



CITY COUNCIL AGENDA

Monday, May 18, 2026 at 6:00 PM

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

Dr. Ianthia Fisher, Mayor

Dennis Ivey, Mayor Pro Tem
Christopher Price, Council Member
NaTrenia Hicks Council Member
Roy Simon, Council Member
Hudson Duren, Council Member

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

Notice is hereby given of a meeting of the City Council of Crockett to be held on **MONDAY, MAY 18, 2026 at 6:00 PM** at City Hall – Council Chambers, 200 North Fifth, Crockett, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action.

OPEN MEETING WITH INVOCATION AND PLEDGE

RECOGNITION OF VISITORS

PUBLIC COMMENTS FROM THE AUDIENCE. (At this time, members of the public will be allowed to speak on City related matters only; no personnel matters or matters under litigation will be allowed. The length of time may not exceed three (3) minutes. CITY COUNCIL SHALL NOT SPEAK UNDER THIS ITEM. In accordance with the Texas Open Meetings Act, the Council may not deliberate or take action on matters except as properly posted in accordance with law)

APPROVAL OF MINUTES

1. REGULAR SESSION: MAY 11, 2026

REPORTS

2. POLICE DEPARTMENT MANPOWER & CRIMINAL INCIDENT REPORT FOR APRIL 2026
3. FIRE DEPARTMENT MONTHLY ACTIVITY & STATUS REPORT FOR APRIL 2026

BUSINESS

4. PUBLIC HEARING ON REQUEST FROM CHARLES E. PHILLIPS FOR A SPECIFIC USE PERMIT FOR A MANUFACTURED HOME TO BE PLACED ON PROPERTY CURRENTLY HAVING AN ADDRESS OF 207 W. AUSTIN, WHICH IS IDENTIFIED BY THE HOUSTON COUNTY APPRAISAL DISTRICT AS PARCEL 2854 AND LOCATED BETWEEN LABELLE STREET AND LOVERS LANE. LEGAL DESCRIPTION BEING LOT NO. 4, IN BLOCK 14 OF THE SMITH BROTHERS ESTATES ADDITION
5. CONSIDER AND APPROVE REQUEST FROM CHARLES E. PHILLIPS FOR A SPECIFIC USE PERMIT FOR A MANUFACTURED HOME TO BE PLACED ON PROPERTY CURRENTLY HAVING AN ADDRESS OF 207 W. AUSTIN, WHICH IS IDENTIFIED BY THE HOUSTON COUNTY APPRAISAL DISTRICT AS PARCEL 2854 AND LOCATED BETWEEN LABELLE STREET AND LOVERS LANE. LEGAL DESCRIPTION BEING LOT NO. 4, IN BLOCK 14 OF THE SMITH BROTHERS ESTATES ADDITION
6. PUBLIC HEARING ON PLANNING & ZONING COMMISSION'S FINAL REPORT FOR PROPOSED ZONING MAP AMENDMENTS THAT WOULD CHANGE THE ZONING DISTRICTS FOR THREE MANUFACTURED HOME COMMUNITIES, AS DESCRIBED BELOW, TO THE RECENTLY ESTABLISHED MH-1, MANUFACTURED HOME SUBDIVISION DISTRICT, OR MH-2, MANUFACTURED HOME PARK AND RV PARK/CAMPGROUND DISTRICT

(1) QUAIL TRAIL MANUFACTURED HOME SUBDIVISION, HAVING SEPARATE PARCELS AND LOTS OWNED



BY INDIVIDUAL PROPERTY OWNERS AND LOCATED ON QUAIL TRAIL CIRCLE: PROPOSED ZONING DISTRICT CHANGE FROM THE R2-TWO-FAMILY RESIDENTIAL DISTRICT TO THE MH-1 DISTRICT;

(2) FOREST COVE ESTATES MANUFACTURED HOME PARK, OWNED BY HOME ADVANTAGE HOLDINGS, LLC., AND LOCATED AT 2000 SOUTHEAST LOOP 304 ON HCAD PARCEL 38167: PROPOSED ZONING DISTRICT CHANGE FROM THE R3- MULTI-FAMILY RESIDENTIAL DISTRICT TO THE MH-2 DISTRICT; AND

(3) MANUFACTURED HOME PARK (FORMER SNIDER MOBILE HOME PARK), OWNED BY ROADRUNNER X PROPERTIES, LLC, AND LOCATED AT 2001 SOUTHEAST LOOP 304 ON HCAD PARCEL 8540: PROPOSED ZONING DISTRICT CHANGE FROM THE R3 DISTRICT TO THE MH-2 DISTRICT.

7. CONSIDER AND APPROVE THE PROPOSED ZONING MAP AMENDMENTS DESCRIBED IN ITEM ABOVE
8. CONSIDER AND APPROVE 2026 PRIORITIZATION LIST FOR STREET CONSTRUCTION
9. CONSIDER AND APPROVE APPOINTMENT OF REPRESENTATIVE TO SERVE ON BOARD OF DIRECTORS FOR DEEP EAST TEXAS COUNCIL OF GOVERNMENTS
10. CONSIDER AND APPROVE FISCAL YEAR 2027 BUDGET CALENDAR

EXECUTIVE SESSION

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

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

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

ADJOURNMENT

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

CERTIFICATION

I certify that a copy of the May 18, 2026 agenda of items to be considered by the Crockett City Council was posted for viewing at Crockett City Hall on May 12, 2026 before 5:00 PM.

