



# CITY COUNCIL AGENDA

Monday, December 15, 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, DECEMBER 15, 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: NOVEMBER 3, 2025

## BUSINESS

2. CONSIDER AND APPROVE ENGAGEMENT AGREEMENT WITH DNRBSZ, ATTORNEYS AT LAW, FOR LEGAL SERVICES REGARDING LINCOLN LUMBER
3. RECEIVE AS INFORMATION A PETITION FOR A GROUNDWATER CONSERVATION DISTRICT
4. RECEIVE AS INFORMATION PLANNING & ZONING COMMISSION'S INITIAL REPORT OF ZONING CODE TEXT AMENDMENTS
5. CONSIDER AND APPROVE LEASE AGREEMENT WITH TEXAS WORKFORCE SOLUTIONS AND THE CITY OF CROCKETT FOR OFFICE SPACE AT 1505 SOUTH 4TH STREET
6. AWARD BID: GASOLINE & DIESEL FUEL, CURBING AND GUTTERS
7. CONSIDER AND APPROVE AMENDMENT NO. 1 TO DRINKING WATER STATE REVOLVING FUND PROJECT NO. 63201 ENGINEERING CONTRACT WITH KSA ENGINEERS TO INCLUDE HOUSTON COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT #1 IN ASSET MANAGEMENT PLAN
8. CONSIDER AND APPROVE FUNDING ALLOCATIONS FOR NEW STREET CONSTRUCTION BY PRECINCT
9. CONSIDER AND APPROVE LIST OF ITEMS TO BE DECLARED AS SURPLUS AND AUCTIONED OR TO BE SCRAPPED
10. CONSIDER AND APPROVE AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF CROCKETT, TEXAS, BY THE AMENDMENT OF CHAPTER 13, LICENSES AND BUSINESS REGULATIONS, BY REPLACING AND RESTATING THE ENTIRE SPECIAL EVENTS AND BLOCK PARTY ORDINANCE IN ITS ENTIRETY; PROVIDING DEFINITIONS, PERMITTING REQUIREMENTS, DISTANCE AND IMPACT STANDARDS,

CONDITIONS OF APPROVAL, INSURANCE, INDEMNIFICATION, DENIAL AND REVOCATION PROCEDURES,  
PENALTIES, SEVERABILITY, A REPEALING CLAUSE, AND PROVIDING AN EFFECTIVE DATE

**EXECUTIVE SESSION**

11. GOV.CODE SEC. 551.071 - CONSULTATION WITH ATTORNEY REGARDING LINCOLN LUMBER

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

**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 December 15, 2025 agenda of items to be considered by the Crockett City Council was posted for viewing at Crockett City Hall on December 9, 2025 before 5:00 PM.

\_\_\_\_\_  
Lee Standley, City Administrator

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 3<sup>rd</sup> DAY OF NOVEMBER 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, DENNIS IVEY, CHRISTOPHER PRICE, NATRENIA HICKS, ELBERT JOHNSON & MIKE MARSH. CITY OFFICIALS PRESENT: CITY ADMINISTRATOR LEE STANDLEY, CITY SECRETARY MITZI STEFKA, DEPUTY CITY ADMINISTRATOR JOHN ANGERSTEIN, 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 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.)*

- Bobby Bowlin – Expressed concerns with CEIDC issue.
- Council Member Hicks – Expressed concerns with water department finances and requested an audit to determine if there was any waste or malfeasance. She also requested information about the distribution of funds for street repairs in each precinct.
- Mayor Pro Tem Marsh noted that the city is audited every year, and council receives an annual report of the findings.

#### VETERANS RECOGNITION

1. CONSIDER AND APPROVE A PROCLAMATION RECOGNIZING THE CONTRIBUTIONS OF VETERANS EMPLOYED BY THE CITY OF CROCKETT TO ACKNOWLEDGE THEIR COMMITMENT BOTH IN SERVICE TO THE NATION AND THEIR CONTINUED SERVICE TO THE COMMUNITY THROUGH THEIR WORK WITH THE CITY

Mr. Angerstein introduced city employees who previously served in the Armed Forces:

- Norman Padrones
- Kimberly Marrs
- David Beaulieu
- Nathan Key
- Steven Witherspoon
- Kerri Bell

- Klayton Dudley
- David Palacios
- Leyton Humber
- Brodrick Gasaway
- Dennis Callahan
- Tyronne Jones

Council accepted a resolution from Mayor Fisher recognizing the contributions of veterans employed by the City of Crockett to acknowledge their commitment both in service to the Nation and their continued service to the community through their work with the City.

## APPROVAL OF MINUTES

### 2. REGULAR SESSION: OCTOBER 20, 2025

Mayor Pro Tem Marsh made a motion to approve the minutes of the October 20, 2025 regular session. Council member Price seconded the motion. Motion passes 5-0.

## BUSINESS

### 3. CONSIDER AND APPROVE A RESOLUTION FOR THE TEMPORARY CLOSURE OF STATE RIGHT OF WAY FOR CHRISTMAS LIGHTING OF DOWNTOWN CROCKETT

Mayor Pro Tem Marsh made a motion to approve a resolution for the temporary closure of state right of way for Christmas lighting of downtown Crockett. Council member Price seconded the motion. Motion passes 5-0.

### 4. 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 XIII, AMUSEMENT REDEMPTION MACHINES, SECTION 13-503, PARAGRAPH (C) RELATING TO DISTANCING RESTRICTIONS; ADDING ADDITIONAL LOCATIONS TO THE THREE HUNDRED (300) FEET DISTANCE RESTRICTION; LIMITING THE RESIDENTIAL DISTANCE RESTRICTION TO ONLY APPLY TO A RESIDENTIAL DWELLING; ADDING AN EXCEPTION FOR A RESIDENTIAL DWELLING THAT IS PART OF A MIXED-USE COMMERCIAL AND RESIDENTIAL PROPERTY; CLARIFYING HOW THE DISTANCE RESTRICTION IS MEASURED AND CHANGING THE DISTANCE MEASUREMENT FOR A CHURCH TO CONSIDER THE CHURCH PROPERTY LINE INSTEAD OF ONLY THE CHURCH FRONT DOOR; EXPANDING THE LOCATION RESTRICTION TO ONE AMUSEMENT REDEMPTION MACHINE ESTABLISHMENT PER PARCEL; PROVIDING A SEVERABILITY CLAUSE; CONTAINING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE



Mr. Standley explained that the current ordinance needed to be updated to comply with new state statutes. Mayor Pro Tem Marsh made a motion to approve an ordinance amending the Code of Ordinances, City of Crockett, Texas, by the amendment of Chapter 13, Licenses and Business Regulations, amending Article XIII, Amusement Redemption Machines, Section 13-503, Paragraph (C) relating to distancing restrictions; adding additional locations to the three hundred (300) feet distance restriction; limiting the residential distance restriction to only apply to a residential dwelling; adding an exception for a residential dwelling that is part of a mixed-use commercial and residential property; clarifying how the distance restriction is measured and changing the distance measurement for a church to consider the church property line instead of only the church front door; expanding the location restriction to one amusement redemption machine establishment per parcel; providing a severability clause; containing a repealing clause; and providing an effective date. Council member Price seconded the motion. Motion passes 5-0.

#### EXECUTIVE SESSION

5. GOV. CODE SEC. 551.071 AND GOV. CODE 551.072– CONSULTATION WITH ATTORNEY: REGARDING THE VALUE AND RECAPTURE OF REAL PROPERTY DESCRIBED AS LOT 1, CROCKETT INDUSTRIAL PARK, PHASE 1 (PARCEL NO. 29760) FROM MIDLAND ESTATES, LLC.
6. GOV. CODE SEC. 551.072. DELIBERATION REGARDING THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY WITH A & A TEXAS CAPITAL BEING DESCRIBED AS PARCEL NO. 16374

Mayor Fisher stated council would convene into Executive Session per:

Gov. Code Sec. 551.071 and Gov. Code 551.072 – Consultation with attorney: Regarding the value and recapture of real property described as Lot 1, Crockett Industrial Park, Phase 1 (Parcel No. 29760) from Midland Estates, LLC.

Gov. Code Sec. 551.072. Deliberation regarding the purchase, exchange, lease or value of real property with A&A Texas Capital being described as Parcel No. 16374.

Time was 6:33 P.M.

#### RECONVENE INTO REGULAR SESSION AND CONSIDER ACTION ON RECAPTURE OF INCENTIVES AND TAX ABATEMENTS FOR LINCOLN LUMBER

Mayor Fisher reconvened the meeting into open session. Time was 7:26 P.M.

Council member Hicks made a motion to allow the city attorney to recapture the value of Lot 1, Crockett Industrial Park, Phase 1 (Parcel No. 29760) from Midland Estates, LLC due to default of contract. Council member Price seconded the motion. Motion passes 5-0.

Council member Price made a motion to seek further information in regard to the purchase of Parcel No. 16374 by A&A Texas Capital and whether the City of Crockett will lease the value of the property. Council member Johnson seconded the motion. Motion passes 5-0.

#### ADJOURNMENT

Without objection, Mayor Fisher adjourned the meeting at 7:29 P.M.

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

ATTEST:

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

City of Crockett  
200 North 5<sup>th</sup> Street  
Crockett, TX 75835  
936-544-5156

Date: 12/4/2025

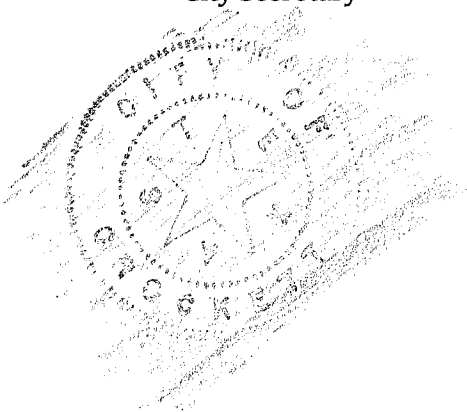
Dear Sir or Madam,

I hereby certify that a copy of a petition for a Groundwater Conservation District has been received by the City of Crockett, a city in whose corporate limits a portion of the proposed district is located.

Very truly yours,

Mitzi Steflka

Mitzi Steflka  
City Secretary





MC ELROY,  
SULLIVAN,  
MILLER &  
WEBER, LLP

500 W. 5th, Suite 1375, Austin, TX 78701 | [www.msmtx.com](http://www.msmtx.com)

MAILING ADDRESS: P.O. Box 12127, Austin, TX 78711 | T. 512.327.8111 F. 512.350.2681

December 4, 2025

***Via Hand Delivery***

Mitzi Stefka  
Secretary  
City of Crockett  
200 North 5<sup>th</sup> Street  
Crockett, TX 75835

Re: Petition to Texas Commission on Environmental Quality for creation of groundwater conservation district

Dear Ms. Stefka,

As you may know, Houston County has been assisting landowners in Houston County prepare a petition for filing with the TCEQ to request creation of a groundwater conservation district for Houston County. One of the requirements of the process is that the petition must include a signed statement by the city secretary that a copy of the petition for creation of the proposed district was received by each city in Houston County. Since the proposed groundwater district will encompass Houston County, we are enclosing a copy of the petition that will be filed with the TCEQ.

