



# CITY COUNCIL AGENDA

Monday, October 06, 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

Lee Standley, 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, OCTOBER 6, 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. REGULAR SESSION: SEPTEMBER 15, 2025

## BUSINESS

2. CONSIDER AND APPROVE AN ORDINANCE AMENDING CHAPTER 19, UTILITIES, OF THE CROCKETT CODE; AMENDING SECTION 19-37(a), INCREASING THE RATES FOR RESIDENTIAL AND COMMERCIAL WATER SERVICE; AMENDING SECTION 19-58, INCREASING THE RATES FOR RESIDENTIAL AND COMMERCIAL SEWER SERVICE, CONTAINING A SEVERABILITY CLAUSE; CONTAINING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE
3. PUBLIC HEARING ON REQUEST FROM TRACY ROSS JR. FOR A SPECIFIC USE PERMIT TO PLACE A MANUFACTURED HOME ON PROPERTY CURRENTLY HAVING AN ADDRESS OF 804 COTTONWOOD, LOCATED BETWEEN BURLESON STREET AND WEST HALL AVENUE, AND IDENTIFIED BY THE HOUSTON COUNTY APPRAISAL DISTRICT AS PARCELS 4309 AND 4310. LEGAL DESCRIPTION BEING: LOTS NO. EIGHT (8) AND NINE (9) IN THE J. W. HOGG BLOCK OF THE DEPOT ADDITION TO THE CITY OF CROCKETT
4. CONSIDER AND APPROVE REQUEST FROM TRACY ROSS JR. FOR A SPECIFIC USE PERMIT TO PLACE A MANUFACTURED HOME ON PROPERTY CURRENTLY HAVING AN ADDRESS OF 804 COTTONWOOD, LOCATED BETWEEN BURLESON STREET AND WEST HALL AVENUE, AND IDENTIFIED BY THE HOUSTON COUNTY APPRAISAL DISTRICT AS PARCELS 4309 AND 4310. LEGAL DESCRIPTION BEING: LOTS NO. EIGHT (8) AND NINE (9) IN THE J. W. HOGG BLOCK OF THE DEPOT ADDITION
5. CONSIDER AND APPROVE AUTHORIZING THE CITY TO PROCEED WITH LEASE AGREEMENT WITH DEEP EAST TEXAS WORKFORCE SOLUTIONS AT 1505 SOUTH 4TH ST (VO-TECH CENTER) AND DETERMINING LEASE VALUE

6. PUBLIC HEARING ON PLANNING & ZONING COMMISSION’S FINAL REPORT WITH CONCLUSIONS AND RECOMMENDATIONS FOR PROPOSED ZONING TEXT AMENDMENTS RELATING TO HOME-BASED BUSINESSES
7. CONSIDER AND APPROVE AN ORDINANCE OF THE CITY OF CROCKETT, TEXAS, AMENDING ARTICLE 3 OF APPENDIX A, ZONING, OF THE CROCKETT CODE, DELETING SECTION 308 “HOME OCCUPATIONS” IN ITS ENTIRETY, INCLUDING THE REQUIREMENTS FOR A HOME OCCUPATION PERMIT OR A HOME OCCUPATION CONDITIONAL USE PERMIT ISSUED BY THE CITY, AND REPLACING IT WITH A SUBSTITUTE SECTION 308 “HOME-BASED BUSINESSES AND GARAGE SALES” TO COMPLY WITH HOUSE BILL 2464 PASSED BY THE 89TH TEXAS LEGISLATURE RELATING TO THE AUTHORITY OF A MUNICIPALITY TO REGULATE A HOME-BASED BUSINESS; PERMITTING A “NO-IMPACT HOME BASED BUSINESS” AS DEFINED BY HOUSE BILL 2464 TO OPERATE BY RIGHT IN A RESIDENTIAL DISTRICT IF THE BUSINESS IS COMPATIBLE WITH THE RESIDENTIAL USE OF THE PROPERTY WHERE THE BUSINESS IS LOCATED, IS SECONDARY TO THE USE OF THE PROPERTY AS A RESIDENTIAL DWELLING OR IS ADJACENT TO PROPERTY OWNED BY THE SAME OWNER AND HAVING A PRIMARY USE AS A RESIDENTIAL DWELLING, IS NOT A BUSINESS THAT SELLS ALCOHOL OR ILLEGAL DRUGS, IS NOT A STRUCTURED SOBER LIVING HOME, AND IS NOT A SEXUALLY ORIENTED BUSINESS AS DEFINED BY TEX. LOCAL GOV’T CODE, SECTION 243.002; INCORPORATING CURRENT PROVISIONS RELATING TO THE CITY’S LIMITATIONS TO REGULATE COMMERCE IN FIREARMS, ETC. AND CURRENT PROVISIONS RELATING TO GARAGE SALES INTO THE SUBSTITUTED SECTION 308; 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 October 6, 2025 agenda of items to be considered by the Crockett City Council was posted for viewing at Crockett City Hall on September 30, 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 15<sup>th</sup> DAY OF SEPTEMBER 2025 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, CHRISTOPHER PRICE, NATRENIA HICKS, ELBERT JOHNSON & MIKE MARSH. CITY OFFICIALS PRESENT: CITY ADMINISTRATOR LEE STANDLEY, CITY SECRETARY MITZI STEFKA, DEPUTY CITY ADMINISTRATOR JOHN ANGERSTEIN, POLICE CHIEF CLAYTON SMITH AND FIRE CHIEF JASON FRIZZELL. DENNIS IVEY WAS NOT PRESENT.