Mitzi Stefka, City Secretary

I certify that the agenda items to be considered by the City Council was removed from the City Hall window on the ____ day of _____, 2026. _____ Title _____

MINUTES OF THE CROCKETT CITY COUNCIL MEETING HELD ON THE 11th DAY OF MAY 2026 IN THE CITY HALL COUNCIL CHAMBERS, LOCATED AT 200 NORTH FIFTH IN THE CITY OF CROCKETT, HOUSTON COUNTY TEXAS AT 6:00 P.M.

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

OPEN MEETING WITH INVOCATION AND PLEDGE

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

RECOGNITION OF VISITORS

Mayor Fisher recognized all visitors present.

PUBLIC COMMENTS FROM AUDIENCE *(At this time, members of the public will be allowed to speak on City-related matters only; no personnel matters or matters under litigation will be allowed. The length of time may not exceed three (3) minutes. CITY COUNCIL SHALL NOT SPEAK UNDER THIS ITEM. In accordance with the Texas Open Meetings Act, the Council may not deliberate or take action on matters except as properly posted in accordance with law)*

- Kat Cross – requested update on charter amendments

BUSINESS

1. CANVASS ELECTION RETURNS

Mayor Fisher and all members of the city council canvassed the election returns from Early Voting and the May 11, 2026, General Election. After review, a motion was made by Council member Price to approve the canvass of the votes as follows:

		<u>Early Votes</u>	<u>Ballot by Mail</u>	<u>Election Day</u>	<u>Total</u>
Pct. 3	Natrenia Hicks	52	43	18	113
	James Henry	30	10	8	48
Pct. 4	Roy "Rocky" Simon	54	23	13	90
	Elbert Wayne Johnson	42	2	5	49
Pct. 5	Hudson Duren	Unopposed			

Council member Hicks seconded the motion. Motion passes 4-0.

2. ADMINISTER OATH OF OFFICE TO COUNCIL MEMBERS

City Administrator John Angerstein administered the Oath of Office to Natrenia Hicks, Roy Simon and Hudson Duren. Mayor Fisher presented a Certificate of Election to the newly elected Council members.

Mayor Fisher and Mr. Angerstein presented outgoing Mayor Pro Tem Marsh a plaque and thanked him for his years of service on council. Council then took a short break for refreshments.

3. CONSIDER AND APPROVE AWARD OF SEALED BID FOR APPROXIMATELY 14FT X 65FT FLEETWOOD MOBILE HOME

Mr. Angerstein stated only one bid had been received. Mayor Pro Tem Ivey made a motion to award bid to Carlos Harris. Council member Hicks seconded the motion. Motion passes 4-0.

4. CONSIDER AND APPROVE APPOINTMENT OF MEMBER TO LIBRARY ADVISORY BOARD

Council member Price made a motion to approve Melanie Hooks appointment to the Library Advisory Board. Mayor Pro Tem Ivey seconded the motion. Motion passes 4-0.

5. CONSIDER AND APPROVE APPOINTMENT OF ALTERNATE BOARD MEMBER TO BUILDING & STANDARDS COMMISSION

Mayor Fisher nominated James Carter Hall and Berta Harris as alternate members to Building & Standards Commission. Council member Hicks made a motion to approve Mayor Fisher's nominations of Carter Hall and Berta Harris. Council member Price seconded the motion. Motion passes 4-0.

APPROVAL OF MINUTES

6. REGULAR SESSION: APRIL 20, 2026 & SPECIAL SESSION: MAY 1, 2026

Council member Price made a motion to approve the April 20, 2026 and May 1, 2026 minutes. Mayor Pro Tem Ivey seconded the motion. Motion passes 4-0.

REPORTS

7. REPORT FROM CITY ADMINISTRATOR ON RECOMMENDATION FROM PARKS AND RECREATION ADVISORY COMMITTEE ON SWIMMING POOL PROJECT

Mr. Angerstein updated council on the recommendation from the Parks and Recreation Advisory Committee. The committee met and discussed at length the swimming pool project and agreed to apply for the Texas Parks & Wildlife grant. The submission is due before August 1, 2026.

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

➤ None

ADJOURNMENT

Council member Price made a motion to adjourn. Council member Hicks seconded the motion. Mayor Fisher adjourned the meeting at 6:41 P.M.

