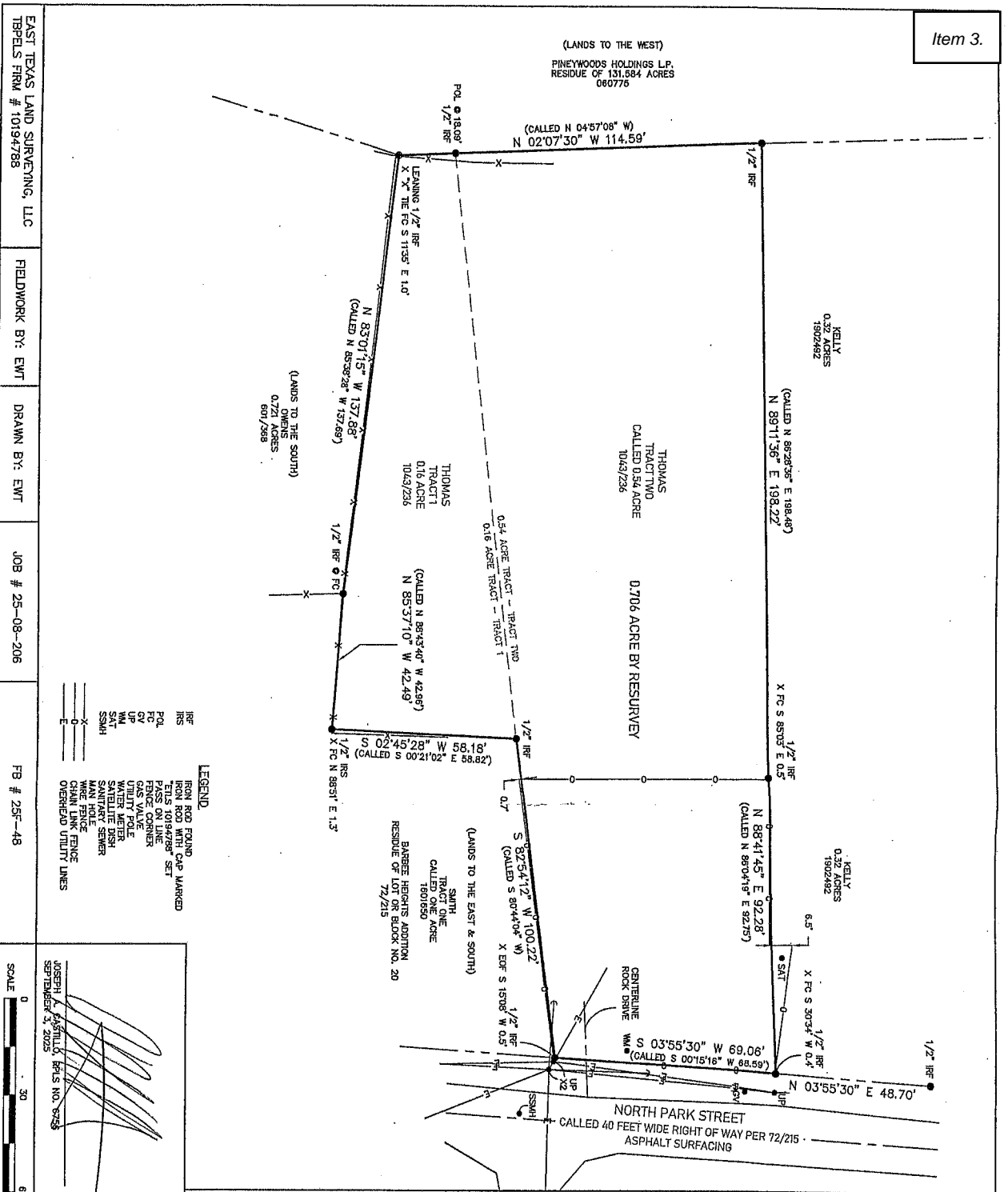
History Line

Parcels



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Community Maps contributors, Map layer by Esri

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- LEGEND**
- IRF IRON ROD FOUND
 - FC IRON ROD WITH CAP MARKED
 - W.M. WIRE MARK
 - SMH SURVEY MARK
 - CHLN CHAIN LINK FENCE
 - WRE WIRE FENCE
 - OVERHEAD UTILITY LINES
 - SAT SATELLITE DISH
 - WATER METER
 - WATER VALVE
 - GAS VALVE
 - FENCE CORNER
 - UTILITY POLE
 - IRF IRON ROD FOUND
 - FC IRON ROD WITH CAP MARKED
 - W.M. WIRE MARK
 - SMH SURVEY MARK
 - CHLN CHAIN LINK FENCE
 - WRE WIRE FENCE
 - OVERHEAD UTILITY LINES