#### OPEN MEETING WITH INVOCATION AND PLEDGE

Mayor Fisher called the formal session open and gave the invocation. 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 requested clarification on whether public funds were being used in the construction of electrical infrastructure upgrades at the industrial park, updates on the Mary Allen College contract, and the City Administrator's financial authority & responsibility.

#### APPROVAL OF MINUTES

##### 1. REGULAR SESSION: SEPTEMBER 2, 2025

Mayor Pro Tem Marsh made a motion to approve the minutes of the September 2, 2025 Regular session. Council member Price seconded the motion. Motion passes 4-0.

#### REPORTS

##### 2. SPECIAL PROJECT UPDATE

Mr. Angerstein presented updates to council on a variety of infrastructure and business development projects in the city, including street construction, water/sewer projects, and the creation of 100+ jobs at the Provalus site. Mr. Angerstein also responded to Council member Hicks's inquiry and confirmed that no public funds were being used on the electrical infrastructure upgrades at the A&A Texas Capital site in the industrial park.

3. FIRE DEPARTMENT MONTHLY ACTIVITY & STATUS REPORT FOR JULY & AUGUST 2025

Chief Frizzell reported for the month of July 2025 the following: 43 calls. For August: 35 calls. A breakdown is included in the packet.

4. POLICE DEPARTMENT MANPOWER & CRIMINAL INCIDENT REPORT FOR JULY & AUGUST 2025

Chief Smith reported for the month of July 2025: 16 total manpower, 2,940 total manpower hours, 452 total calls and 6 total accidents. For August 2025: 16 total manpower, 2,764 total manpower hours, 453 total calls, and 11 total accidents. Breakdowns of the criminal reports are included in the packet.

BUSINESS

5. CONSIDER AND APPROVE A MEMORANDUM OF UNDERSTANDING BETWEEN THE HOUSTON COUNTY SHERIFF'S OFFICE AND THE CROCKETT POLICE DEPARTMENT FOR THE ESTABLISHMENT OF A MULTIAGENCY MAJOR CRIMES TASK FORCE

After a brief presentation from Chief Smith, Mayor Pro Tem Marsh made a motion to approve a memorandum of understanding between the Houston County Sheriff's Office and the Crockett Police Department for the establishment of a multiagency major crimes task force. Council member Price seconded the motion. Motion passes 3-1. Council member Johnson voted against.

6. CONSIDER AND APPROVE A RESOLUTION AND AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE TEMPORARY CLOSURE OF STATE RIGHT OF WAY FOR CHRISTMAS IN CROCKETT

Mayor Pro Tem Marsh made a motion to approve a Resolution and Agreement with the Texas Department of Transportation for the temporary closure of state right-of-way for Christmas in Crockett on November 22, 2025. Council member Johnson seconded the motion. Motion passes 4-0.

7. CONSIDER AND APPROVE RESOLUTION R-09B-25 FOR AMENDMENTS TO FISCAL YEAR 2025 BUDGET

Mr. Standley explained the purpose of the amendment to council. After some discussion, Mayor Pro Tem Marsh made a motion to approve Resolution R-09B-25 for amendments to Fiscal Year 2025 budget. Motion dies for lack of a second. Council member Price made a motion to approve Resolution R-09B-25 for amendments to Fiscal Year 2025 budget with the stipulation that the budget amendments are delayed until September 30, 2025. Mayor Pro Tem Marsh seconded the motion. Motion passes 3-2. Council members Hicks and Johnson voted against, and Mayor Fisher broke the tie with an affirmative vote.

8. CONSIDER AND APPROVE A RESOLUTION NOMINATING CANDIDATES TO FILL POSITIONS FOR THE BOARD OF DIRECTORS FOR THE HOUSTON COUNTY APPRAISAL DISTRICT AT THE UPCOMING ELECTION

Council member Hicks made a motion to approve a Resolution nominating Lois Ball to fill a position on the Board of Directors for the Houston County Appraisal District at the upcoming election. Council member Johnson seconded the motion. Motion passes 4-0.

ADJOURNMENT

Without objection, Mayor Fisher adjourned the meeting at 7:02 P.M.

\_\_\_\_\_  
Dr. Ianthia Fisher, Mayor

ATTEST:

\_\_\_\_\_  
Mitzi Stefka, City Secretary

ORDINANCE NO. 0-10-25

AN ORDINANCE AMENDING CHAPTER 19, UTILITIES, OF THE CROCKETT CODE; AMENDING SECTION 19-37(a), INCREASING THE RATES FOR RESIDENTIAL AND COMMERCIAL WATER SERVICE; AMENDING SECTION 19-58, INCREASING THE RATES FOR RESIDENTIAL AND COMMERCIAL SEWER SERVICE, CONTAINING 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 19-37(a) of the Crockett Code is hereby amended to read as follows:

Sec. 19-37(a). Water rates.