Dr. Ianthia Fisher, Mayor

ATTEST:

Mitzi Stefka, City Secretary



City of Crockett
POLICE DEPARTMENT

COURTESY
 PROTECTION
 DEDICATION



CHIEF OF POLICE
 Clayton Smith

CROCKETT, TEXAS 75835
 936-544-2021 * 200 NORTH FIFTH STREET

Mayor
 Dr. Ianthia Fisher

April 2026

Manpower: 16

Manpower Hours: 2771

Calls: 474

Accidents: 11

Arrests: 47

Traffic: 219

Reports: 80

Alarm Calls: 47

False Alarms: 43

No Fault Alarms: 4

Assault: 6

Burglary: 3

Criminal Mischief: 2

Criminal Trespass: 2

Disorderly Conduct: 1

Driving While Intoxicated: 2

Forgery: 1

Possession of Controlled Substance: 7

Possession of Drug Paraphernalia: 4

Possession of Marijuana: 5

Public Intoxication: 4

Resisting Arrest: 0

Theft: 6

Unlawful Possession of Firearm: 1

Unauthorized use of Motor Vehicle: 1

Miscellaneous Offenses: 51

Comments: REPORTING PERIOD: April 1-30, 2026 MISCELLANEOUS OFFENSES INCLUDES 15
 WARRANT SERVICES.

CROCKETT FIRE DEPT. MONTHLY ACTIVITY AND STATUS REPORT FOR 2026

Item 3.

2026	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
CITY CALLS	31	17	30	24	0	0	0	0	0	0	0	0	102
STRUCTURE FIRES:	1	0	0	0	0	0	0	0	0	0	0	0	1
Business	0	0	0	0	0	0	0	0	0	0	0	0	0
Residential	1	0	0	0	0	0	0	0	0	0	0	0	1
VEHICLE FIRES	1	0	0	0	0	0	0	0	0	0	0	0	1
GRASS / WOODS FIRES	2	0	0	0	0	0	0	0	0	0	0	0	2
REFUSE / TRASH FIRE	0	0	0	1	0	0	0	0	0	0	0	0	1
VEHICLE ACCIDENT	5	4	5	5	0	0	0	0	0	0	0	0	19
VEHICLE ACCIDENT w/RESCUE	0	0	0	1	0	0	0	0	0	0	0	0	1
TECHNICAL RESCUE	1	0	0	1	0	0	0	0	0	0	0	0	2
POWERLINE EMERGENCIES	2	0	1	3	0	0	0	0	0	0	0	0	6
TREES DOWN	0	0	2	0	0	0	0	0	0	0	0	0	2
NATURAL/LPG GAS LEAK	3	1	4	3	0	0	0	0	0	0	0	0	11
HAZ-MAT SPILL / LEAK	0	2	0	0	0	0	0	0	0	0	0	0	2
CARBON MONOXIDE ALARM	0	0	0	0	0	0	0	0	0	0	0	0	0
EMS FIRST RESPONDER	4	3	5	4	0	0	0	0	0	0	0	0	16
EMS LIFT ASSIST	4	5	6	1	0	0	0	0	0	0	0	0	16
LANDING ZONE SET-UP	0	0	0	0	0	0	0	0	0	0	0	0	0
FALSE ALARM BUSINESS	2	1	2	3	0	0	0	0	0	0	0	0	8
FALSE ALARM RESIDENTIAL	2	0	1	1	0	0	0	0	0	0	0	0	4
TERRORISTIC/BOMB THREAT	0	0	0	0	0	0	0	0	0	0	0	0	0
FIRE / SMOKE INVESTIGATION	4	1	4	1	0	0	0	0	0	0	0	0	10
CONTROL BURN	0	0	0	0	0	0	0	0	0	0	0	0	0
TRAFFIC CONTROL	0	0	0	0	0	0	0	0	0	0	0	0	0
AGENCY ASSIST	0	0	0	0	0	0	0	0	0	0	0	0	0
ARSON ARREST	0	0	0	0	0	0	0	0	0	0	0	0	0

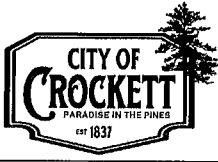
CROCKETT FIRE DEPT. MONTHLY ACTIVITY AND STATUS REPORT FOR 2026

Item 3.

2026	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
COUNTY CALLS	18	13	13	4	0	0	0	0	0	0	0	0	48
STRUCTURE FIRES:	0	0	0	0	0	0	0	0	0	0	0	0	0
Business	0	0	1	1	0	0	0	0	0	0	0	0	2
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0
VEHICLE FIRES	0	2	1	0	0	0	0	0	0	0	0	0	3
GRASS / WOODS FIRES	8	9	6	1	0	0	0	0	0	0	0	0	24
REFUSE / TRASH FIRE	0	0	0	0	0	0	0	0	0	0	0	0	0
VEHICLE ACCIDENT	3	1	3	2	0	0	0	0	0	0	0	0	9
VEHICLE ACCIDENT w/Extrication	0	0	0	0	0	0	0	0	0	0	0	0	0
TECHNICAL RESCUE	0	0	1	0	0	0	0	0	0	0	0	0	1
LANDING ZONE SET-UP	0	0	0	0	0	0	0	0	0	0	0	0	0
HAZ-MAT SPILL / LEAK	0	0	1	0	0	0	0	0	0	0	0	0	1
POWERLINE EMERGENCIES	0	0	0	0	0	0	0	0	0	0	0	0	0
TREES DOWN	2	0	0	0	0	0	0	0	0	0	0	0	2
NATURAL/LPG GAS LEAK	0	0	0	0	0	0	0	0	0	0	0	0	0
OIL/GAS WELL FIRE	0	0	0	0	0	0	0	0	0	0	0	0	0
CARBON MONOXIDE ALARM	0	0	0	0	0	0	0	0	0	0	0	0	0
EMS FIRST RESPONDER	2	0	0	0	0	0	0	0	0	0	0	0	2
EMS LIFT ASSIST	0	1	0	0	0	0	0	0	0	0	0	0	1
FALSE ALARM BUSINESS	0	0	0	0	0	0	0	0	0	0	0	0	0
FALSE ALARM RESIDENTIAL	0	0	0	0	0	0	0	0	0	0	0	0	0
TERRORISTIC THREAT	0	0	0	0	0	0	0	0	0	0	0	0	0
FIRE / SMOKE INVESTIGATION	3	0	0	0	0	0	0	0	0	0	0	0	3
TRAFFIC CONTROL	0	0	0	0	0	0	0	0	0	0	0	0	0
CONTROL BURN	0	0	0	0	0	0	0	0	0	0	0	0	0