Would you please provide a signed letter indicating that a copy of the petition was received by the City of Crockett, so that the petition can be completed.

Please do not hesitate to contact me if you have any questions. Your help is very much appreciated.

Please contact me at (512) 327-8111 or [afriedman@msmtx.com](mailto:afriedman@msmtx.com) if you have any questions.

Respectfully submitted,

MC ELROY, SULLIVAN, MILLER & WEBER, L.L.P.

/s/ Adam M. Friedman

Adam M. Friedman  
ATTORNEY FOR HOUSTON COUNTY

<b>PETITION FOR CREATION OF HOUSTON COUNTY GROUNDWATER CONSERVATION DISTRICT</b>	§ § §	<b>BEFORE THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY</b>
--	-------------	---

**PETITION FOR CREATION OF HOUSTON COUNTY  
GROUNDWATER CONSERVATION DISTRICT**

Pursuant to Chapter 36 of the Tex. Water Code and Title 30, Chapter 293 of Texas Administrative Code, the undersigned individuals ("Petitioners") file this Petition for Creation of Houston County Groundwater Conservation District ("Petition") with the Executive Director for the Texas Commission on Environmental Quality ("TCEQ"). Petitioners respectfully request TCEQ consider and certify this Petition to create the Houston County Groundwater Conservation District, and in support thereof would respectfully show the following:

**PETITIONERS**

1. Petitioners file this Petition to create a groundwater conservation district with a boundary coterminous with Houston County, Texas.
2. A petition requesting creation of a groundwater conservation district must be filed with TCEQ for review and certification. TEX. WATER CODE § 36.013(a).
3. The petition must be signed by the majority of the landowners in the proposed district or, if there are more than 50 landowners, at least 50 of those landowners. TEX. WATER CODE § 36.013(b); TEX. ADMIN. CODE § 293.18(b).
4. Houston County has more than 50 landowners.
5. The petition is signed by petitioners comprised of more than 50 landowners in Houston County which is attached hereto as **Exhibit A**.
6. The Petitioners have signed this Petition and provided a certification by the Houston County Central Appraisal District indicating that the petitioners are landowners within

the proposed district on the date the petition was submitted. This certification is attached hereto as

**Exhibit B.** 30 TEX. ADMIN. CODE §293.18(c)(5).

7. A map generally outlining the boundaries of the proposed district is attached as

**Exhibit C.** TEX. WATER CODE § 36.013(c)(2); TEX. ADMIN. CODE § 293.18(b)(2).

### **GOVERNING LAW**

8. TCEQ has exclusive regulatory jurisdiction over creation of districts with authority to regulate spacing of water wells, the production of wells, or both. TEX. WATER CODE § 36.011.

9. A district may include all or part of one or more counties and the boundary must be coterminous with or inside the boundaries of a groundwater management area ("GMA") or a priority groundwater management area ("priority GMA"). TEX. WATER CODE §§ 36.012(a), (c).

10. Subchapter C of Title 30, Chapter 293 sets forth the procedures for TCEQ certification of landowner petitions for creation of groundwater districts filed under TEXAS WATER CODE §36.013.

11. The petition shall be filed with the TCEQ Executive Director. TEX. ADMIN. CODE § 293.18(a).

12. The Petition must include the following:

- the name of the proposed groundwater conservation district; TEX. WATER CODE § 36.013(c)(1); TEX. ADMIN. CODE § 293.18(b)(1).
- the area and boundaries of the proposed district, including a map generally outlining the boundaries of the proposed district; TEX. WATER CODE § 36.013(c)(2); TEX. ADMIN. CODE § 293.18(b)(2).
- the purpose or purposes of the district; TEX. WATER CODE § 36.013(c)(3); TEX. ADMIN. CODE § 293.18(b)(3).
- if any proposed projects are to be funded by the issuance of bonds or notes, a statement of the general nature of the projects to be undertaken by the proposed district, the necessity and feasibility of the work, and the estimated cost of those

projects according to the petitioners; TEX. WATER CODE § 36.013(c)(4); TEX. ADMIN. CODE § 293.18(b)(4).

- the names of at least five individuals qualified to serve as temporary directors; TEX. WATER CODE § 36.013(c)(5); TEX. ADMIN. CODE § 293.18(b)(5).
- financial information, including the projected maintenance tax or production fee rate and a budget of revenues and expenses for the district. TEX. WATER CODE § 36.013(c)(6); TEX. ADMIN. CODE § 293.18(b)(6).

13. TCEQ requires that the petition include the following information about the area and boundaries of the proposed district:

- Metes and bounds description of the proposed boundaries of the proposed district if those boundaries differ from a political subdivision boundary which existed on the date the petition was submitted; TEX. ADMIN. CODE § 293.18(c)(1)(A).
- a map in a digital data electronic format showing as appropriate the location of municipalities, highways, roads, surface water features, and other water districts, together with the areal extent of groundwater aquifers, and showing the location of recharge (i.e., outcrops of aquifer units, karst features, etc.) and Texas Water Development Board located discharge (i.e., seeps, springs, etc.) features identified with state well number, the downdip limits of usable quality groundwater, and any other information the petitioners believe is pertinent to the creation of the proposed district. TEX. ADMIN. CODE § 293.18(c)(1)(B).
- an evaluation and description of how the boundaries of the proposed district will provide for effective management of the groundwater resources within the proposed district and in the GMA; TEX. ADMIN. CODE § 293.18(c)(1)(C).

14. TCEQ requires that the petition include the following supporting information:

- Affidavits from the individuals named in the petition qualified to serve as temporary directors, establishing that these individuals are qualified to serve as temporary directors according to Texas Water Code sections 36.051(b), 36.058, and 36.059(b). TEX. ADMIN. CODE § 293.18(c)(3).
- Financial information that includes the projected maintenance tax rate or production fee rate, a proposed budget of revenues and expenses for the proposed district, and a listing of current tax assessments within the boundaries of the proposed district. TEX. ADMIN. CODE § 293.18(c)(4)(C).
- If the petitioners propose to finance the district through maintenance taxes, a

certification by the central appraisal district within the proposed district that indicates the total tax valuation of all land within the proposed district, as reflected on the current county tax rolls. TEX. ADMIN. CODE § 293.18(c)(4)(A).

- If the petitioners propose to finance the district through well production fees, the estimated non-exempt groundwater usage, by type, for the proposed district. TEX. ADMIN. CODE § 293.18(c)(4)(B).
- One contact person for all correspondence from the executive director regarding the petition. TEX. ADMIN. CODE § 293.18(c)(6).
- A signed statement by the appropriate county clerk or city secretary that a copy of the petition for creation of the proposed district was received by each county in whole or in part within the proposed district and by each city in whose corporate city limits any part of the proposed district is located. TEX. ADMIN. CODE § 293.18(c)(7).
- Concurrent with filing the petition and supporting information with the executive director, the petitioners shall make a copy or copies of the petition and supporting information available for public inspection during regular business hours at a centralized location or locations in each county included in whole or in part within the proposed district. The petitioners must provide the address and contact information for each location where the petition and supporting information have been made available for public inspection. TEX. ADMIN. CODE § 293.18(c)(8).

### PETITION

15. The name of the proposed groundwater conservation district is the Houston County Groundwater Conservation District. TEX. WATER CODE § 36.013(c)(1); TEX. ADMIN. CODE § 293.18(b)(1).

16. The boundaries of the Houston County Groundwater Conservation District are coterminous with those of Houston County, Texas. A map generally outlining the boundaries of the proposed district is attached as Exhibit C. TEX. WATER CODE § 36.013(c)(2); TEX. ADMIN. CODE § 293.18(b)(2).

17. The purposes of the district are to manage critical groundwater resources in Houston County and protect associated private property rights that are currently at risk of unlimited



and unregulated groundwater production. TEX. WATER CODE § 36.013(c)(3); TEX. ADMIN. CODE § 293.18(b)(3).

18. The proposed district currently has no proposed projects that are to be funded by the issuance of bonds or notes. TEX. WATER CODE § 36.013(c)(4); TEX. ADMIN. CODE § 293.18(b)(4).

19. The following are the names of five individuals qualified to serve as temporary directors for the proposed Houston County Groundwater Conservation District:

- a. Precinct 1: \_\_Dewayne High\_\_\_\_\_
- b. Precinct 2: \_\_Randy Parten\_\_\_\_\_
- c. Precinct 3: \_\_Craig Broxson\_\_\_\_\_
- d. Precinct 4: \_\_Darrel Bobbitt\_\_\_\_\_
- e. Precinct 5: \_\_Charles "Chuck" Cunningham\_\_\_\_\_

TEX. WATER CODE § 36.013(c)(5); TEX. ADMIN. CODE § 293.18(b)(5).

20. Houston County has a population of less than 50,000. TEX. WATER CODE §36.051(b).

21. The proposed Houston County Groundwater Conservation District includes all of Houston County, and the temporary directors are not subject to criteria in TEX. WATER CODE § 49.051(a).

22. Affidavits from the individuals listed as qualified to serve as temporary directors are attached as **Exhibit D**. These affidavits establish that these individuals will be qualified to serve as temporary directors according to Texas Water Code sections 36.051(b), 36.058, and 36.059(b). TEX. ADMIN. CODE § 293.18(c)(3).

23. Financial information, including the projected maintenance tax rate and production

fee rate and a proposed budget of revenues and expenses for the proposed district, and a listing of current tax assessments within the boundaries of the proposed district is attached as **Exhibit E**. TEX. WATER CODE § 36.013(c)(6); TEX. ADMIN. CODE §§ 293.18(b)(6), (c)(4).

24. Attached as **Exhibit F** are three maps in a digital data electronic format showing as appropriate the location of municipalities, highways, roads, surface water features, and other water districts, together with the areal extent of groundwater aquifers, and showing the location of recharge (i.e., outcrops of aquifer units, karst features, etc.) and Texas Water Development Board located discharge (i.e., seeps, springs, etc.) features identified with state well number, the downdip limits of usable quality groundwater, and other information the petitioners believe is pertinent to the creation of the proposed district. TEX. ADMIN. CODE § 293.18(c)(1)(B).

25. The proposed district will provide for the conservation, preservation, protection, recharging and prevention of waste of groundwater and of groundwater reservoirs and their subdivisions. The proposed district will provide effective management of the groundwater resources within Houston County, which covers a large area within GMA 11 that is currently unregulated and at risk of unlimited production. TEX. WATER CODE § 36.015(b). The major and minor aquifers underlying Houston County are depicted on maps attached as **Exhibit F**. These aquifers provide the water supply resources to meet the needs of most water-use categories in Houston County. Creating the proposed district covering Houston County will allow for effective management of the critical groundwater resources and protect associated private property rights. Major objectives of the proposed district are to: (1) collect geologic and hydrogeologic data to better understand quantity and quality of groundwater resources; (2) monitor the elevation of the groundwater in each aquifer at various locations across the County to gauge impacts to the aquifers over time; (3) coordinate with other groundwater districts within GMA 11; and (4) provide

technical assistance to the County in their effort to manage future use of groundwater resources. The proposed district will provide additional data and assistance to GMA 11 to better manage groundwater over the entire region to promote a sustainable water supply and avoid depletion of the aquifers in this area. TEX. ADMIN. CODE § 293.18(c)(1)(C).