(a)The monthly rates or charges for service furnished by the city's water works system inside the city limits shall be as follows:

- (1) The rates for residential water shall be twenty-four dollars and sixty seven cents (\$24.67) base rate, plus sixty-three cents (\$.63) per hundred gallons used.
- (2) The rates for commercial water shall be thirty four dollars and seventy one cents (\$34.71) base rate, plus sixty-three cents ( \$.63) per hundred gallons used.
- (3) Rates for water service outside the city limits shall be two (2) times those inside the city limits.

Section 19-58 of the Crockett Code is hereby amended to read as follows:

Sec. 19-58. Sewer rates.

The monthly rates or charges for services furnished by the sanitary sewer system of the city inside the city limits shall be as follows:

- (1) The base rate for residential customers shall be twenty-four dollars and sixty-seven cents (\$24.67), plus thirty-three cents (\$.33) per hundred gallons.
- (2) The base rate for commercial customers shall be thirty-four dollars and seventy-one cents (\$34.71), plus thirty-three cents (\$.33) per hundred gallons.
- (3) Each commercial customer and each residential customer shall be charged three dollars and eighty cents (\$3.80) per month, per meter, for a sewer meter fee.

SECTION II: 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.

This Ordinance shall take effect November 1, 2025.

PASSED AND ADOPTED this 6<sup>th</sup> day of October 2025 at a regular meeting of the City Council of the City of Crockett, Texas.

City of Crockett

\_\_\_\_\_  
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: Tracy Ross, Jr.

Property Owner's Full Name: same

Property Address Under Consideration: 804 Cottonwood, Parcels 4309 & 4310, Lots 8 & 9 in J. W. Hogg block of the Depot Addition

Nature of Specific Use Permit Request: Placement of Manufactured Home

Present Zoning District: R2                      Requested Zoning District (if applicable): No change requested

*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; Comments: This property is currently vacant property located in the R2 two-family residential district. The principal use for land in the R2 district is for single-family and two-family dwellings. Having a manufactured home not older than five years on this property instead of leaving it vacant will have a positive impact to improve stability and attractiveness of the neighborhood.

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; Comments: No depreciation anticipated. See response to Item #1.

Will the proposed use be in keeping with the spirit and intent of City ordinance?

Yes  No; Comments: Yes. See response to Item #1.

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

No negative impact  Negative Impact; Comments: The addition of a single-family residential dwelling will not affect traffic circulation.

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

No negative impact  Negative Impact; Comments: The public utilities within this neighborhood can support the addition of a single-family residential dwelling at this location.

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

No negative impact  Negative Impact; Comments: The addition of a single-family dwelling at this location could offer greater safety to and promote the general welfare of neighboring residents rather than leaving these two lots as vacant lots in this residential neighborhood.

Code Enforcement Officer or Designee

17 Sep 2025  
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: 9/30/2025

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: 57

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 1

opposed to application approval 0

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: Connie Strban

Motion Seconded by: Greg Simon

Vote on Motion. For: 5 Against: 0

David Tuzo  
P&Z Chairman

09/30/2025  
Date (mm/dd/yyyy)

#### Action Taken by City Council

Date of City Council Meeting: 10/6/2025

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)



# City of Crockett

## Application for Specific Use Permit for Mobile Home Placement

Item 3.

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 mobile home, placement of mobile home on property, setbacks from property lines, dimensions and location of existing buildings, location of existing streets, and location of driveway access to the mobile 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: <u>Tracy Ross JR</u>	
Mailing Address: <u>1402 Forehand St</u>	
Email Address: <u>djefferson75835@icloud.com</u>	Phone Number: <u>936-545-7641</u>
Are you the property owner for the property where the mobile home will 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: <u>Tracy Ross JR</u>	
Mailing Address: <u>1402 Forehand St</u>	
Email Address: <u>djefferson75835@icloud.com</u>	Phone Number: <u>936-545-7641</u>
Part II. Proposed Mobile Home Placement Information	
Property Address: <u>4-RPW 802 Cottonwood -</u>	
Present Zoning District: <u>R2</u>	Requested Zoning District (if applicable): <u>No change</u>
Required Setbacks for Present Zoning District: <u>20' front; 20' rear; 10' sides</u>	
Is there already a primary residential structure on the lot on which the mobile home would be placed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
If yes, will the existing primary residential structure be demolished before placing the mobile home on the lot? <input type="checkbox"/> No <input type="checkbox"/> Yes (City Ordinance allows only one primary residential structure per lot.)	
Year Model of Mobile Home: <u>2025</u> (Must not be more than 5 years prior to application.)	
Will the mobile home be placed to face the street? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	



**City of Crockett**  
**Application for Specific Use Permit**  
**for Mobile Home Placement**

Item 3.