Item 3.

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City of Crockett

Planning & Zoning Commission and City Council

Action Taken for Specific Use Permit Application

Applicant's/Property Owner's Information.

Applicant's Full Name: Charles E. Phillips

Property Owner's Full Name: Same

Property Address Under Consideration: Parcel 2854; Current Address 207 W. Austin

Nature of Specific Use Permit Request: Manufactured Home Placement on Property

Present Zoning District: R2 Requested Zoning District (if applicable): No Change

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

Will the proposed use adversely affect the character and appropriate use of the area or neighborhood in which it would be located?

☐ Yes ☒ No If yes, describe adverse impact:

No. This is currently a vacant property. The addition of a 2026 modeled manufactured home with residents will be an improvement to the property and neighborhood.

Will the proposed use substantially depreciate the value of adjacent and nearby properties for use in accordance with regulations of the zoning district in which they are located?

☐ Yes ☒ No If yes, describe reason for substantial depreciation:

See response to question #1.

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

☒ Yes ☐ No If no, explain:

Yes. The R2 district permits manufactured homes by specific use permit.

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

☒ No negative impact ☐ Negative Impact If negative impact, explain:

No change to traffic circulation.

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

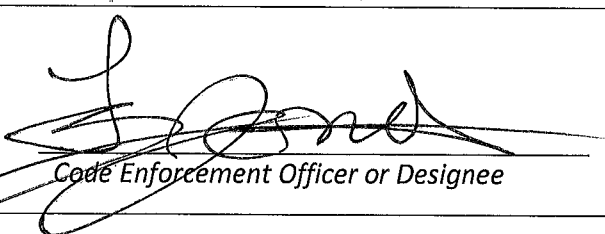
☒ No negative impact ☐ Negative Impact If negative impact, explain:

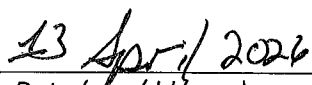
This block of W. Austin already has the necessary infrastructure to add a residential structure to this property.

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

☒ No negative impact ☐ Negative Impact If negative impact, explain:

See response to first question.


Code Enforcement Officer or Designee


Date (mm/dd/yyyy)



City of Crockett

Planning & Zoning Commission and City Council

Action Taken for Specific Use Permit Application

Planning & Zoning Commission's Public Hearing Action

Date of Public Hearing: 4/28/2026

Number of property owners other than applicant who, per HCAD tax rolls, own land lying within ☐ 200 feet (C-3 District) or ☒ 300 feet (all other districts) of the property for which proposed change is sought and may express being in favor of or opposed to the application: 39

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

in favor of application approval 0

opposed to application approval 0

Comments:

Planning & Zoning Commission's Motion:

☒ Recommend approval of permit. Special Conditions:

☐ Recommend disapproval of permit. Reasons:

☐ Table application for following reasons:

Motion Made by: Connie Strban Motion Seconded by: Greg Simon

Vote on Motion. For: 4 Against: 0

Wade E. Simon
P&Z Chairman - Associate

05/08/2026
Date (mm/dd/yyyy)

Action Taken by City Council

Date of City Council Meeting:

☐ Approve permit. Special Conditions:

☐ Disapprove permit. Reasons:

☐ Table application for following reasons:

Motion Made by: Motion Seconded by:

Vote on Motion. For: Against:

Mayor

Date (mm/dd/yyyy)



Specific Use Permit Application for Manufactured Home Placement

Item 4.

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

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

Part I. Applicant's/Property Owner's Personal Information	
Applicant's Full Name: Charles E. Phillips	
Mailing Address: 711 E. Bowie Ave Crockett, Tx 75835	
Email Address: n/a	Phone Number: 936-300-2207
Are you the property owner for where the manufactured home would be placed? ☐ No ☒ Yes	
If no, provide the following information for property owner.	
Property Owner's Full Name: n/a	
Mailing Address: n/a	
Email Address: n/a	Phone Number: n/a
Part II. Proposed Manufactured Home Placement Information	
Property Address: 207 W. Austin St. Crockett, Tx 75835	
HCAD Parcel #: 2854	Zoning District: R-2
Required Setbacks: F 20' R 20' S 10'	
Is there already a primary residential structure on the lot on which the manufactured home would be placed? ☒ No ☐ Yes	
If yes, will the existing primary residential structure be demolished before placing the manufactured home on the lot? ☐ No ☐ Yes (City Ordinance allows only one primary residential structure per lot.)	
Year model of manufactured home (must not be more than 5 years prior to application): 2026	
Will the manufactured home be placed to face the street? ☒ No ☐ Yes	



Specific Use Permit Application for Manufactured Home Placement

Item 4.