26. The proposed district proposes to finance the district through maintenance taxes. Attached as **Exhibit G** is a certification by the Houston County Appraisal District indicating that the total tax valuation of all land within the proposed district, as reflected on the current county tax rolls, is **\$2,578,027,876**. TEX. ADMIN. CODE § 293.18(c)(4)(A).

27. The effect of the additional annual district tax of \$0.019 per \$100 valuation for land valued at \$100,000 is \$19.00 per year.

28. The proposed district will finance the district through \$1 per acre-foot per year for agricultural use and \$10 per acre-foot per year for all other uses. Production subject to the production fee is actual water produced and not permitted amount. Production fee applies only to production by a well that produced 200 or more acre-feet of water per year. Estimated non-exempt pumping and estimated production fee revenue is included in **Exhibit E**. TEX. ADMIN. CODE § 293.18(c)(4)(B).

29. The revenue generated from maintenance taxes, application fees, and export fees will adequately fund the proposed district to finance required or authorized groundwater management planning, regulatory, and district-operation functions under Texas Water Code, Chapter 36 based on financial information provided in **Exhibit E**.

30. The contact person required under TEX. ADMIN. CODE § 293.18(c)(6) for all correspondence from the executive director regarding the petition is:

Amber Stelly  
401 NE Loop 304  
Crockett, TX 75835  
(936) 544-2986  
[Generalmanager@consolidatedwsc.com](mailto:Generalmanager@consolidatedwsc.com).

31. Attached as **Exhibit H** are signed statements by the Houston County Clerk and city secretaries for each city whose corporate city limits are within the proposed district stating that they received a copy of the petition for creation of the proposed district. TEX. ADMIN. CODE § 293.18(c)(7).

32. Attached as **Exhibit I** are resolutions adopted by Houston County, Texas and Consolidated Water Supply Corporations to support creation of the Houston County Groundwater Conservation District.

33. Petitioners made a copy of the petition and supporting information available for public inspection during regular business hours at the Houston County Courthouse Annex in Houston County, Texas, located at 401 East Goliad, Crockett, TX 75835. TEX. ADMIN. CODE § 293.18(c)(8).

### **CONCLUSION AND REQUEST**

34. Petitioners respectfully request that:
- a. the executive director process this Petition pursuant to 30 TEX. ADMIN. CODE §§ 293.18(d), (e), and (f) and
  - b. the TCEQ certify the Petition and issue an order stating that the petition is administratively complete, creating the district, and appointing the temporary directors named in the Petition pursuant to 30 TEX. ADMIN. CODE § 293.18(g).

Respectfully Submitted,

**Petitioners for creation of the  
Houston County Groundwater  
Conservation District**

**AFFIDAVIT**

STATE OF TEXAS

COUNTY OF HOUSTON

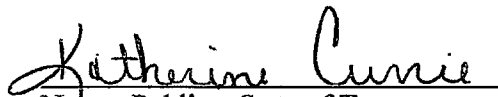
Before me, the undersigned notary, on this day appeared Kenneth Dewyane High, who is known to me and who being by me duly sworn upon his oath deposed and stated as follows:

1. My name is Kenneth Dewayne High. I am over twenty-one years of age, of sound mind, and fully competent to make this Affidavit. Within this affidavit the term "District" means the proposed Houston County Groundwater Conservation District.
2. I am a registered voter in proposed Precinct 1 of the District.
3. I affirm that I will faithfully execute the duties of the office of director of the Houston County Groundwater Conservation District of the State of Texas and will, to the best of my ability, preserve, protect and defend the constitution and laws of the United States and of this state.



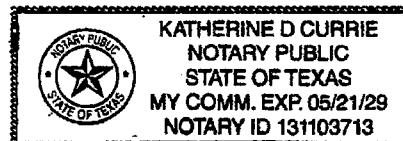
Kenneth Dewayne High

SUBSCRIBED AND SWORN TO before me on this the 1<sup>st</sup> day of December 2025.



Notary Public – State of Texas

My commission expires: 5-2-2029



**AFFIDAVIT**

STATE OF TEXAS

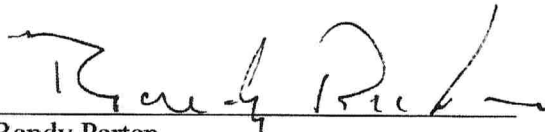
COUNTY OF HOUSTON

Before me, the undersigned notary, on this day appeared Randy Parten, who is known to me and who being by me duly sworn upon his oath deposed and stated as follows:

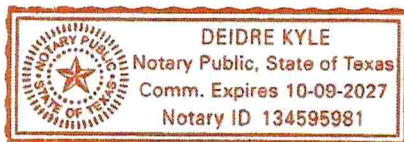
1. My name is Randy Parten. I am over twenty-one years of age, of sound mind, and fully competent to make this Affidavit. Within this affidavit the term "District" means the proposed Houston County Groundwater Conservation District.

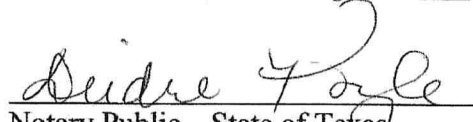
2. I am a registered voter in proposed Precinct 2 of the District.

3. I affirm that I will faithfully execute the duties of the office of director of the Houston County Groundwater Conservation District of the State of Texas and will, to the best of my ability, preserve, protect and defend the constitution and laws of the United States and of this state.

  
Randy Parten

SUBSCRIBED AND SWORN TO before me on this the 26<sup>th</sup> day of November 2025.



  
Notary Public – State of Texas

My commission expires: 10-9-2027

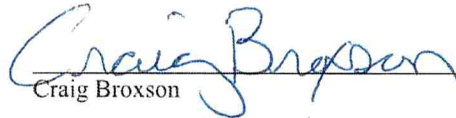
**AFFIDAVIT**

STATE OF TEXAS

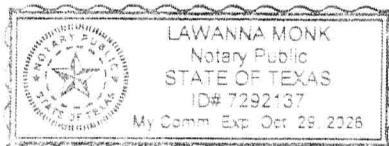
COUNTY OF HOUSTON

Before me, the undersigned notary, on this day appeared Craig Broxson, who is known to me and who being by me duly sworn upon his oath deposed and stated as follows:

1. My name is Craig Broxson. I am over twenty-one years of age, of sound mind, and fully competent to make this Affidavit. Within this affidavit the term "District" means the proposed Houston County Groundwater Conservation District.
2. I am a registered voter in proposed Precinct 3 of the District.
3. I affirm that I will faithfully execute the duties of the office of director of the Houston County Groundwater Conservation District of the State of Texas and will, to the best of my ability, preserve, protect and defend the constitution and laws of the United States and of this state.

  
Craig Broxson

SUBSCRIBED AND SWORN TO before me on this the 27 day of November 2025.



  
Notary Public – State of Texas

My commission expires: 10-29-25

*Affidavit of Craig Broxson**Page 1 of 1*



AFFIDAVIT

STATE OF TEXAS


COUNTY OF HOUSTON

Before me, the undersigned notary, on this day appeared Darrel Bobbitt, who is known to me and who being by me duly sworn upon his oath deposed and stated as follows:

1. My name is Darrel Bobbitt. I am over twenty-one years of age, of sound mind, and fully competent to make this Affidavit. Within this affidavit the term "District" means the proposed Houston County Groundwater Conservation District.

2. I am a registered voter in proposed Precinct 4 of the District.

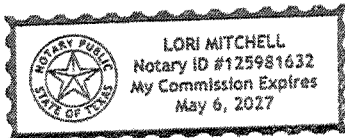
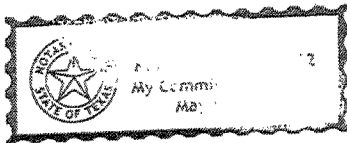
3. I affirm that I will faithfully execute the duties of the office of director of the Houston County Groundwater Conservation District of the State of Texas and will, to the best of my ability, preserve, protect and defend the constitution and laws of the United States and of this state.

  
Darrel Bobbitt

SUBSCRIBED AND SWORN TO before me on this the 14 day of December 2025.

  
Notary Public – State of Texas

My commission expires: 5-6-2027



Affidavit of Darrel Bobbitt

Page 1 of 1

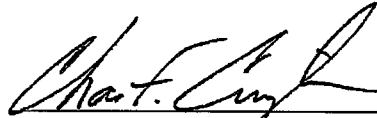
**AFFIDAVIT**

STATE OF TEXAS

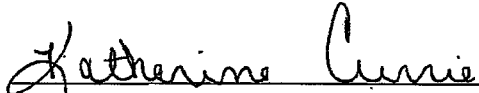
COUNTY OF HOUSTON

Before me, the undersigned notary, on this day appeared Charles Cunningham, who is known to me and who being by me duly sworn upon his oath deposed and stated as follows:

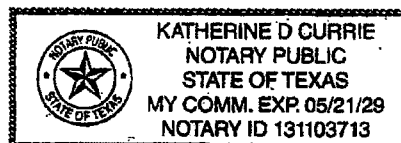
1. My name is Charles Cunningham. I am over twenty-one years of age, of sound mind, and fully competent to make this Affidavit. Within this affidavit the term "District" means the proposed Houston County Groundwater Conservation District.
2. I am a registered voter in proposed Precinct 5 of the District.
3. I affirm that I will faithfully execute the duties of the office of director of the Houston County Groundwater Conservation District of the State of Texas and will, to the best of my ability, preserve, protect and defend the constitution and laws of the United States and of this state.

  
Charles Cunningham

SUBSCRIBED AND SWORN TO before me on this the 26<sup>th</sup> day of November 2025.

  
Notary Public – State of Texas

My commission expires: 5-21-2029



**RESOLUTION NO. 11262025**

**A RESOLUTION OF HOUSTON COUNTY, TEXAS, IN  
SUPPORT OF THE PETITION ASKING THE TEXAS  
COMMISSION ON ENVIRONMENTAL QUALITY  
TO CREATE A GROUNDWATER CONSERVATION  
DISTRICT FOR HOUSTON COUNTY, TEXAS**

**WHEREAS**, we recognize that Houston County's groundwater is one of its most valuable resources;

**WHEREAS**, Groundwater Conservation Districts are the State's preferred method of groundwater management;

**WHEREAS**, a group of citizens of Houston County plan to petition the Texas Commission on Environmental Quality for the creation of a Groundwater Conservation District for Houston County; and

**WHEREAS**, a Groundwater Conservation District will allow the citizens of Houston County to preserve, conserve, protect and prevent waste of their valuable groundwater resources through local management, maintaining a greater degree of local control than might otherwise be the case;

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF HOUSTON COUNTY, TEXAS**, that the Commissioners Court of Houston County supports the petition asking for the creation of a Groundwater Conservation District in Houston County, Texas.