**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 mobile 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 mobile home must meet the property set-back requirements of the Crockett Code as set forth on this application;
- the mobile 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 mobile home within sixty (60) days after the mobile 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 mobile home has already been placed on the property at the time of permit termination, I would be required to remove the mobile home from the property within thirty (30) days of notification of the permit termination.

Incey Ross Jr  
 Signature of Applicant

8-13-2025  
 Date (mm/dd/yyyy)

Incey Ross Jr  
 Signature of Property Owner (if different)

8-13-2025  
 Date (mm/dd/yyyy)

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

Date Application Received: 8/13/2025 Comments (if any):

\$100 Fee Paid:  Cash     Check # \_\_\_\_\_     Card    Date Paid: 8/13/2025

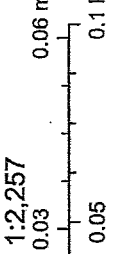
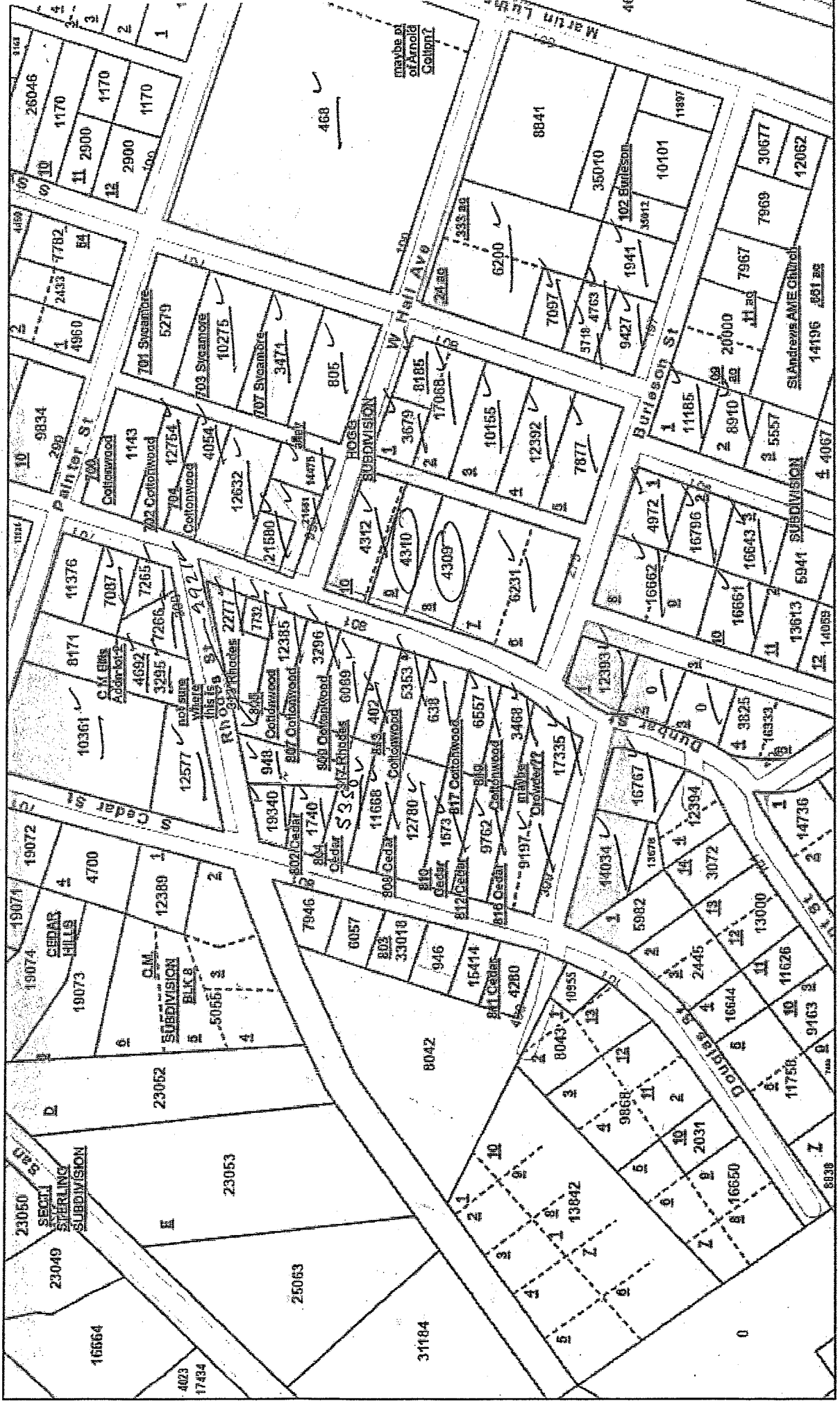
Al War  
 Code Enforcement Officer or Designee

8/13/25  
 Date (mm/dd/yyyy)





Parcels within 300' of Houston CAD Parcels 4310 + 4309 underlined



9/2/2025, 11:15:53 AM

History Line

Parcels

Item 3.

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability.

S: D. James Evangelistic  
Assoc. Inc.  
c/o Fred Botler  
Parcels 21580 & 21581

Lonny & Josie Lipscomb  
c/o Josie Green  
Parcel 5353

Paul W. Robbins  
Parcel 7097

Item 3.