EAST TEXAS LAND SURVEYING, LLC
 TPEELS FIRM # 10194783

FIELDWORK BY: EWT

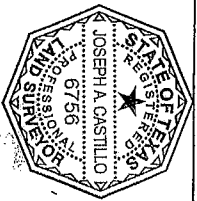
DRAWN BY: EWT

JOB # 25-08-206

FB # 25-48

SCALE 0 30 60 EAST TEXAS LAND SURVEYING, LLC 2025

JOSEPH A. CASTILLO
 6756
 180/850
 SEPTEMBER 3, 2025



BASED UPON REVERSE TEXAS STATE PLANNED COORDINATE SYSTEM, CENTRAL ZONE, NAD83, US SURVEY FEET

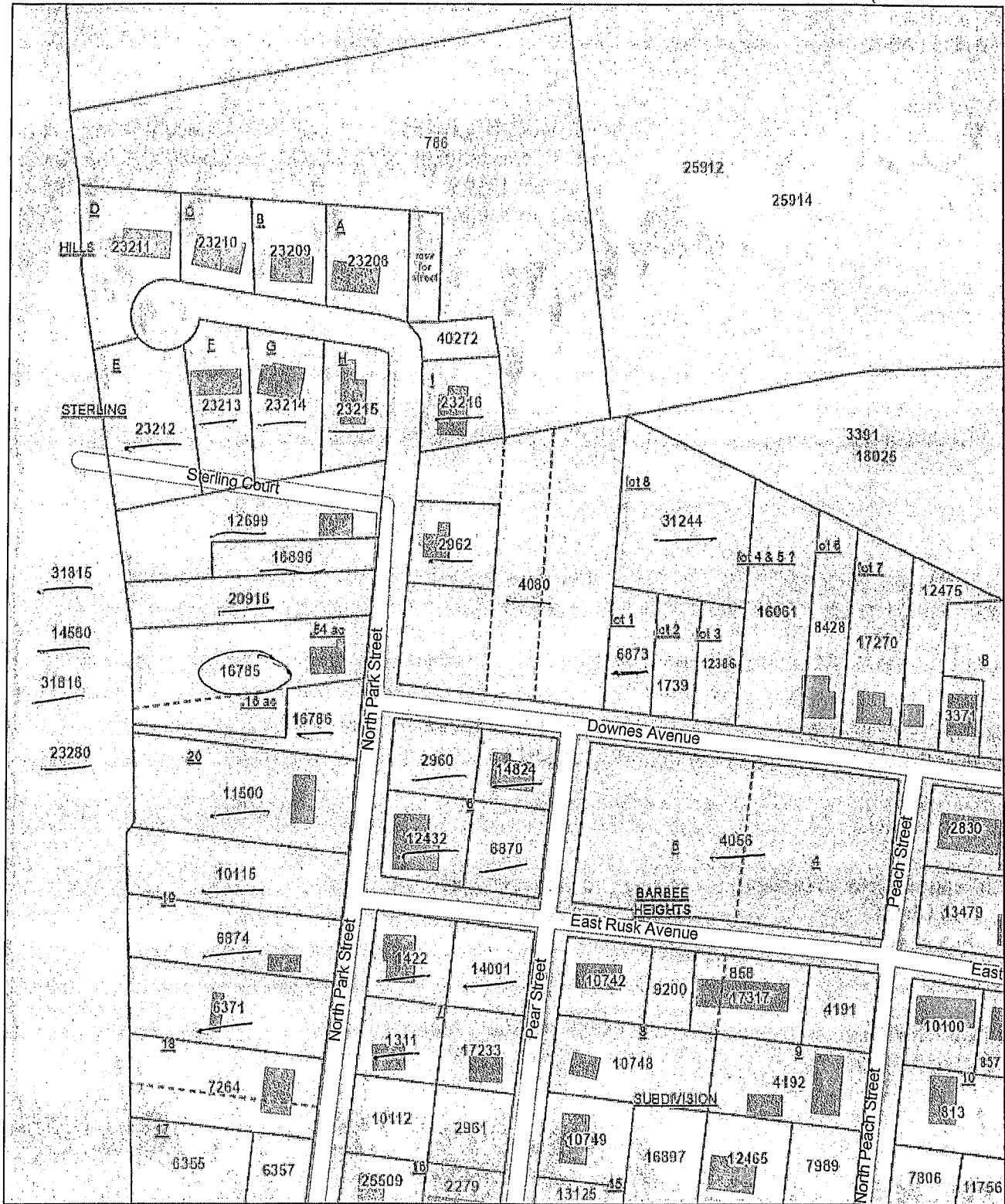
SURVEYOR DID NOT ABSTRACT FOR EASEMENTS, NOR DOES NO TITLE COMMITMENT AVAILABLE FOR REVIEW OF EASEMENTS, RESTRICTIONS, SETBACKS, ETC.