**PASSED AND APPROVED** THIS 26 day of November, 2025, on a vote of 5 AYES; 0 NAYS; and 0 ABSTENTIONS.

Attest:

\_\_\_\_\_  
Terri Meadows,  
County Clerk



  
Jim Lovell  
Houston County Judge

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE CONSOLIDATED WATER SUPPLY CORPORATION IN SUPPORT OF THE ESTABLISHMENT OF AN AD VALOREM TAX-SUPPORTED GROUNDWATER CONSERVATION DISTRICT IN HOUSTON COUNTY, TEXAS; PROVIDING AN EFFECTIVE DATE.**

WHEREAS, The Consolidated Water Supply Corporation ("Consolidated") is a member-owned, nonprofit utility providing water service to over 16,800 rural residents in Houston, Anderson, and Walker Counties, Texas; and

WHEREAS, Consolidated operates active public water supply wells in Houston County and purchases surface water from Houston County WCID No. 1 to meet growing demand across its multi-county service area, and its members and customers rely heavily upon groundwater resources drawn from the Carrizo-Wilcox and other underlying aquifers to meet increasing demands; and

WHEREAS, Consolidated holds a Certificate of Convenience and Necessity (CCN) covering service territories in and adjacent to Houston County, which imposes a statutory obligation to provide continuous retail water service to all current and future customers within its service area; and

WHEREAS, source-water protection, aquifer health and sustainability, groundwater-surface water interactions, and watershed dynamics are of high concern to Consolidated, particularly where large-scale withdrawals may jeopardize long-term supply reliability and water quality; and

WHEREAS, local stewardship of groundwater resources is essential to balancing municipal, agricultural, industrial, and domestic needs within Houston County; and

WHEREAS, establishment of a locally governed, ad valorem tax-supported Groundwater Conservation District (GCD) under Chapter 36 of the Texas Water Code provides the most appropriate and representative mechanism for managing groundwater, developing conservation and management plans, and coordinating with neighboring districts within Groundwater Management Area 11, while ensuring local decision-making aligns with regional aquifer sustainability goals; and

WHEREAS, the Board of Directors recognizes that a locally controlled GCD, governed by Houston County residents, will ensure that groundwater management decisions remain responsive to local needs and that coordination among neighboring districts promotes regional groundwater protection;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF CONSOLIDATED WATER SUPPLY CORPORATION THAT:

Section 1. The Board of Directors hereby expresses its support for the establishment of an ad valorem tax-supported Groundwater Conservation District to serve Houston County, Texas, consistent with the provisions of Chapter 36 of the Texas Water Code.

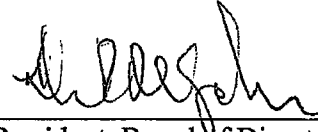
Section 2. The Board of Directors encourages local officials, landowners, water utilities, and neighboring groundwater districts to cooperate and collaborate in preparing and submitting to the Texas Commission on Environmental Quality a petition for the creation of such a GCD, and to participate in the development of its management plan and rules.

Section 3. Consolidated supports a GCD that protects the interests of its members and Houston County residents, promotes conservation and efficient use of water, and balances the water supply and demand among municipal, industrial, and agricultural users.

Section 4. The General Manager is authorized to transmit this Resolution to the Texas Commission on Environmental Quality, the Houston County Commissioners Court, Groundwater Management Area 11 representatives, and any other appropriate agencies or organizations.

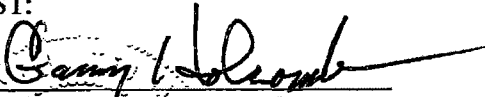
Section 5. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED by the Board of Directors of the Consolidated Water Supply Corporation at a meeting duly called and held in accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, this 13th day of November, 2025.



President, Board of Directors  
The Consolidated Water Supply Corporation

ATTEST:



Secretary-Treasurer, Board of Directors

**Planning & Zoning Commission**  
**INITIAL REPORT TO CITY COUNCIL OF**  
**POSSIBLE WIDE-SCALE ZONING CODE TEXT AMENDMENTS**

**BACKGROUND:**

In the latter part of 2023, the City recognized the need to amend the zoning code to include provisions and regulations specifically relating to new styles of affordable quality housing such as accessory dwelling units (ADUs), barndominiums, and tiny homes. Pending the development of such amendments, the City Council adopted a resolution that implemented a temporary moratorium on building permits for accessory dwelling units, barndominiums, and tiny homes. The purpose of the temporary moratorium was to allow the City time to develop definitions and zoning regulations for such dwellings with a goal to allow residents to build and live in such dwellings in a manner that would reflect the best practices and standards for the City's residents in every zoning district.

The process of developing the proposed amendments included open workshop meetings with the City's Building Official and Planning & Zoning Commission, a review of state laws relating to zoning regulations, a review of the City's 2020 Comprehensive Plan to identify any established goals and objectives relating to zoning regulations, and a review of zoning codes for other cities that had been recently updated to help determine best practices. While developing the proposed amendments, it was brought to light that the current lists and tables within the zoning code that identify permitted land uses included some significant discrepancies, the majority of permitted land uses were not adequately defined or described, and the current descriptions of some zoning districts contained inaccurate information. Such inconsistencies are understandable when keeping in mind that the majority of the permitted land use lists and tables and zoning code district descriptions have not been updated since 1985 without the benefit of personal computers that have significantly improved the research, drafting, proofing, and editing process.

In addition to the identification of discrepancies within the current zoning code, City staff realized the following: (1) there are state laws regarding permitted land uses that needed to be incorporated; (2) there are goals and objectives in the City's 2020 Comprehensive Plan that could be met by proposing more extensive zoning code amendments; and (3) zoning codes for other cities revealed the common practice of having only a table to identify permitted land uses instead of both a list and a table. The end result is that the proposed amendments became significantly more comprehensive than first planned to include a much-needed review and updating of all residential, commercial, and industrial land uses instead of just the addition of land uses and regulations relating to tiny homes, barndominiums, and accessory dwelling units.

**PRIMARY OBJECTIVES OF AMENDMENTS:**

The amendments have five primary objectives.

**1. Incorporate Regulations for ADUs, Barndominiums, and Tiny Homes, including Design Standards for Other Newly Built/Installed Dwellings.**

The amendments define each of these dwelling types, identify them as a new category of land use, and establish regulations for each category. The amendments will allow the City to lift the temporary moratorium on building permits for such dwellings.

- Accessory Dwelling Units (new Sec. 312): An accessory dwelling unit (ADU), sometimes known as a guest house, that meets the criteria and regulations established in the proposed new Section 312 would be permitted by right in the Agriculture-Residential (AR) District and by SUP in the R-2 and R-3 Districts. The regulations include allowing an ADU only when the primary dwelling is a detached single-family dwelling that is not a manufactured home or tiny home. Not allowing an ADU in the R-1 District and requiring the primary dwelling to be a single-family detached dwelling other than a manufactured home or tiny home prevents an ADU from circumventing zoning restrictions and helps prevent unsightly developments. In addition, the ADU must be a tiny home having a living space consisting of at least 450 square feet and not more than 900 square feet and may not be a barndominium, a repurposed structure originally designed as a storage building or other non-dwelling structure, or a manufactured home.
- Barndominiums (new Sec. 313): A barndominium meeting the criteria and regulations established in the proposed new Section 313 will be permitted as a primary dwelling by right in the AR District and by SUP in the R-1, R-2, and R-3 Districts. In addition, such barndominiums will be permitted in the M and I Districts by SUP on property that is a mixed commercial/residential land use if it also complies with the proposed new Sec. 315 that establishes criteria and regulations for mixed-use properties.
- Tiny Homes (new Sec. 316): A tiny home meeting the criteria and regulations established by the proposed new Sec. 316 will be permitted as follows:
  - AR District:
    - Primary Residential Dwelling – by SUP
    - ADU complying with Sec. 312 – by right.
  - R2 and R3: Primary Residential Dwelling or ADU – by SUP
- Design Standards: A proposed paragraph added to Section 301, Performance Standards, establishes design standards that would help ensure that permitted barndominiums and tiny homes will not have a negative impact on neighborhoods by having the appearance of a storage building or fortress. Because some barndominiums and tiny homes might be modular homes and state law does not allow a municipality to adopt a regulation that is more restrictive for industrialized housing than that required for a new single-family or duplex dwelling constructed on-site, the design standards apply to all newly built or installed detached single-family and two-family dwellings except for a manufactured home with a living space greater than 900 square feet. [State law reference: Tex Occupations Code, Section 1202.253(e).]

## 2. **Update Certain Regulations to Comply with Current State Laws.**

- Manufactured Homes:
  - Per Senate Bill 785 passed by the Texas 89th Legislature, the amendments establish zoning districts where manufactured homes are permitted by right without requiring a specific use permit (MH-1 for manufactured home subdivisions, such as Quail Trail, and MH-2 for manufactured home parks; such zoning districts are similar to zoning districts established by other cities); and
  - Per Tex. Occupations Code, Sec. 1201.008(e), the amendments establish a right to replace an existing manufactured home with a newer and larger manufactured home on the same property without requiring a specific use permit.
- Animal Businesses: Per Tex. Local Gov't Code, Sec. 229.901, effective September 1, 2023, the amendments permit animal businesses by right in every district with no restrictions IF the person operating that business holds a license for the business that was issued by the federal government or the State of Texas.
- Modular Homes: Per Tex. Occupations Code, Sec. 1202.253(e), the amendments delete modular homes as a separate type of land use because state law limits a municipality's authority to adopt a regulation that is more restrictive for a modular home and a site-built single-family or duplex dwelling.
- Pawn Shops: Per Tex. Local Gov't Code, Sec. 211.0035, a municipality must designate pawnshops that have been licensed to transact business by the Consumer Credit Commissioner as a permitted land use by right in one or more zoning classifications and may not impose a specific use permit requirement on such a pawn shop. The amendments designate pawn shops as a stand-alone land use instead of lumping it under "general retail sales" and will permit pawn shops by right in the M-manufacturing district. (Note: The M district is appropriate because it includes all uses permitted in the C-2 commercial district.)

## 3. **Incorporate Goals and Objectives established by the City of Crockett 2020 Comprehensive Plan.**

Sec. 211.004 of the Tex. Local Gov't Code stipulates that zoning regulations must be adopted in accordance with a comprehensive plan, and the City's 2020 Comprehensive Plan includes goals and objectives relating to housing and amending zoning regulations.

- Updated Manufactured Home Regulations: Adopting improved/updated manufactured home regulations is discussed as an objective in the City's 2020 Comprehensive Plan (*pages 3-20 through 3-22*) and is included in Goal 3.1 (*page 3-30*) to include stricter standards to improve manufactured house values. The proposed new Section 314 meets this goal and objective.
- Expansion of Mixed-Use Availability (residential land use combined with commercial land use): Sec. 10.2 of the City of Crockett 2020 Comprehensive Plan (*page 10-6*) noted that mobile homes are the only residential land use permitted in the M district,



which is the largest commercial area, and recommends the expansion of residential land use in other commercial zoning categories other than the C-3 district.