Part III: Acknowledgements and Signature

I certify that:

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

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

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

I understand that:

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

x Charles Phillips
Signature of Applicant

3/30/26
Date (mm/dd/yyyy)

x Charles Phillips
Signature of Property Owner (if different)

3/30/26
Date (mm/dd/yyyy)

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

Date Application Received: 30 March 2026 Comments (if any):

\$100 Fee Paid: ☐ Cash ☐ Check # _____ ☒ Card Date Paid: 30 March 2026

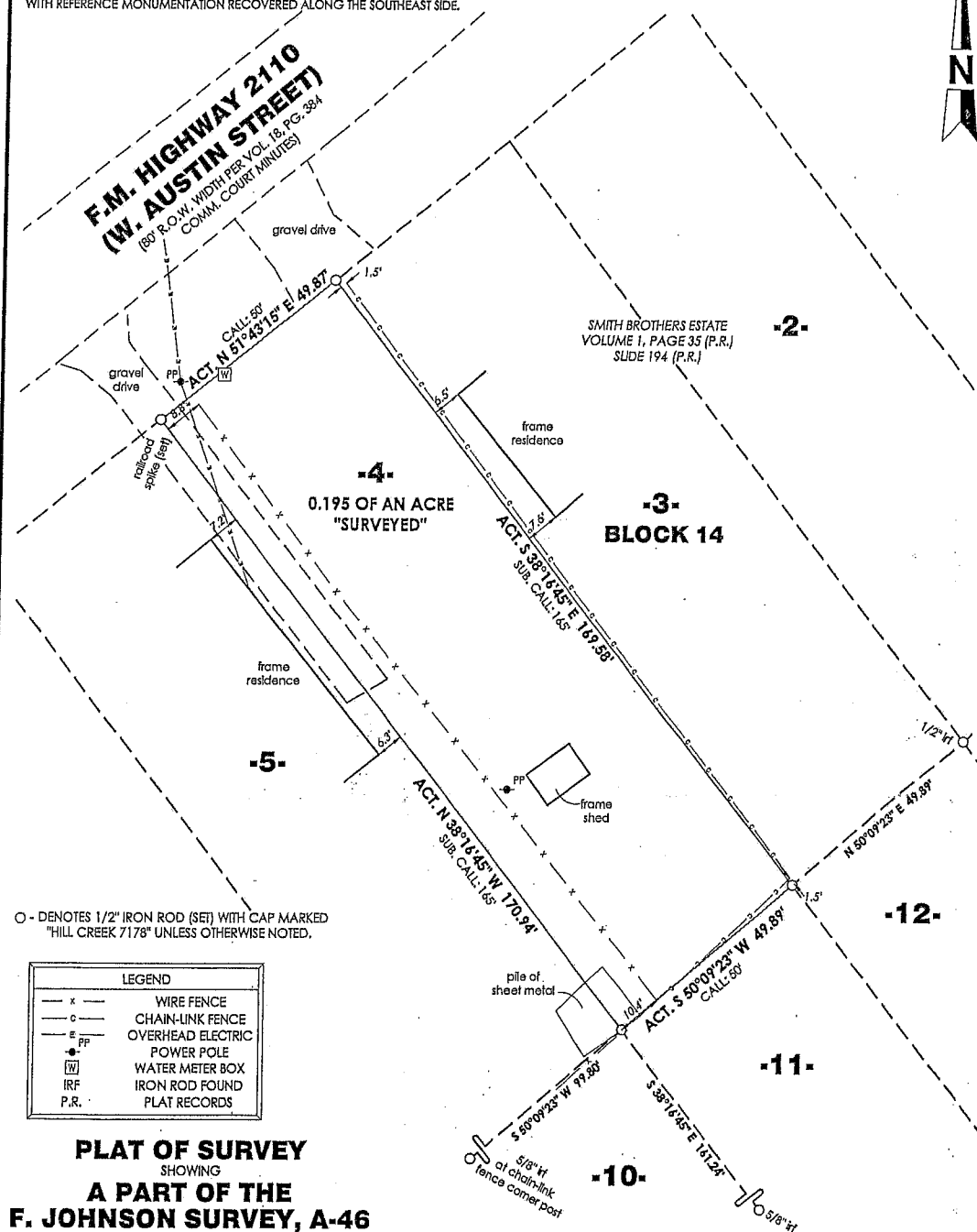
[Signature]
Code Enforcement Officer or Designee

30 March 2026
Date (mm/dd/yyyy)

NOTES:

- 1) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT AFFECT THE PROPERTY.
- 2) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 3) IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 4) FLOODPLAIN DESIGNATION, IF ANY, WAS NOT DETERMINED BY THIS SURVEYOR.
- 5) OVERHEAD ELECTRIC SHOWN HEREON NOT KNOWN IF OF RECORD.
- 6) THE SOUTHEAST RIGHT-OF-WAY OF W. AUSTIN STREET WAS ESTABLISHED BASED ON FOUND MONUMENTATION LOCATED ALONG THE NORTHWEST SIDE OF AUSTIN STREET IN CONJUNCTION WITH REFERENCE MONUMENTATION RECOVERED ALONG THE SOUTHEAST SIDE.

