



# City of Crockett

## Planning & Zoning Commission and City Council

### Action Taken for Zoning Change Application

<b>Applicant's/Property Owner's Information.</b>	
<b>Applicant's Full Name:</b> Sanh Trinh w/Kelvin Investments, LLC	
<b>Property Owner's Full Name:</b> Kelvin Investments, LLC	
<b>Property Address Under Consideration:</b> Parcel 28325-1920 SW Loop 304 & Parcel 11827, 1502 S. 4th	
<b>Description of Proposed Land Use Activity for Parcel 28325:</b> Combination automobile service station/convenience store/truck stop complex in middle 6.337 acres of Parcel 28325; with 2.094 acres on west side of Parcel being divided into separate lot for future M district development; and with 2.118 acres on east side of the parcel being combined with existing adjacent parcels 29691, 11827, and 19024 to form 9.2626-acre parcel for future M district development.	
<b>Present Zoning District for Parcel 28325:</b> C2	<b>Requested Zoning District:</b> M
<b>Description of Proposed Land Use Activity for Parcel 11827:</b> Change small NW corner currently zoned R3 to M district to be the same as the rest of the parcel to allow future M district development without any hindrance of the one corner being zoned R3.	
<b>Present Zoning District for Parcel 11827:</b> M except small NW corner is R3. <b>Requested Zoning District:</b> M	
<b>Criteria for Zone Change.</b> (The following responses are preliminary responses from the City's zoning officer based on his review of the zoning change request and are subject to change based on input received at the public hearings.)	
<p>Will the proposed zoning change adversely affect the character and appropriate use of the area or neighborhood in which it would be located?</p> <p><input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No</p> <p>The adjacent parcel on the west side of Parcel 28325 is zoned Industrial along with all of the property directly across the loop from Parcel 28325. Adjacent Parcels 29691 and 19024 that will be combined with the eastern 2.118 acres of Parcel 28325 and Parcel 1827 are already zoned Manufacturing, and the property directly across S. 4<sup>th</sup> Street is zoned Manufacturing and consists of the Crockett Industrial Park.</p>	
<p>Will the proposed zoning change substantially depreciate the value of adjacent and nearby properties for use in accordance with regulations of the zoning district in which they are located?</p> <p><input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No   The proposed zoning change that will allow the automobile service station/convenience store/truck stop complex and future manufacturing district development may substantially increase the value of adjacent and nearby properties.</p>	
<p>Will the proposed use be in keeping with the spirit and intent of City ordinance?</p> <p><input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No   If no, explain:</p> <p>Auto service stations and retail sales in general are allowed in the C2 district by right, and all C2 uses by right are allowed by right in the M district. The M district also allows truck stops by right.</p>	



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

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

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

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

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

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

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

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

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

Assistant City Administrator/Zoning Officer

05/07/2025

Date (mm/dd/yyyy)



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**Planning & Zoning Commission's Public Hearing Action**

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

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

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

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

in favor of Parcel 28325 zone change: \_\_\_\_\_ in favor of Parcel 11827 zone change: \_\_\_\_\_  
opposed to Parcel 28325 zone change: \_\_\_\_\_ opposed to Parcel 11827 zone change: \_\_\_\_\_

Comments:

Planning & Zoning Commission's Motion:

☐ Recommend approval of requested zoning change. Special Conditions:

☐ Recommend disapproval of requested zoning change. Reasons:

☐ Table application for following reasons:

Motion Made by:

Motion Seconded by:

Vote on Motion. For: \_\_\_\_\_ Against: \_\_\_\_\_

\_\_\_\_\_  
*P&Z Chairman*

\_\_\_\_\_  
*Date (mm/dd/yyyy)*

**Action Taken by City Council**

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

☐ Approve zoning change. Special Conditions:

☐ Disapprove zoning change. Reasons:

☐ Table application for following reasons:

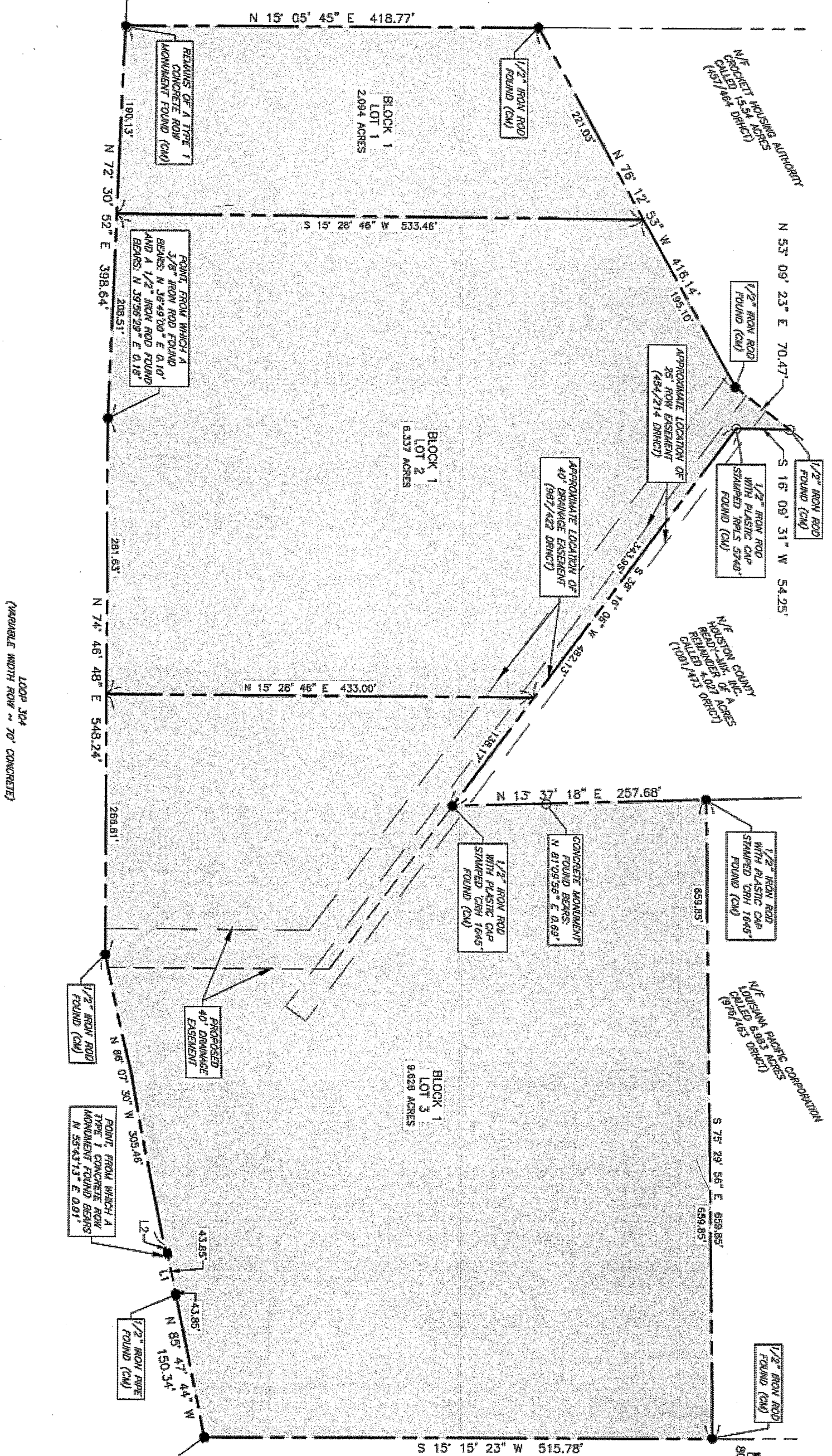
Motion Made by:

Motion Seconded by:

Vote on Motion. For: \_\_\_\_\_ Against: \_\_\_\_\_

\_\_\_\_\_  
*Mayor*

\_\_\_\_\_  
*Date (mm/dd/yyyy)*





300' of Parcel 28325 or 11827

$= 300 + 28325$

308, 20E

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

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

Holsey Mining, Inc.  
Owns Parcel 29234  
(1502 S. 4<sup>th</sup> Street)

Houston County Ready Mix  
Owns Parcel 4505  
(1200 S. 4<sup>th</sup> Street)

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

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

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

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

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

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

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

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

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

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

Miguel Martinez  
Parcel 2775  
(1500 S. 4<sup>th</sup> Street)

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

**Section 201.8. - M manufacturing, warehousing and wholesaling district.**

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

B. *Uses permitted by right.*

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

2. Assembly, fabrication and manufacturing of:

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

3. Automobile repairs—Major.

4. Bottling plants.

5. Building material and lumber sales facilities.

6. Petroleum bulk stations.

7. Publishing and printing.

8. Truck stops.

9. Truck terminals.

10. Warehousing facilities.

11. Wholesaling facilities.

C. *Specific uses.*

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

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

D.

**Section 201.6. - C-2 commercial district.**

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

B. *Uses permitted by right.*

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

**7. Automobile service station.**

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

**16. Retail sales in general.**

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

C. *Specific uses.*

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

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

D.