- The proposed amended zoning code amendments would expand mixed-use as follows:
  - C-1 and C-2: Horizontal mixed-use would now be permitted by SUP for an attached single-family dwelling unit behind or beside the commercial use.
  - C-3: Attached horizontal and vertical mixed use will continue to be permitted. One horizontal or vertical dwelling unit would now be permitted by right. An SUP would continue to be required for two or more dwelling units.
  - M & I: Mixed-use by SUP may now include not only a permitted manufactured home but also an attached horizontal dwelling unit or a detached site-built single-family dwelling, including a permitted barndominium.
- New Regulations to Protect Natural State of AR District: Objective 4.4.2, Enhancing Crockett's Physical Appearance, in the City's 2020 Comprehensive Plan recommends updating the zoning ordinance to require denser, more attractive development along Loop 304 by adopting screening and landscape requirements (*page 4-2*). A large part of Loop 304 is in the AR District, and the amendments include regulations to help ensure that event venues and outdoor commercial amusements in the AR District are designed to protect the district's natural state. In addition, requiring any new RV camping areas to now be in the newly established MH-2 zoning district instead of allowing by specific use permit in the AR district will further protect the natural state of the AR District.
- Prohibiting Outdoor Merchandise Display or Storage in the C-3 District: Objective 10.4.3 in the City's 2020 Comprehensive Plan, includes a recommendation to amend Section 201.7 of the zoning ordinance to specifically disallow all storage uses in the C-3 district (*recommendation #5 on page 10-30*). The amendments include a new regulation in Section 201.7 that no outdoor display or storage of merchandise that may be purchased by the general public or is an example of the type of merchandise sold at the location or outdoor repair or assembly of goods will be permitted in the C-3 district, including by businesses that would be permitted to have outdoor storage in another district. This regulation does not prohibit neat and orderly outside displays of decor (e.g., planters) that is not like the merchandise the property user is selling, including seasonal decor celebrating a current holiday, special event, or a seasonal change, or an outside seating area with seating made of non-porous material.

#### **4. Clarify the Intent of Permitted Land Uses and Expand Certain Regulations as Needed.**

- Definitions (existing Sec. 104):
  - Several definitions have been added or revised. Having a definition for land use is a standard best practice for a zoning code; however, several land uses are not

defined in the current code. The new/revised definitions clarify intent relating to the permitted land use and eliminate the need for assumptions of what is included in a permitted land use category. In addition, the numbering for definitions has been deleted to allow ease of adding and deleting definitions for this amendment and future amendments.

- New paragraph B (Undefined Terms) clarifies that any terms used in the code that are not defined in the zoning or building code shall have the customary meaning assigned to them with Webster's Dictionary.
  - A new provision has been added to clarify that if a definition is later found to conflict with a definition established by applicable Texas law, the Texas statutory definition will supersede the zoning code definition.
- New/Revised/Updated/Deleted Land Uses: The amendments include: (1) several new land uses that are referenced in zoning codes for other cities and are currently applicable or may be applicable in the future to the City of Crockett; (2) several revised/updated/deleted land uses based on current definitions and practices that have changed since 1985; and (3) the deletion of several stand-alone land use terms that have been consolidated into a more generic term.
  - Expanded Regulations relating to Outside Commercial Displays in the C-2 District (new paragraph 201.6H): The amendments add regulations to help ensure that outside displays of merchandise in the C-2 district are neat and orderly and only allowed overnight for businesses that have their primary inventory routinely displayed outside.
  - Expanded Regulations relating to Screening (existing Sec. 305): The amendments add a requirement that where there is a common side or rear lot line between a manufactured home park or a recreational vehicle park/campground with any other land, the owner of the park/campground shall erect a fence that completely screens/obstructs the view of the park/campground from the adjacent property.
  - Expanded Regulations relating to Temporary Buildings and Equipment (existing Sec. 306):
    - The amendments clarify the type of temporary buildings and equipment allowed on a construction site or extensive clean-up site and the length of time allowed.
    - The amendments specifically allow temporary recreational vehicle housing after obtaining a building permit or after a documented and verified medical emergency of an immediate family member or natural disaster. The maximum occupancy period is 90 calendar days unless the Building Official extends the initial 90-day period for a maximum of another 90 calendar days.
  - Expanded Regulations relating to Accessory Buildings (new Sec. 311): Accessory buildings are currently and will continue to be permitted by right in every residential district. Regulations have been added to a newly created Sec. 311 to help ensure that such buildings do not substantially depreciate the value of adjacent and nearby residential properties and do not have a negative impact on the neighborhood's overall curbside appeal.

- Expanded Regulations relating to Mixed-Use Properties (new Sec. 315): In addition to expanding the types and locations of mixed-use properties as described in Objective #3 above, the proposed new Sec. 315 includes regulations to help ensure that property owners permitted to use property for mixed-use are not using the property for only residential use without an active business operation, to help ensure that allowing mixed-use on commercial property in a non-residential district benefits the welfare of the City's business community, and to help ensure there is no unintended negative impact on surrounding properties.
- Expanded Parking Regulations (existing Sec 401): The amendments to Sec. 401 include: (1) allowing mixed-use properties in the C-3 district to reserve spaces in city-owned parking lots; and (2) prohibiting the parking of boats, campers, trailers and other recreational vehicles on streets or in a front yard other than in an oversized driveway or parking area that is not being used to meet the minimum parking requirements.

## 5. **Eliminate Inconsistencies and Improve Content Structure.**

- Land Use Lists: The long lists of permitted land uses within each district are being eliminated, leaving only the land-use charts as a reference for permitted land uses. The current lists and charts contain conflicting and inconsistent information and eliminating the lists will in turn help eliminate the possibility of future conflicts and inconsistencies. In addition, having only charts as a land-use reference, instead of redundant lists and charts, is a standard best practice for a zoning code.
- Land Use Charts: The proposed amended land use charts in Section 201.10 will: (1) identify every permitted land use instead of omitting some land uses that were previously only identified in the land-use lists; (2) for ease of review have a blank box instead of an "N" in the box if a land use is not permitted within a district; and (3) consolidate the current two separate charts for the C-1, C-2, C-3 district and the M and I districts into one non-residential chart.

## **Conclusion.**

The Planning & Zoning Commission will hold a public hearing for the purpose of hearing citizens' comments regarding the Commission's preliminary report identifying the possible wide-scale zoning code text amendments. The preliminary report will consist of the information contained in this initial report along with: (1) an Attachment A providing a more detailed summary identifying every section of the zoning code that would be affected by the possible amendments, including every new/revised/deleted land use; and (2) an Attachment B identifying the exact possible text amendments, including the non-substantive miscellaneous edits to improve content, with all new/revised text underlined and all deleted text identified by strike-out font. Residents will be made aware of the P&Z public hearing by: (1) a brief statement on each water bill identifying the date and time of the public hearing; and (2) the legal notice of the public hearing published in the Messenger, which will notify residents how to review/obtain a copy of the possible zoning text amendments from the city's website, City Hall, or the public library. After the public hearing, the Commission will then consider and incorporate any changes resulting from input received during the public hearing and formulate a final report for submission to City Council with a recommendation that the City Council adopt an ordinance incorporating the proposed amendments. The City Council will then hold a public hearing regarding the final report.

**SUBLEASE AGREEMENT  
BETWEEN THE CITY OF CROCKETT, TEXAS, AND  
TEXAS WORKFORCE SOLUTIONS OF DEEP EAST TEXAS**

This Sublease Agreement (“Sublease”) is entered into as of December 1, 2025, by and between the City of Crockett, Texas, a Texas municipal corporation, as Sublandlord (“Sublandlord” or “City”), and Workforce Solutions Deep East Texas, an entity organized under the laws of the State of Texas, as Subtenant (“Subtenant” or “Workforce Solutions”).

**1. Subleased Premises**

Subject to the terms of the Master Lease Agreement between the City of Crockett, Texas, as Tenant, and the Crockett Economic and Industrial Development Corporation, as Landlord, Sublandlord hereby subleases to Subtenant approximately 1,750 square feet of office space (the “Subleased Premises”) within the commercial building located at 1505 S. 4th Street, Crockett, TX 75835 (the “Building”). The exact area subleased shall be mutually agreed upon in a separate floor plan attached as Exhibit A.

**2. Term**

The term of this Sublease shall commence on December 1, 2025 (“Sublease Commencement Date”), and shall expire on November 30, 2026, unless sooner terminated in accordance with this Sublease or the Master Lease, but in no event to extend beyond the term of the Master Lease, including any renewal or extension thereof. This Sublease shall automatically renew for successive one-year terms unless either party provides written notice of non-renewal at least thirty (30) days prior to the expiration of the then-current term.

**3. Rent**

- a. Subtenant shall pay monthly rent to Sublandlord in the amount of \$ 1,522.00, payable in advance on or before the first day of each month.
- b. Rent shall be delivered to Sublandlord’s address set forth herein, or by electronic transfer as directed by Sublandlord.

**4. Use of Premises**

The Subleased Premises shall be used exclusively by Subtenant for operating a workforce solutions center and related public employment and training services consistent with Subtenant’s programs and in accordance with applicable law.

**5. Compliance with Master Lease**

This Sublease is subject and subordinate to the Master Lease. Subtenant will not do or permit anything that would constitute a breach of, or default under, the Master Lease. Subtenant shall

observe and perform all applicable covenants and obligations of Sublandlord as Tenant under the Master Lease regarding the Subleased Premises.

## **6. Utilities and Maintenance**

Subtenant shall be responsible for its proportionate share of all utilities serving the Subleased Premises, including but not limited to electricity, water, wastewater, and communications services, as determined by Sublandlord.

Subtenant shall keep the Subleased Premises in good order subject to the Master Lease, ordinary wear and tear excepted. Sublandlord shall perform maintenance required of Tenant under the Master Lease for the Building's shared areas.

## **7. Alterations**

Subtenant shall not make any alterations, additions, or improvements to the Subleased Premises without the prior written consent of Sublandlord and, where required by the Master Lease, the Landlord.

## **8. Insurance and Liability**

Subtenant, at its sole cost, shall carry commercial general liability insurance in an amount not less than \$1,000,000 per occurrence, naming Sublandlord, Landlord, and any other required parties as additional insureds. To the extent allowed under the laws of the State of Texas and all applicable laws, Subtenant shall indemnify and hold harmless Sublandlord and Landlord as set forth in the Master Lease, except to the extent caused by Sublandlord's negligence or willful misconduct.

## **9. Assignment and Subletting**

Subtenant shall not assign this Sublease or sublet any portion of the Subleased Premises without the prior written consent of Sublandlord and, if required, the Landlord as set forth in the Master Lease and applicable Texas statutes.

## **10. Notices**

Notices required or permitted under this Sublease shall be in writing and delivered to the respective parties at the following addresses, or such address as either party may designate in writing:

**Sublandlord:** City Administrator - City of Crockett  
200 5th Street  
Crockett, TX 75835

**Subtenant:** Site Manager - Workforce Solutions Deep East Texas  
1505 S. 4th Street  
Crockett, TX 75835

## 11. Default and Remedies

If Subtenant defaults under this Sublease and fails to cure such default within thirty (30) days of written notice, Sublandlord may terminate this Sublease and pursue all remedies available under Texas law and the Master Lease.

## 12. Other Provisions

- a. Subtenant acknowledges receipt and review of the Master Lease and agrees to be bound by its applicable terms.
- b. This Sublease shall be governed by the laws of the State of Texas, with venue in Houston County, Texas.
- c. Any matters not addressed herein shall be governed by the Master Lease or, if not addressed, by applicable law.
- d. Exhibit B is hereby incorporated herein by reference as if fully set forth herein.

## 13. Entire Agreement

This Sublease, together with attached exhibits and the Master Lease, represents the entire agreement between the parties and supersedes all prior discussions relating to the Subleased Premises.