NOT ALL IMPROVEMENTS LOCATED AT THIS TIME (OUTSIDE SCOPE OF CURRENT SURVEY)



ACCORDING TO TEXAS NATIONAL FLOOD HAZARD LAYER GIS MAPS, NO PART OF THIS PROPERTY LIES WITHIN ZONE A (100 YEAR FLOODPLAIN)

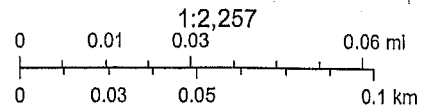
SURVEY PLAT OF A 0.706 ACRE TRACT OUT OF THE A.E. GOSSETT SURVEY, ABSTRACT NO. 423, HOUSTON COUNTY, TEXAS, BEING A RESURVEY OF A CALLED 0.16 ACRE TRACT DESCRIBED AS TRACT 1 AND OF A CALLED 0.54 ACRE TRACT DESCRIBED AS TRACT TWO IN VOLUME 1043 ON PAGE 236 OF THE OFFICIAL RECORDS OF SAID COUNTY

Parcels w/in 300' Houston CAD of Parcel 16785



3/13/2026, 10:24:52 AM

-  History Line
-  Parcels



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Ancestral Enterprises Irrev Trust
c/o Laurent V. Ewing
Parcels 2960 & 6371

Robert J. Lawrence
Parcel 23212

Dorthella White Est
c/o Opal Bacon
Parcel 4080

Item 3.

James Black Est.
Parcel 1422

M. B. McCullough Est
c/o F. D. McCullough
Parcel 10115

Tince Williams, et ux
c/o Carolyn Richardson
Parcel 16896

Sharon Benton Bonner
Parcel 2962

Willie B. Owens, Jr.
Parcel 11500

Gerald Colter
Parcel 23214

Susan Patterson et al &
Gwendolyn Y. Smith
Parcel 16786

Port A & Theresa R Colter
Rev. Living Trust
Parcel 1311

Shirley Rayford
Parcel 12432

Tonya R. George et al
Parcel 12699

Patrick T. Rhodes
Parcel 23215

Hampton Memorial Church of God
In Christ
Parcel 4056

Janette Sanders
Parcel 23216

Hays Hickman
Parcel 6870 & 6874

William Alan Smith
Parcel 23213

Jessica E. Kelly
Parcel 20916

Lauda Hickman Taylor et al
c/o Cleotis Hickman
Parcel 6873

Indiana Kizzee Est
c/o Willie Lee Smith
Parcel 14001

Lauda Taylor Est
c/o Jennifer & Artis Taylor
Parcel 14824

Planning & Zoning Commission
Initial Report of Recommended Zoning Map Amendments
for Existing Manufactured Home Subdivision and Manufactured Home Parks

Background:

City of Crockett (City) Ordinance O-02-26 effective March 1, 2026, established the new MH-1 - Manufactured Home Subdivision Zoning District and the new MH-2 - Manufactured Home Park and RV Park/Campground Zoning District. The purpose was to establish zoning districts in which manufactured homes would be permitted by right in compliance with Senate Bill 785 passed by the Texas 89th Legislature and which would have regulations specific to the unique needs of manufactured housing developments. In addition, the establishment of the MH-1 and MH-2 districts had been identified as a best practice based on the review of zoning codes for other municipalities. Prior to the establishment of the MH-1 and MH-2 districts, manufactured home parks were only permitted by specific use permit in the R3, Multiple-Family Residential District, which also permits duplexes and apartment complexes by right and child-care facilities, assisted living facilities, and several other uses by specific use permit. Establishment of the MH-1 and MH-2 districts helps protect manufactured home developments from incompatible uses within the developments and from redevelopment changes by new property owners that would displace manufactured home residents.

Now that the MH-1 and MH-2 districts have been established, the Planning & Zoning Commission is ready to begin the process of amending the City's zoning map to change the zoning district for the one existing manufactured home subdivision within City limits to the MH-1 district and the two existing manufactured home parks within the City limits to the MH-2 district so that such properties will be in the most appropriate zoning district with applicable regulations, uses, and protection, instead of being a nonconforming use and subject to displacement.

Proposed Zoning Changes by Manufactured Home Subdivision/Park:

1. Quail Trail Manufactured Home Subdivision located at Quail Trail Circle, off of N. 6th Street, north of Downes Ave. and south of NE Loop 304: Change to MH-1 Zoning District.
2. Forest Cove Estates Manufactured Home Park (former Snider Manufactured Home Park), located at 2000 SE Loop 304, near NE corner of Hwy 19 and SE Loop 304: Change to MH-2 Zoning District.
3. Manufactured Home Park located at 2001 SE Loop 304, SE corner of Hwy 19 and SE Loop 304: Change to MH-2 Zoning District.

Action to be Taken.

The Planning & Zoning Commission will schedule a public hearing as required by state law for each manufactured home development being considered for a zoning district change. After the public hearings, the Commission will then consider the comments received and determine if any changes should be incorporated into the Commission's final recommendations. The Commission will then formulate the final report and vote to present the final report to the City Council. The City Council will hold a public hearing regarding the final report before voting for approval of the recommended zoning district changes.