Clarence W. Jefferson & Gloria Baker  
Parcel 5718 & 4763

Ruth White Lipscomb  
c/o Lonny Lipscomb  
Parcel 9197

Dorothy J. Sandles  
Parcel 4972 & 16796

Gale Johnson  
Parcel 17335

Reginald D. Marshall  
Parcel 4692

Kelli Simpson  
Parcel 14034

Richard K. Johnson Est.  
c/o J. D. Lockhart, Jr.  
Parcel 7877

Beau Martin  
Parcel 12392

Namon Stewart Est  
c/o Karen Simmons  
Parcel 14475

Lois M. Jones  
Parcel 3276

Richard McMichael  
Parcel 10361

Sean Wiley  
Parcel 638

Patsy J. Kaye  
Parcel 8185

Jack & Leona Neal Est  
c/o Patricia Hatch  
Parcel 11185

Marcus Terry, Jr.  
Parcel 8910

Earl King Est.  
c/o Natrenia Hicks  
Parcel 2277

Natural Concepts, LLC  
Parcel 9427

Sam Woodley  
c/o Lillie M. Williams  
Parcel 17068

Leo King, Jr.  
Parcel 2921 & 12754

Tom Randolph Est  
Unknown Address  
Parcel 12392

Lake-Livingston Realty  
c/o Elija W. Ratcliff  
Parcel 16643

Henry & Sallie Rhodes Est  
c/o Michael W. Rhodes  
Parcel 12577

Daveunce D. Leonard  
Parcel 16661

Dave Rich Est  
Unknown Address  
Parcel 12632

219 Marshall, LLC  
Parcel 4054

Willie E. Burns  
Parcel 16767

Earlie Lee Groves Est  
c/o Ianthia Fisher  
Parcel 7732

Item 3.

Arnold Cotton Co.  
Parcel 468

Ancisha Cooksey & Tresa Masters  
Parcel 9762

O. T. & Catherine Harris Est.  
Parcel 6557

Vera L Adams & Judy B. David  
Parcel 12780

Joy D. Crowder  
c/o James F. Crowder III  
Parcel 3468

Harris Property Investment Grp, LLC  
Parcel 6231

Opal Bacon  
Parcel 3295

Rufus Crowder Est  
c/o Billy Crowder  
Parcel 3471

Dominique D. Hayes &  
Gabriel H. Adams  
Parcel 948

Jacob E. Barkley Est  
Parcel 805

Degerman Evans  
Parcel 402

Elizabeth Haynes Est  
c/o Elizabeth Dianne Haynes  
Parcel 4312

Leonoris Barnes, Sr.  
Parcel 3679 & 10155

James M. Ewing  
Parcel 12385

Henry Shawnterri  
Parcel 16662

Patricia Hatch Batts  
Parcel 1941

Jimmy D. Fisher  
Parcel 19340

Carl Holey & Wife  
c/o Carl Berry  
Unknown Address  
Parcel 7087

Sheralyn D. Beckman, et al  
Parcel 10275

Jasmine & Reginald Franklin  
Parcel 11668

Herbert & Rosaline Houston  
c/o Jacquelyn Abrams  
Parcel 7265

Sam Boston Estate  
Address Unknown  
Parcel 1573

John H. Freeman  
Parcel 5350

Mrs. Horace Houston  
c/o Lena Bolton  
Parcel 7266

J. B. Brice Estate  
Parcel 1740

Lula Fay Griffin Est.  
Parcel 6069

Joe E. Houston  
Parcel 6200

# 1505 South 4th Street

## Property Overview

- Total: 1,800 sq. ft.
- Main Lobby & Receptionist Lobby
- Work Area
- 4 Private Offices
- Break/Supply Room
- Access to Public Restrooms

### Tenant Responsibilities:

- Tenant provides janitorial services
- Cost share on electricity
- Water & sewer at no cost
- City maintains structural components

## Rental Value Estimates

- Lawrence Realty: \$2,500/month
- Crockett Springs Real Estate: \$1,800 – \$2,250/month
- Coldwell Banker: no data for estimate
- Tyer Real Estate: no data for estimate



# Property Gallery



**Planning & Zoning Commission**  
**Final Report of Recommended Zoning Text Amendments**  
**to Sec. 308, Article 3, of the Zoning Code (currently titled "Home Occupations")**

**Background:**

The City's current Section 308, Article 3, of the Zoning Code, relating to home occupations requires a person conducting any business, professional or commercial activity on or from property that is zoned for residential use (AR, R-1, R-2, and R-3 districts) to obtain either: (1) a home occupation permit issued by the code enforcement officer for specific home occupations listed in Section 308; or (2) a home occupation conditional use permit issued by the city council after a public hearing by the planning and zoning commission for any home occupation that is not listed in Section 308. In addition, Section 308 currently contains several other restrictions, including limiting permitted home occupations to the person residing at the location of the home occupation and to one room in the private dwelling. The current Section 308 also includes regulations and provisions relating to garage sales.