**IN WITNESS WHEREOF**, the parties have executed this Sublease Agreement as of the date first written above.

### CITY OF CROCKETT, TEXAS

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

### WORKFORCE SOLUTIONS DEEP EAST TEXAS

Signature: \_\_\_\_\_

Name: Ty Cauthen, Ed.D.

Title: Executive Director

Date: \_\_\_\_\_

## Exhibit A

### Workforce Solutions Deep East Texas – Leased Premises

The following is the mutually agreed upon floor plan including approx.. 1,750 square feet of office space within the commercial building located at 1505 S. 4th Street, Crockett, TX 75835.

*[ADD FLOOR PLAN]*





## EXHIBIT B

### ADDITIONAL LEASE TERMS

1. **AGENCY BOARD AGREEMENT SECTION 6.4.9:** The purpose of this section is to incorporate the following required language, pursuant to Section 6.4.9 of the Agency Board Agreement (ABA) between the Texas Workforce Commission (TWC) and Workforce Solutions Deep East Texas (Subtenant).

The Subtenant shall ensure that the Workforce Solutions Offices are and remain suitable for their intended purposes in accordance with the requirements detailed below. If the Subtenant leases the space used for the Workforce Solutions Offices, the Subtenant is responsible for ensuring that the agreement requires the Landlord to maintain suitability for the space's intended purposes at the Landlord's expense.

Pursuant to ABA Section 6.4.9, the Subtenant shall ensure that its Workforce Solutions Offices are free of defects and conditions that materially affect health and/or safety.

A space must be free of conditions that materially affect health and/or safety for the space to be considered suitable for its intended purpose. The co-located space must meet the following non-exclusive standards to be considered suitable for its intended purposes:

- There must be clean, hot and cold running water, or tepid running water, at all times;
- The roof must be free of leaks and defects;
- There must be working HVAC that maintains an appropriate temperature during all hours of operation;
- All doors must lock and stay shut as intended. All locks must be in adequate working condition;
- The space must be free from structural damage, faulty wiring, sewage backup, and pest infestation such as rodents, roaches, termites, etc.;
- The space must be free from hazardous materials, toxic fumes, or loud noises that impact provision of normal government functions;



- The space must be in compliance with all applicable federal, state, and local laws and ordinances including building codes.

Unlike residential agreements, landlords do not have an obligation to ensure that a space is suitable for its intended purposes in most cases unless the agreement imposes the requirement on the landlord. TWC expects the Subtenant to ensure that any agreement it enters into with a lessor for co-located Workforce Solutions Office has language obligating the lessor to maintain the space in suitable condition unless the condition is caused by the Subtenant or its customers and other visitors. If the Subtenant fails to include suitability provisions in its agreement, the Subtenant shall be fully liable for any expenses associated with restoring the space to a condition that is suitable for its intended purpose. This section elaborates on the expectation provided in ABA Section 14.2 and thus applies to current, renewal, and newly leased space.

Failure to ensure the space remains suitable for its intended purpose is a breach of both the Infrastructure Support Services and Shared Cost Agreement and the ABA.

**2. EQUAL OPPORTUNITY ASSURANCES:** As a condition to the award of financial assistance from the Department of Labor under Title I of WIOA, the grant applicant assures that it has the ability to comply with the nondiscrimination and equal opportunity provisions of the following laws and will remain in compliance for the duration of the award of federal financial assistance:

- Section 188 of the Workforce Innovation and Opportunity Act (WIOA), which prohibits discrimination against all individuals in the United States on the basis of race, color, religion, sex (including pregnancy, childbirth, and related medical conditions, transgender status, and gender identity), national origin (including limited English proficiency), age, disability, or political affiliation or belief, or against beneficiaries on the basis of either citizenship status or participation in any WIOA Title I-financially assisted program or activity;
- Title VI of the Civil Rights Act of 1964, as amended, which prohibits discrimination on the bases of race, color and national origin;
- Section 504 of the Rehabilitation Act of 1973, as amended, which prohibits discrimination against qualified individuals with disabilities;
- The Age Discrimination Act of 1975, as amended, which prohibits discrimination on the basis of age; and
- Title IX of the Education Amendments of 1972, as amended, which prohibits discrimination on the basis of sex in educational programs.

The grant applicant also assures that, as a recipient of WIOA Title I financial assistance, it will comply with 29 CFR part 38 and all other regulations implementing

the laws listed above. This assurance applies to the grant applicant's operation of the WIOA Title I-financially assisted program or activity, and to all agreements the grant applicant makes to carry out the WIOA Title I-financially assisted program or activity. The grant applicant understands that the United States has the right to seek judicial enforcement of this assurance.

### **3. SPECIAL TERMS AND CONDITIONS:**

- **Buy American Act**

The provisions at 2 CFR § 200.322 require that “as appropriate and to the extent consistent with law,” subrecipients (including Boards) “should, to the greatest extent practicable under a Federal award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products).” The UG further specifies that the requirements of 2 CFR § 200.322 must be included in “all subawards including all contracts and purchase orders for work or products under this award.” For purposes of the UG requirement, the UG states that “produced in the United States” means, “for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.” “Manufactured products” means “items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.”

- **Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment**

The provisions at 2 CFR § 200.216 prohibit subrecipients (including Boards) from obligating or expending loan or grant funds to: procure or obtain; extend or renew a contract to procure or obtain; or enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. As described in Public Law 115-232, Section 889, covered telecommunications equipment is telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities). The prohibition also covers the following:

- For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or

Dahua Technology Company (or any subsidiary or affiliate of such entities).

- Telecommunications or video surveillance services provided by such entities or using such equipment.
- Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

The provisions at 2 CFR § 200.216 also require that in implementing the prohibition under Public Law 115-232, Section 889, subsection (f), paragraph (1), heads of executive agencies administering loan, grant, or subsidy programs shall prioritize available funding and technical support to assist affected businesses, institutions and organizations as is reasonably necessary for those affected entities to transition from covered communications equipment and services, to procure replacement equipment and services, and to ensure that communications service to users and customers is sustained. The UG refers to Public Law 115-232, Section 889, for additional information.

- **Procurement of Recovered Materials**

The provisions at 2 CFR § 200.323 of the UG require that a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

4. **LOSS OF FUNDING**: Landlord agrees that the Subtenant may terminate the Lease without penalty upon thirty (30) days' notice of loss of funding. The clause will only apply for a loss of funding of Workforce Solutions Deep East Texas workforce center services funding. If there is a substantial reduction in government appropriations (but not total loss of funding) and notice is provided by Subtenant, it is further understood that the Landlord will be given the option to adjust the rate of the Subtenant's rent to

facilitate the Subtenant's ability to pay the rent after the funding reduction but in the event Landlord opts not to adjust the rental rate, the Landlord shall terminate the lease. Such election by Landlord shall occur within thirty (30) days of notice from Subtenant and if Landlord elects to terminate the Lease, Landlord shall provide Subtenant with sixty (60) days' notice. If Landlord elects to adjust the rent rate, Landlord and Subtenant shall agree upon a new rate within thirty (30) days of Landlord's election to adjust the rate. If Landlord and Subtenant cannot agree on a new rate within such thirty (30) day window, the parties shall proceed as if Landlord provided notice to terminate as of the date of impasse. A "substantial reduction in government appropriations" is defined to mean fifteen percent (15%) or more of the annual budget of the Subtenant.

5. **CONTACT INFORMATION:** The following people are designated as contacts for this agreement:

<b>Workforce Solutions Deep East Texas</b>	<b>City of Crockett</b>
Dr. Ty Cauthen	Lee Standley
Executive Director	City Administrator
Phone: (936) 631-8630	Phone: (936) 544-5156 ext. 202
Email: tcauthen@detwork.org	Email: standleyl@crocketttxas.org

**Mayor**

Dr. Ianthia Fisher

**Council**

Mike Marsh, Mayor Pro Tem

Dennis Ivey, Pct. 1

Christopher Price, Pct. 2

NaTrenia Hicks, Pct. 3

Elbert Johnson, Pct. 4

**City Administrator**

Lee Standley

**City Attorney**

Donna Gordon

**City Judge**

Johnny Lawrence

**City Secretary**

Mitzi Stefka

December 15, 2025

## Letter of Recommendation for Bid Award

Dear Mayor and Councilmembers:

Sealed proposal packets were received with a deadline of December 8, 2025 at 5:00 P.M. for gasoline and diesel fuel for city vehicles and equipment. One (1) sealed proposal was received.

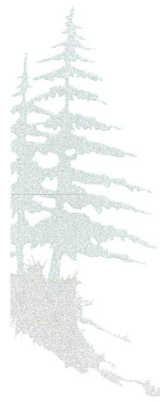
The notification and advertising process for this bid included printed notices at City Hall and an advertisement in the local newspaper.

On Tuesday, December 9, 2025, the evaluation team comprised of City Manager, Lee Standley, Deputy City Administrator John Angerstein, and Program Manager, Butch Calvert met to review the proposals and issue a recommendation for award. From the review of the information provided in the sealed bid, Crockett Farm & Fuel is fully qualified and has excellent prior work performance with the city. Therefore, the evaluation team is recommending the city awarding the contract to Crockett Farm & Fuel.

Sincerely,

Lee Standley,

City Administrator

*Paradise in the Pines*

# ATTENDANCE SHEET

Sealed Bid Opening December 9, 2025, 2:00 PM

Fuel Bid

NAME

COMPANY REPRESENTING

SIGNATURE

BUTCH CALVERT

BC

Lee Standley

LS

John Angerstein

JA

**CITY OF CROCKETT  
BID TALLY SHEET**

# CONTRACT

Sealed Bid

☐ Telephone Bid☐ Letter Bid

<b>BID DESCRIPTION:</b>	<b>Fuel Bid</b>
-------------------------	-----------------

**BID OPENING DATE/TIME:** December 9, 2025 / 2:00 PM

[illegible]

Bitch Campy BCS

## **EXHIBIT A: BID SHEET**

I hereby offer for sale, to the City of Crockett, petroleum fuel products which meet or exceed your specifications: Prices effective for the time period listed in the contract.

### **PART 1 - FUEL**

**GASOLINE:**

Regular Unleaded (87 or above octane):

Daily Rack Average plus a Constant Price of \$ .50 per gallon.

Ethanol Free Unleaded Gasoline:

Daily Rack Average plus a Constant Price of \$ .50 per gallon.

**DIESEL FUEL** (To meet ASTM specifications D396)

Off-Road (Dyed Diesel)

Daily Rack Average plus a Constant Price of \$ .30 per gallon.

On-Road (Ultra Low Sulfur Diesel):

Daily Rack Average plus a Constant Price of \$ .50 per gallon.

**ADDITIONAL / OTHER SERVICES OFFERED WITH BID:**

---




---



---

Company Name: Crockett Farm and Fuel TX LLC

Representative: Heath Woodford Title: Owner

Signature:  Date: 11/19/2025

The above price is good for 30 days.