**FRANCIS JOHNSON SURVEY,
ABSTRACT NO. 46**



○ - DENOTES 1/2" IRON ROD (SET) WITH CAP MARKED
"HILL CREEK 7178" UNLESS OTHERWISE NOTED.

LEGEND	
— x —	WIRE FENCE
— c —	CHAIN-LINK FENCE
— e —	OVERHEAD ELECTRIC
PP	POWER POLE
W	WATER METER BOX
IRF	IRON ROD FOUND
P.R.	PLAT RECORDS

**PLAT OF SURVEY
SHOWING
A PART OF THE
F. JOHNSON SURVEY, A-46
HOUSTON COUNTY, TEXAS**

ADDRESS: 207 W. AUSTIN STREET
CROCKETT, TEXAS 75835

DESCRIPTION: LOT 4, BLOCK 14, SMITH BROTHERS ESTATE, AS SHOWN ON
PLAT RECORDED IN VOLUME 1, PAGE 35, ALSO KNOWN AS
SLIDE 194 OF THE PLAT RECORDS OF HOUSTON COUNTY, TEXAS

COUNTY: HOUSTON COUNTY, TEXAS

SCALE: 1" = 30'

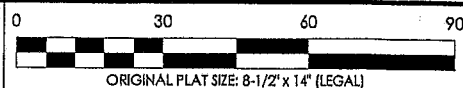
DATE: 03/27/2026

JOB NO: 26-67

DRAWN BY: C.C.J.

CHECKED BY: B.A.J.

BEARINGS ARE BASED UPON THE
TEXAS COORDINATE SYSTEM OF
1983, CENTRAL ZONE, AS
DETERMINED BY GPS
OBSERVATIONS.



I, BRADY JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7178,
DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM
AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION
DURING THE MONTH OF MARCH, 2026.

GIVEN UNDER MY HAND & SEAL, THIS THE 27TH DAY OF MARCH, 2026.



HILL CREEK
SURVEYING AND MAPPING

P.O. BOX 215
FLINT, TX 75762
(936) 504-7602
WWW.HILLCREEKSURVEY.COM
T.B.P.E.L.S. FORM # 10194960

Brady Johnson
BRADY JOHNSON
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR No. 7178



[illegible]