House Bill (HB) 2464 adopted by the 89<sup>th</sup> Texas Legislature amends the Texas Local Government Code to establish limitations on the ability of a municipality to regulate a home-based business that is classified by the bill as a "no-impact home-based business." A copy of the Legislative Summary for HB 2464 along with a copy of HB 2464 are contained in Attachment A, which is hereby made a part of this report.

HB 2464 specifically prohibits the governing body of a municipality from adopting or enforcing an ordinance, regulation, or other measure that: (1) prohibits the operation of a "no-impact home-based business"; (2) requires a person that operates such a business or that owns the property where such a business is operated to obtain a license, permit, or other approval from the city to operate the business; or (3) requires such a person to rezone the property for a non-residential use or install a fire sprinkler protection system if the residence where the business is operated consists only of certain residential structures. HB 2464 does allow municipalities to adopt certain requirements that will help ensure the business is compatible with the residential use of the property where the business is located.

In order to comply with HB 2464, an ordinance has been drafted with proposed zoning text amendments to delete the current Section 308 in its entirety and replace it with a substituted Section 308. The draft ordinance would permit a home-based business that meets the legal criteria of a "no-impact home-based business" to operate by right in a residential district if the property where the business is operated is: (1) secondary to the use of the property as a residential dwelling or is adjacent to property owned by the same owner and has a residential dwelling as the primary use; and (2) is not a business that sells alcohol or illegal drugs, is not a structured sober living home, and is not a sexually oriented business as defined by Tex. Local Gov't Code, Section 243.02. In addition, the draft ordinance incorporates current provisions relating to the City's limitations to regulate commerce in firearms, etc. and current regulations relating to garage sales. There are no changes to the garage sale regulations, but the formatting changes in the substituted Section 308 make it easier to locate and reference the regulations. The draft ordinance containing the proposed zoning text amendments to Section 308, Article 3, of the Zoning Code, is hereby incorporated into this final report as Attachment B.

**Summary of the Planning & Zoning Commission Public Hearing Held on September 30, 2025:**

Two residents were present and asked several questions and expressed concerns about the proposed ordinance and the impact on residential neighborhoods. In response to the questions and expressed concerns, the residents were advised that the proposed ordinance prohibits business signs that may be seen from the street, prohibits on-street parking related to the business, prohibits generating a substantial increase in traffic through the area; requires that the business be secondary to the use of the property as a residential dwelling, only allows the number of persons on the property at any one time as allowed by the certificate of occupancy, and allows the home-based business to be located on a parcel that is adjacent to

**Planning & Zoning Commission**  
**Final Report of Recommended Zoning Text Amendments**  
**to Sec. 308, Article 3, of the Zoning Code (currently titled "Home Occupations")**

the residential dwelling and owned by the same property owner. The residents appreciated the responses and understood that the ordinance follows state law.

**Conclusion:** The P&Z Commission concluded that the public hearing did not result in any changes to the zoning text amendments included in the Commission's preliminary report and that the amendments would be incorporated into the final report to the City Council as is.

**Recommendation:** The Planning & Zoning Commission recommends that the City Council vote to approve the proposed ordinance containing zoning text amendments to Sec. 308, Article 3, of the Zoning Code.

**House Bill 2464**  
**House Author:** Hefner  
**Senate Sponsor:** Middleton

**Effective:** 6-12-25  
**House Committee:** Intergovernmental Affairs  
**Senate Committee:** Local Government

House Bill 2464 amends the Local Government Code to provide limitations on the ability of a municipality to regulate a home-based businesses that is classified by the bill as a "no-impact home-based business." Accordingly, the bill prohibits the governing body of a municipality from adopting or enforcing an ordinance, regulation, or other measure that, as follows:

- prohibits the operation of such a business;
- requires a person that operates the business or that owns the property where the business is operated to obtain a license, permit, or other approval to operate the business; or
- requires such a person to rezone the property for a non-residential use or install a fire sprinkler protection system if the residence where the business is operated consists only of certain residential structures.

Nevertheless, the governing body, subject to those prohibitions, may require that a home-based business be in compliance with federal, state, and local law, be compatible with the residential use of the property where the business is located, and be secondary to the use of the property as a residential dwelling. Furthermore, the bill also authorizes the governing body to limit or prohibit the operation of such a business that sells alcohol or illegal drugs, is a structured sober living home, or is a sexually oriented business. The bill expressly does not prohibit a person from enforcing a rule or deed restriction imposed by a private agreement or a municipality from adopting or enforcing an ordinance regulating the operation of a short-term rental unit.

House Bill 2464 defines a "no-impact home-based business" as a business that, as follows:

- has at any time on the property where the business is operated a total number of employees and clients or patrons of the business that does not exceed the municipal occupancy limit for the property;
- does not generate on-street parking or a substantial increase in traffic through the area;
- operates in a manner in which none of its activities are visible from a street; and
- does not substantially increase noise in the area or violate a municipal noise ordinance, regulation, or rule.