**Mayor**

Dr. Ianthia Fisher

**Council**

Mike Marsh, Mayor Pro Tem

Dennis Ivey, Pct. 1

Christopher Price, Pct. 2

NaTrenia Hicks, Pct. 3

Elbert Johnson, Pct. 4

**City Administrator**

Lee Standley

**City Attorney**

Donna Gordon

**City Judge**

Johnny Lawrence

**City Secretary**

Mitzi Stefka

December 15, 2025

## Information Letter of Bid Results

Dear Mayor and Councilmembers:

Sealed proposal packets were received with a deadline of December 8, 2025 at 5:00 P.M. for concrete curb and gutters. Two (2) sealed proposals were received.

The notification and advertising process for this bid included printed notices at City Hall and an advertisement in the local newspaper.

On Tuesday, December 9, 2025, the evaluation team comprised of City Manager, Lee Standley, Deputy City Administrator John Angerstein, and Program Manager, Butch Calvert met to review the proposals.

Site Utilities and Construction submitted a bid of \$25 per linear foot with a minimum of 400 feet of curb and gutter to be constructed.

Velazquez Brothers Construction submitted a bid of \$27 per linear foot with a minimum of 200 feet of curb and gutter to be constructed.

The evaluation team feels both firms are well qualified to do the work and has no preference between either firm.

Sincerely,

Lee Standley,

City Administrator

*Paradise in the Pines*

# ATTENDANCE SHEET

Sealed Bid Opening December 9, 2025, 2:00 PM  
Concrete Curb/Gutter Bid

NAME

COMPANY REPRESENTING

SIGNATURE

BUTCH CALVERT



John Angerstein



Lrc Standley



**CITY OF CROCKETT  
BID TALLY SHEET**

# CONTRACT

Sealed Bid

☐ Telephone Bid☐ Letter Bid

**BID DESCRIPTION:** Concrete Curb/Gutter Bid

BID OPENING DATE/TIME: December 9, 2025 / 2:00 PM

[illegible]

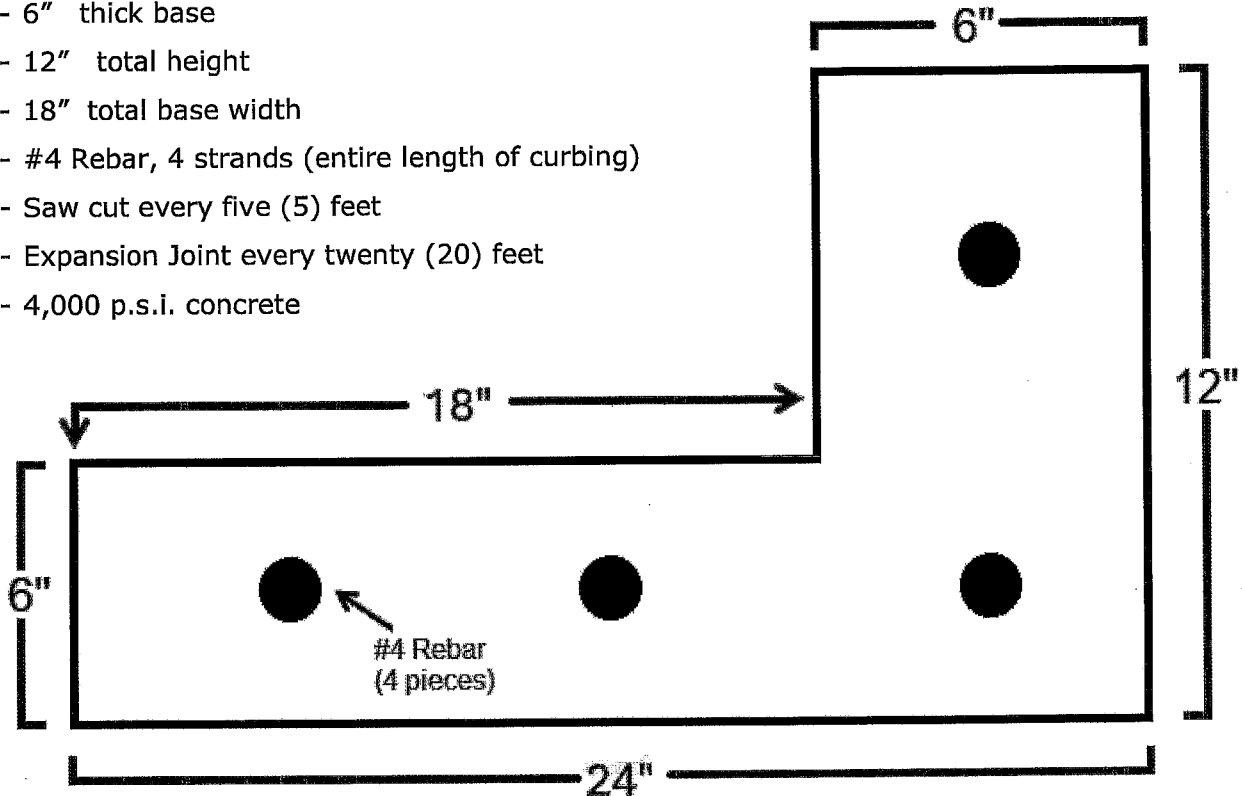
BUTCH CALVERT *Butch Calvert*  
Bid Opener Name and Signature

## EXHIBIT A: BID SHEET

I hereby offer for sale, to the City of Crockett, products which meet or exceed your specifications:  
Prices effective time period listed in the contract.

### Curb and Gutter Specifications:

- 12" gutter width
- 6" curb width
- 6" curb height
- 6" thick base
- 12" total height
- 18" total base width
- #4 Rebar, 4 strands (entire length of curbing)
- Saw cut every five (5) feet
- Expansion Joint every twenty (20) feet
- 4,000 p.s.i. concrete



**Total Price:** \$ 25.00 per linear foot. Minimum 400 feet

Company Name: Site Utilities and Construction LLC

Representative: Blandy Palacios Title: owner

Signature: [Signature] Date: 12/18/2025

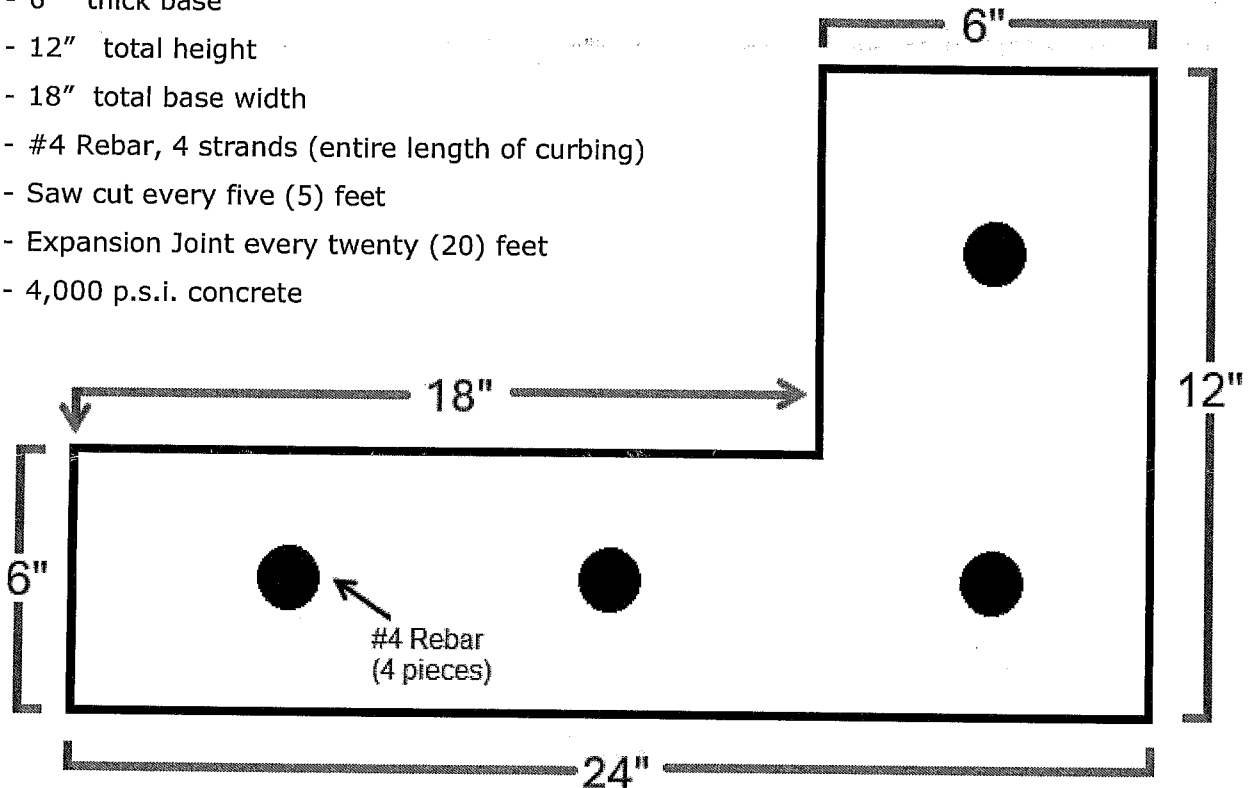
The above price is good for 365 days.

## EXHIBIT A: BID SHEET

I hereby offer for sale, to the City of Crockett, products which meet or exceed your specifications:  
Prices effective time period listed in the contract.

### Curb and Gutter Specifications:

- 12" gutter width
- 6" curb width
- 6" curb height
- 6" thick base
- 12" total height
- 18" total base width
- #4 Rebar, 4 strands (entire length of curbing)
- Saw cut every five (5) feet
- Expansion Joint every twenty (20) feet
- 4,000 p.s.i. concrete



**Total Price:** \$ 27.00 per linear foot.

Company Name: Velazquez brothers Const. LLC

Representative: Luis Velazquez Title: owner

Signature: Luis Velazquez Date: 12-08-25

The above price is good for 365 days.

IF They are Less Than 200 feet of Curve  
The price May change.

This is **EXHIBIT C** referred to in and part of the **Task Order Agreement between Owner and Engineer for Professional Services** dated November 18, 2024.

**AMENDMENT TO OWNER-ENGINEER TASK ORDER AGREEMENT**  
Amendment No. 1

**Owner:** City of Crockett  
**Engineer:** KSA Engineers, Inc.  
**Project:** Water Well No. 4

**Nature of Amendment: (Check those that apply)**

- Additional Services to be performed by Engineer  
X Modifications to services of Engineer  
Modifications to responsibilities of Owner  
X Modifications of payment to Engineer  
Modifications to time(s) for rendering services

**Description of Modifications:**

The scope of the Asset Management Plan is being modified to include the Houston County WCID No. 1 raw water intake/pump station and surface water treatment plant facilities. .

**Agreement Summary:**

Original agreement amount: \$ 1,003,600.00  
Net change for prior amendments: \$ 0.00  
This amendment amount: \$ 50,000.00  
Adjusted Agreement amount: \$ 1,053,600.00  
Change in time for services (days, as applicable):

See Attachment 1

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All other provisions of the Agreement not modified by this or previous Amendments remain in effect. The Effective Date of the Amendment is \_\_\_\_\_.

Owner: City of Crockett

Engineer: KSA Engineers, Inc.