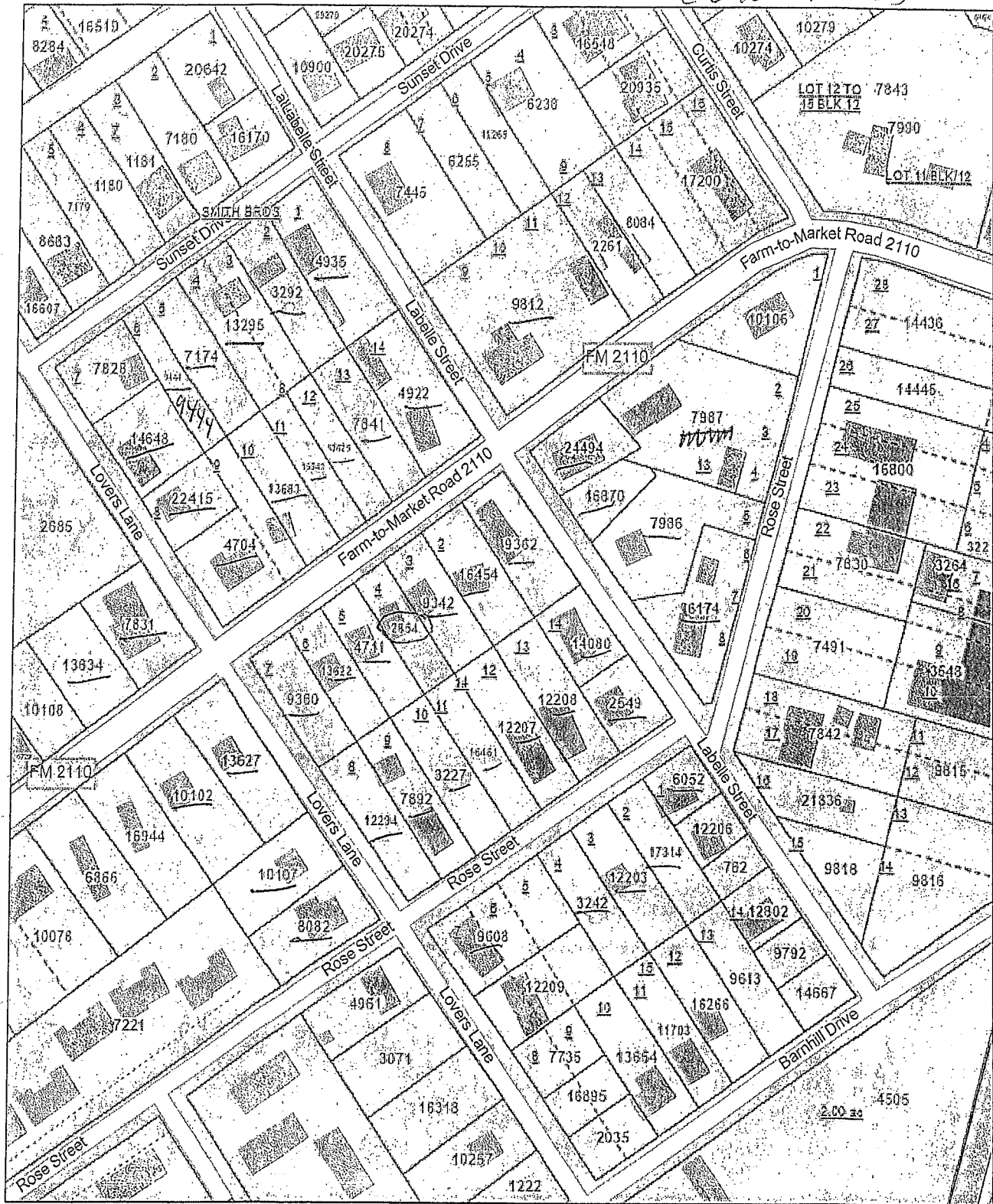
14

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Parcels w/in 300' of Houston CAD Parcel 2854 (underlined)

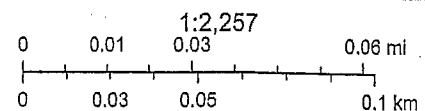
Item 4.



3/30/2026, 3:12:51 PM

History Line

Parcels



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Community Maps contributors, Map layer by Esri

Adrian A. Buckner
Parcel 10102

Charles E. Griffin (Life Est)
Parcel 6052

Henry R. Lovelady (Life
Parcel 9444

Dorothy J. Carey
Parcel 2549

Sheria J. Hackett
Parcel 6174

Alvin McCullough
Parcel 13295

Yung Sook Cho
Parcel 4711

Harris Family Investment Grp LLC
Parcel 7986

Annie Lou McCullough Est
c/o Gloria Perry
Parcel 10107

C V Cooper Est
c/o Mary Thomas
Parcel 3227

Barbara Johnson
Parcel 12294

Geneva Mosley
Parcel 12203

Georgia Cottingham
c/o Credilla Lambert
Parcel 17314

Sylvester Johnson Est
Parcel 7892

Sidney Nealy Est
Parcel 9608

Georgia Cottingham & C. Lambert
c/o Cynthia Lewis
Parcel 3292

Mary Lou Jones Est
c/o Errol Jones
Parcel 8082

Margie Martin Nelson
Parcel 14080

Anita Creag
Parcel 9342

Collette Lambert & Georgia
Cottingham
Parcel 4935

Jessie Singletary Page
Parcel 13683

Doreatha D. Davis
Parcel 3242

Credilla C. Lambert & Cynthia C.
Lewis
Parcel 4922

William Troy Purvis, et al
Parcels 12207 & 12208

Betty J. Evans
Parcel 4704

Lo Jo Prop & House Rentals LLC
Parcel 14648

Olivia Roberts
Unknown Address
Parcels 16461 & 15541

Felicia Frierson
Parcel 22415

April Lovelady
Parcel 7174

Ronald L. Sanders
Parcel 24494

Planning & Zoning Commission
Final Report of Proposed Zoning Map Amendments
for Existing Manufactured Home Subdivision and Manufactured Home Parks

Background:

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

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

Proposed Zoning Changes by Manufactured Home Subdivision/Park:

1. Quail Trail Manufactured Home Subdivision located at Quail Trail Circle, off of N. 6th Street, north of Downes Ave. and south of NE Loop 304: Change from current R-2, Two-Family Residential District, to MH-1 Zoning District. Benefits to current and any future property owners and the City resulting from the zoning change include: (1) manufactured homes, barndominiums, and tiny homes built/installed in compliance with City ordinance will be permitted by right instead of requiring a specific use permit; and (2) the change would ensure that the subdivision remains a single-family subdivision because duplexes would no longer be permitted by right.
2. Forest Cove Estates Manufactured Home Park (former Snider Manufactured Home Park), located at 2000 SE Loop 304, near NE corner of Hwy 19 and SE Loop 304 (Parcel 38167): Change from current R-3, Multi-Family to MH-2 Zoning District. Benefits to the property owner resulting from the zoning district change is that the property would be a conforming use in the appropriate zoning district instead of a legal nonconforming use in the R-3 district with restrictions on property improvements. Benefits to the City include helping to ensure that the property will continue to be a manufactured home park, which results in affordable housing for Crockett residents and helps the City meet the requirements of Senate Bill 785, and not be converted to another R-3 permitted use without City Council approval for a zone change back to the R-3 district. *Note: Because at least 50 percent of the manufactured home lots in the park are physically occupied by a manufactured home used as a residence, the new restriction that any newly installed manufactured homes must be less than five years old will not be enforced at this time and will only be enforced if 50 percent of the lots are not occupied for a period of 12 consecutive months.*