H.B. No. 2464

1 AN ACT  
2 relating to the authority of a municipality to regulate a  
3 home-based business.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

5 SECTION 1. Subchapter Z, Chapter 229, Local Government  
6 Code, is amended by adding Section 229.902 to read as follows:

7 Sec. 229.902. AUTHORITY TO REGULATE HOME-BASED BUSINESSES.

8 (a) In this section:

9 (1) "Business" has the meaning assigned by Section  
10 1.002, Business Organizations Code.

11 (2) "Home-based business" means a business that is  
12 operated:

13 (A) from a residential property;

14 (B) by the owner or tenant of the property; and

15 (C) for the purpose of:

16 (i) manufacturing, providing, or selling a  
17 lawful good; or

18 (ii) providing a lawful service.

19 (3) "No-impact home-based business" means a  
20 home-based business that:

21 (A) has at any time on the property where the  
22 business is operated a total number of employees and clients or  
23 patrons of the business that does not exceed the municipal  
24 occupancy limit for the property;

H.B. No. 2464

- 1                   (B) does not generate on-street parking or a  
2 substantial increase in traffic through the area;
- 3                   (C) operates in a manner in which none of its  
4 activities are visible from a street; and
- 5                   (D) does not substantially increase noise in the  
6 area or violate a municipal noise ordinance, regulation, or rule.
- 7           (b) The governing body of a municipality may not adopt or  
8 enforce an ordinance, regulation, or other measure that:
- 9                   (1) prohibits the operation of a no-impact home-based  
10 business;
- 11                   (2) requires a person that operates a no-impact  
12 home-based business or that owns the property where the business is  
13 operated to obtain a license, permit, or other approval to operate  
14 the business; or
- 15                   (3) requires a person that operates a home-based  
16 business or that owns the property where the business is operated  
17 to:
- 18                   (A) rezone the property for a non-residential  
19 use; or
- 20                   (B) install a fire sprinkler protection system if  
21 the residence where the business is operated consists only of:
- 22                           (i) a single-family detached residential  
23 structure; or
- 24                           (ii) a multi-family residential structure  
25 with not more than two residential units.
- 26           (c) Subject to Subsection (b), the governing body of a  
27 municipality may:

H.B. No. 2464

- 1                    (1) require that a home-based business be:
- 2                    (A) in compliance with federal, state, and local
- 3 law, including:
- 4                    (i) a municipal fire and building code; and
- 5                    (ii) a municipal regulation related to:
- 6                                    (a) health and sanitation;
- 7                                    (b) transportation or traffic
- 8 control;
- 9                                    (c) solid or hazardous waste; or
- 10                                   (d) pollution and noise control;
- 11                    (B) compatible with the residential use of the
- 12 property where the business is located; and
- 13                    (C) secondary to the use of the property as a
- 14 residential dwelling; and
- 15                    (2) limit or prohibit the operation of a home-based
- 16 business that:
- 17                                    (A) sells alcohol or illegal drugs;
- 18                                    (B) is a structured sober living home; or
- 19                                    (C) is a sexually oriented business as defined by
- 20 Section 243.002.
- 21                    (d) This section does not prohibit:
- 22                                    (1) a person from enforcing a rule or deed restriction
- 23 imposed by a homeowners' association or by other private agreement;
- 24 or
- 25                                    (2) a municipality from adopting or enforcing an
- 26 ordinance regulating the operation of a short-term rental unit.
- 27                    SECTION 2. This Act takes effect immediately if it receives

Attachment A - pg 5

Item 7.

H.B. No. 2464

1 a vote of two-thirds of all the members elected to each house, as  
2 provided by Section 39, Article III, Texas Constitution. If this  
3 Act does not receive the vote necessary for immediate effect, this  
4 Act takes effect September 1, 2025.

## ATTACHMENT B TO P&amp;Z COMMISISON FINAL REPORT

## DRAFT ORDINANCE NO. O-10B-25

AN ORDINANCE AMENDING ARTICLE 3 OF APPENDIX A, ZONING, OF THE CROCKETT CODE, DELETING SECTION 308 "HOME OCCUPATIONS" IN ITS ENTIRETY, INCLUDING THE REQUIREMENTS FOR A HOME OCCUPATION PERMIT OR A HOME OCCUPATION CONDITIONAL USE PERMIT ISSUED BY THE CITY, AND REPLACING IT WITH A SUBSTITUTE SECTION 308 "HOME-BASED BUSINESSES AND GARAGE SALES" TO COMPLY WITH HOUSE BILL 2464 PASSED BY THE 89TH TEXAS LEGISLATURE RELATING TO THE AUTHORITY OF A MUNICIPALITY TO REGULATE A HOME-BASED BUSINESS; PERMITTING A "NO-IMPACT HOME BASED BUSINESS" AS DEFINED BY HOUSE BILL 2464 TO OPERATE BY RIGHT IN A RESIDENTIAL DISTRICT IF THE BUSINESS IS COMPATIBLE WITH THE RESIDENTIAL USE OF THE PROPERTY WHERE THE BUSINESS IS LOCATED, IS SECONDARY TO THE USE OF THE PROPERTY AS A RESIDENTIAL DWELLING OR IS ADJACENT TO PROPERTY OWNED BY THE SAME OWNER AND HAVING A PRIMARY USE AS A RESIDENTIAL DWELLING, IS NOT A BUSINESS THAT SELLS ALCOHOL OR ILLEGAL DRUGS, IS NOT A STRUCTURED SOBER LIVING HOME, AND IS NOT A SEXUALLY ORIENTED BUSINESS AS DEFINED BY TEX. LOCAL GOV'T CODE, SECTION 243.002; INCORPORATING CURRENT PROVISIONS RELATING TO THE CITY'S LIMITATIONS TO REGULATE COMMERCE IN FIREARMS, ETC. AND CURRENT PROVISIONS RELATING TO GARAGE SALES INTO THE SUBSTITUTED SECTION 308; 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 308, Home Occupations, Article 3, Additional District Provisions, of the Crockett Zoning Code, is hereby deleted and replaced with the following substituted Section 308:

Section 308 – Home-Based Businesses and Garage Sales.

308.01. Home-Based Businesses.

- A. *Intent.* To permit the operation of a "no-impact home-based business" that is compatible with the residential use of the property where the business is located without requiring a license, permit, or other approval from the city or a change in the zoning district to a non-residential

district. [State law reference: Tex. Local Gov't Code, Sec. 229.902 as added by HB 2464, 89<sup>th</sup> Legislature.]

B. *Definitions.*

1. *Business*: Has the meaning assigned by Section 1.002, Business Organizations Code (a trade, occupation, profession, or other commercial activity.)
2. *Home-based business*: Means a business that is operated:
  - a. from a residential property;
  - b. by the owner or tenant of the property; and
  - c. for the purpose of manufacturing, providing, or selling a lawful good or providing a lawful service.

C. *Criteria to be Classified as a No-Impact Home-Based Business.*

To be classified as a no-impact home-based business, the home-based business must meet the following criteria:

1. not have at any time on the property where the business is located a total number of employees and clients or patrons of the business that exceeds the City's occupancy limit for the property;
2. not generate on-street parking or a substantial increase in traffic through the area;
3. not operate in a manner in which any of its activities are visible from a street (activities include any advertising or marketing activities such as a business sign that is visible from a street);
4. not substantially increase noise in the area or violate the City's noise ordinance, regulation, or rule;
5. be in compliance with federal, state, and local law, including:
  - a. the City's fire and building code; and
  - b. the City's regulations relating to:
    - (1) health and sanitation;
    - (2) transportation or traffic control;
    - (3) solid or hazardous waste; or
    - (4) pollution and noise control;
6. be compatible with the residential use of the property where the business is located as determined by the City's code enforcement officer;

7. be secondary to the use of the property as a residential dwelling or share a property line with a property that is:
  - a. owned by the same owner as the property where the business is located; and
  - b. has a residential dwelling as the primary use; and
8. not be a home-based business that:
  - a. sells alcohol or illegal drugs;
  - b. is a structured sober living home; or
  - c. is a sexually oriented business as defined by Section 243.002, Tex. Local Gov't Code.

D. *Limitations on Regulating a No-Impact Home-Based Business.*

1. The City may not:
  - a. prohibit the operation of a home-based business that meets the criteria to be established as a no-impact home-based business; or
  - b. require a person that operates a no-impact home-based business or that owns the property where the business is operated to:
    - (1) obtain a license, permit, or other approval to operate the business; or
    - (2) to rezone the property for non-residential use; or
    - (3) install a fire sprinkler protection system if the residence where the business is operated consists only of a detached single-family structure or a two-family residential structure (i.e., duplex).
2. This section does not prohibit:
  - a. a person from enforcing a rule or deed restriction imposed by a homeowners' association or by other private agreement; or
  - b. the City from adopting or enforcing an ordinance regulating the operation of a short-term rental unit.
3. The criteria for a no-impact home-based business does not relate to commerce in firearms, air guns, knives, ammunition, or firearm or air gun supplies or

accessories, including the distribution or manufacture of same. The City may not adopt or enforce regulations that relate to such commerce. [State law reference: Tex. Local Gov't Code, Sec. 229.001; Crockett Home Rule Charter reference: Article III, Sec. 3.13]

#### 308.02. Garage Sales.

Garage sales are permitted without special permits provided they meet the following standards:

- A. Sales must not last longer than three (3) days.
- B. Sales must not be held more than twice a year.
- C. Sales must be conducted on the owner's property. Multiple family sales are permitted if they are held on the property of one of the participants.
- D. No goods purchased for resale may be offered for sale.
- E. No consignment goods may be offered for sale.
- F. All directional and advertising signs shall be free-standing and removed after completion of the sale.
- G. All directional and advertising signs placed on private property shall have the owner's permission.
- H. No directional or advertising signs may be larger than two (2) feet b three (3) feet.

#### SECTION II: 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 \_\_\_\_\_, 2025.

CITY OF CROCKETT

BY: \_\_\_\_\_

DR. LANTHIA FISHER, MAYOR

ATTEST:

\_\_\_\_\_

MITZI STEFKA, CITY SECRETARY

\_\_\_\_\_

DONNA GORDON, CITY ATTORNEY