By: \_\_\_\_\_

By:  \_\_\_\_\_

Date: \_\_\_\_\_

Date: 11/13/2025

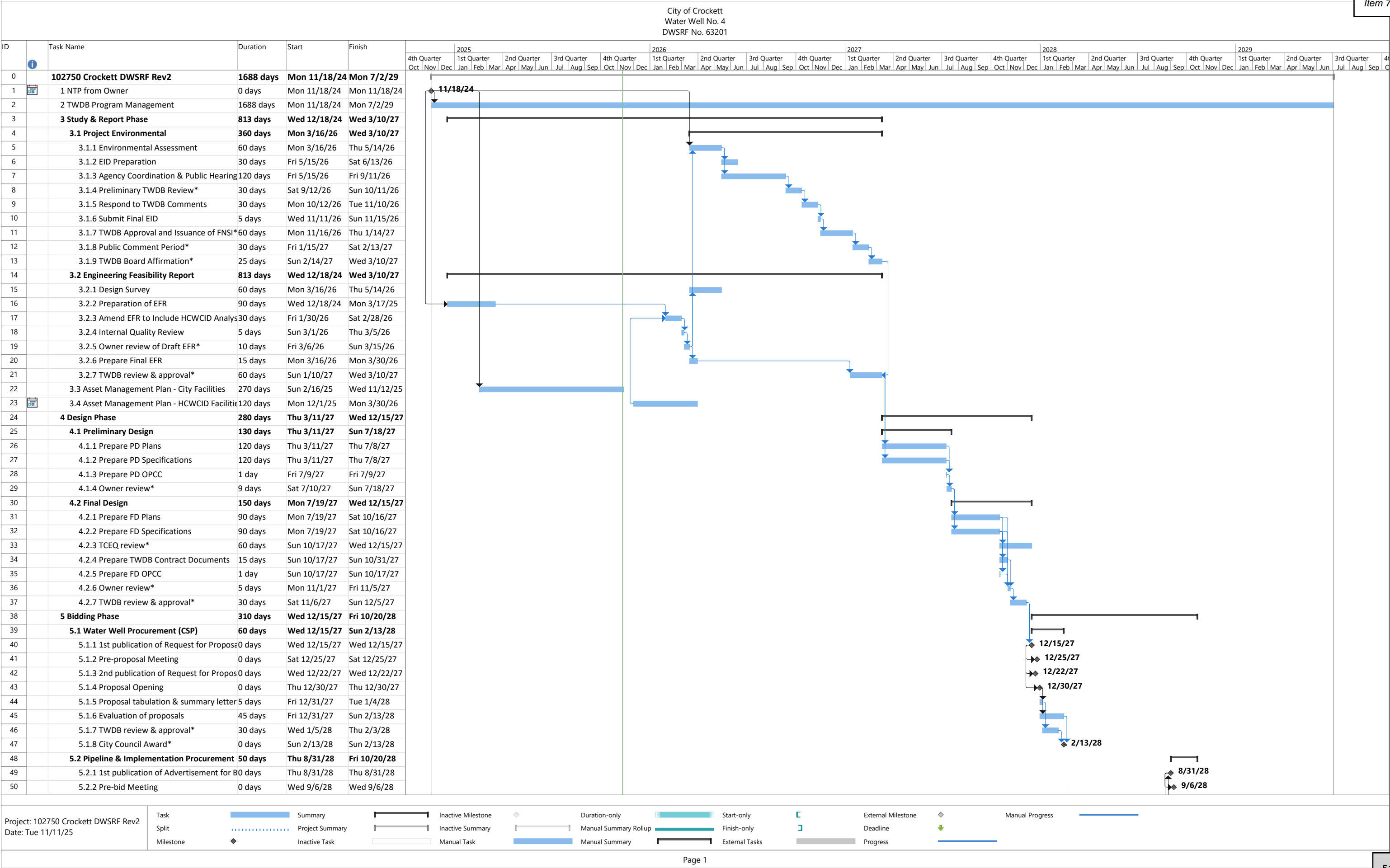
Name: \_\_\_\_\_

Name: John G. Reidy, P.E.

Title: \_\_\_\_\_

Title: Managing Principal





City of Crockett  
Water Well No. 4  
DWSRF No. 6320

[illegible]



## **City of Crockett Surplus Equipment – 2025 4Q**

- 1. 2001 Ford F-350 Utility Truck, clutch inoperable**
- 2. 2018 Chevrolet Tahoe PPV, misfiring**
- 3. 2010 Freightliner F-21 Patch Truck, agitator and auger inoperable**
- 4. 2000 Ford F-450 Flatbed, inoperable hydraulics**
- 5. 2016 Laymor SM400 Sweeper, inoperable**
- 6. 1993 Ford F-600 Dump Truck, inoperable hydraulics**
- 7. Kubota ZG227 Zero-turn Mower, bad engine**
- 8. E-Z-GO Golf Cart, non-running**
- 9. 2016 Chevrolet Tahoe PPV, not equipped for service**
- 10. House Industries Floating Brush Aerators (3x), inoperable**
- 11. Fontaine 25ton Military Surplus trailer, no longer needed**

**1. 2001 Ford F-350 Utility Truck, clutch inoperable**



2. 2018 Chevrolet Tahoe PPV, misfiring





3. 2010 Freightliner F-21 Patch Truck, agitator and auger inoperable .



4. 2000 Ford F-450 Flatbed, inoperable hydraulics





5. 2016 Laymor SM400 Sweeper, inoperable



6. 1993 Ford F-600 Dump Truck, inoperable hydraulics





**7. Kubota ZG227 Zero-turn Mower, bad engine**





8. E-Z-GO Golf Cart, non-running



**9. 2016 Chevrolet Tahoe PPV, not equipped for service**





**10. House Industries – Three Floating Brush Aerators , inoperable**





**11. Fontaine 25ton Military Surplus Trailer, no longer needed**



## ORDINANCE NO. O-12-25

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF CROCKETT, TEXAS, BY THE AMENDMENT OF CHAPTER 13, LICENSES AND BUSINESS REGULATIONS, BY REPLACING AND RESTATING THE ENTIRE SPECIAL EVENTS AND BLOCK PARTY ORDINANCE IN ITS ENTIRETY; PROVIDING DEFINITIONS, PERMITTING REQUIREMENTS, DISTANCE AND IMPACT STANDARDS, CONDITIONS OF APPROVAL, INSURANCE, INDEMNIFICATION, DENIAL AND REVOCATION PROCEDURES, PENALTIES, SEVERABILITY, A REPEALING CLAUSE, AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the City of Crockett recognizes the importance of providing safe and orderly opportunities for public gatherings, celebrations, festivals, parades, block parties, athletic events, and other activities occurring in parks, streets, sidewalks, and public places; and

WHEREAS, the City desires to ensure that special events are coordinated in a manner that protects public health and safety, maintains emergency access, minimizes traffic disruptions and noise impacts, and ensures responsible use of public resources; and

WHEREAS, the City further recognizes that special event permitting must be based on neutral public safety considerations, without regard to the content, message, or viewpoint of any proposed event; and

WHEREAS, block parties, festivals, parades, and other neighborhood and public events often require advance planning by multiple City departments, including Police, Fire, Public Works, and Parks, and may require the temporary closure or partial use of public rights-of-way; and

WHEREAS, the City Council finds that establishing a uniform and comprehensive ordinance for Special Events promotes consistent enforcement, legal clarity, improved coordination across City departments, and enhanced protection of public health and safety;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CROCKETT, TEXAS:

### SECTION I.

#### Special Events Ordinance Replaced and Restated

Chapter 13 of the Code of Ordinances is hereby amended by replacing Section VII and all related subsections with the following:

### SECTION VII. SPECIAL EVENTS

#### (A) Purpose and Policy

Special Events are temporary activities that may involve gatherings of people, vehicles, vendors, or equipment on public streets, sidewalks, parks, or public places, and may require

coordination with City departments to ensure public health and safety. Special events may include festivals, block parties, parades, athletic events, concerts, celebrations, and promotional activities. No special event shall occur in whole or in part on public property without a permit issued under this Section.

#### (B) Definitions

(1) Applicant – A person or entity applying for a special event permit.

(2) Special Event – Any organized gathering that impacts public places or requires substantial public services.

(3) Block Party – Neighborhood gathering requiring street closure or public safety resources.

(4) Parade – Procession interfering with normal traffic flow.

(5) Athletic Event – Sporting or racing activity in public right-of-way.

(6) Public Place – Any public street, sidewalk, alley, park, or right-of-way.

(7) Substantial Public Services – Increased police, fire, EMS, traffic, or sanitation services.

(8) Special Event Vendor – Vendor operating within designated event areas.

#### (D) Administration

The City Administrator and Chief of Police shall, after consultation with appropriate departments and agencies, have discretionary authority regarding special event permits. They may approve, modify, conditionally approve, or deny any special event permit application.

#### (E) Special Event Permit Required

A special event permit issued by the City Administrator and Chief of Police is required for any special event unless a written agreement with the City provides otherwise. A special event permit is in addition to any other required permits. The City Administrator and Chief of Police shall guide applicants regarding additional necessary permits.

#### (F) Permit Fee

The fee for issuance of a special event permit is established in the City's Fee Ordinance.

#### (G) Exemptions

(a) No fee shall be imposed when prohibited by the U.S. Constitution.

(b) No fee applies to a block party solely on private property. Fees may be waived for nonprofit events that further City goals.

#### (H) Special Event Permit Application

- (a) Applications must be filed at least thirty (30) days before the event.
- (b) The City Administrator and Chief of Police shall issue the permit after departmental review and applicant agreement to conditions.
- (c) Permit decisions are based on departmental recommendations.

#### (I) Conditions Authorized

The City Administrator and Chief of Police may include reasonable terms for safety, sanitation, traffic control, emergency access, fire protection, noise, and other necessary measures. Conditions must be based on public safety impacts and not event content.

#### (J) Denial or Revocation of Permit

- 1. A permit may be denied for reasons including: safety risks, public inconvenience, conflicts with other events, insufficient City staffing, incomplete or false applications, inability to meet requirements, or public interest concerns.
- 2. A permit may be revoked for material misstatements, failure to meet conditions, dishonored payments, applicant cancellation, or emergency situations requiring cancellation.

#### (K) Indemnification

Permittee shall indemnify and hold harmless the City, except where injury arises from the sole negligence of the City. A refundable cleanup deposit may be required.

#### (L) Insurance Required

When required, the applicant must provide liability insurance of at least \$1,000,000 per occurrence naming the City as an additional insured. Certificates must be submitted fifteen (15) working days prior to the event.

#### (M) Entertainment Areas & Special Event Vendors

The City Administrator and Chief of Police may designate entertainment areas and regulate vendor locations. Vendor permit fees are set by ordinance.

#### (N) Penalty for Violation

Any violation of this Section is a Class C misdemeanor punishable by fine.

SECTION II. Severability

If any portion of this Ordinance is held invalid, the remainder shall remain in effect.

SECTION III. Repealing Clause

All conflicting ordinances are repealed.

SECTION IV. Effective Date

This Ordinance becomes effective after required publication.

PASSED AND ADOPTED this 15<sup>th</sup> day of December 2025.

CITY OF CROCKETT

BY: \_\_\_\_\_  
DR. IANTHIA FISHER, MAYOR

ATTEST:

\_\_\_\_\_  
MITZI STEFKA, CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
DONNA GORDON, CITY ATTORNEY