Planning & Zoning Commission
Final Report of Proposed Zoning Map Amendments
for Existing Manufactured Home Subdivision and Manufactured Home Parks

3. Manufactured Home Park located at 2001 SE Loop 304, SE corner of Hwy 19 and SE Loop 304 (Parcel 8540): Change from current R-3, Multi-Family, to MH-2 Zoning District. Benefits to the City resulting from the zoning change are the same as referenced in Item 2. *Note: Because less than 50 percent of the manufactured home lots in the park are physically occupied by a manufactured home used as a residence and this situation has existed for more than 12 consecutive months, the new restriction that any newly installed manufactured homes must be less than five years old will be enforced at this time and in the future.*

Conclusion: The P&Z Commission concluded that the public hearing only resulted in technical changes and clarifications being incorporated into the report and did not result in any changes to the proposed zoning map amendments.

Recommendation: The Planning & Zoning Commission recommends that the City Council vote to approve the proposed zoning map amendments after the Council's public hearing to be held on Monday , May 18, 2026.



DETCOG Board Member Designation Form (For Cities and Counties)

To the DETCOG Member Addressed:

It's time for your City Council or County Commissioners Court to designate the members who will serve on the DETCOG Board of Directors. The members you designate will serve a one-year term from July 1, 2026 through June 30, 2027. There is no limit on the number of terms a person may serve. The following guidelines are from the DETCOG Bylaws.

Cities: DETCOG Board members are selected by the City Council and must be Mayors or members of the City Council.

Counties: DETCOG Board members are selected by the County Commissioners Court.

Note to Counties: This does NOT include your County's Minority Representative.

Entity: City of Crockett

Number of Members: 1

Current Member(s):

1. Dr. Ianthia Fisher
- 2.
- 3.
- 4.

Designation of Members to serve effective July 1, 2026:

☐ *If there are no changes for the 2026-2027 year, you may check this box and not list everyone's name again.*

Member(s) for 2026-2027

Name:

Email Address:

Phone:

CERTIFICATION: I certify that the information provided above accurately reflects the appointment(s) made by the governing body of _____.

Signature

Title

Date

FY 2027 BUDGET CALENDAR

CITY ADMINISTRATOR AND DEPT. HEAD OBJECTIVES:

- (1) Prepare a budget document for 2026-2027 which identifies COUNCIL GOALS: Continued focus on Street, Water and Sewer Upgrades and Repairs while Maintaining Current Operational Levels.
- (2) Prepare a budget that projects 1. No increase to property tax revenues, and 2. No utility rate increases, and 3. A stationary sales tax base compared to 2026.
- (3) Prepare a budget document that outlines ANTICIPATED INCOME & EXPENSE that are essential to current municipal operations.
- (4) Prepare a budget that carries with it a tax levy that meets organizational needs and state guidelines.

METHODOLOGY & TIMETABLE: ENGAGE IN A 5-STEP BUDGET PREPARATION PROCESS AS FOLLOWS:

- (1) **UPDATE LONG-RANGE PLANNING.** Review long-range needs for each department over the next 5 years. Make a list of what those needs might be. Consider those needs in light of no significant projected increases to revenue.
- (2) **DISCUSS/INSPECT/REVIEW.** Critical department needs for 2026-2027. **By June 1st** have a preliminary list of items that you believe should be budgeted for FY27, so that we can discuss them, inspect what we have now, review how those items might fit into a long-range plan for your department. **Department Heads will be meeting with the City Administrator during June to discuss and review your budget ideas.**
- (3) **PRELIMINARY BUDGET ESTIMATES.** Department heads are to set out in detail what essential items (and their estimated costs) they believe should be included in their departmental FY27 operating budget, as well as any major capital expenditure items for the next 5 years.
- (4) Department Heads are to submit budgets that reflect no increase in controllable items. Non-controllable items include fuel, utilities, etc.
- (5) **REVIEW.** Review preliminary departmental budget documents with department heads.

FY 2027 BUDGET CALENDAR

June 1	Proposed Budgets and Capital Requests turned into City Administrator
June 1-15	Review draft budget in detail with each Council Member.
July 6	Council Meeting - Budget Workshop 9AM
July 16	Publish Notice on Budget Public Hearing (Aug 17)
July 20	Council Meeting - 2 nd FY Budget Workshop 6PM (if required)
July 25	Receive 2026 Certified Tax Roll from Appraiser
August 3	Council Meeting – Submit “No-New-Revenue” and “Voter-Approval” Rates and discuss and propose Ad Valorem Tax Rate
August 4	FY 2027 (DRAFT) Budget placed in City Hall foyer and on Website: www.crocketttexas.org
August 17	Council Meeting - Public Hearing of FY 2027 Budget, Public Hearing on 2026 Ad Valorem Tax Rate; Approve FY 2027 Budget, Approve 2026 Ad Valorem Tax Rate