



City of Crockett

Planning & Zoning Commission and City Council

Action Taken for Zoning Change Application

Applicant's/Property Owner's Information

Applicant's Full Name: Kiran K. Kanaparathi

Property Owner's Full Name: BlinkInvestments, LLC

Property Address Under Consideration: 108 N. Gordon Drive, Crockett, TX 75835; Parcel 7407

Description of Proposed Land Use Activity: Requesting change from R-2 two-family residential district to R-3 multiple-family residential district so that the existing four-plex on this property will no longer be a non-conforming use in the R-2 district.

Criteria for Zone Change. (Used as basis for approving a zone change.) Amended 2/13/24 after public hearing.

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

Yes No All of the surrounding properties within 300 feet of Parcel 7407 are in the residential R2 district, and the current four-plex at 108 N. Gordon Drive, Parcel 7407, is a non-conforming use. Property owners of the R-2 properties within 300' of Parcel 7407 have expressed concerns regarding the zoning change that would allow the four-plex to be a conforming use and would allow a four-plex to continue to exist in the middle of their neighborhood instead of only a duplex being allowed for future development of this property.

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?

Yes No The change could potentially substantially depreciate the value of the surrounding single-family residences because new buyers of single-family residences may not want to be within 300' of a four-plex.

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

Yes No If no, explain: No. Parcel 7407 is currently a non-conforming use with a four-plex in an R-2 district. The minimum size of an R3 property with a multi-family dwelling, per the Zoning Code, must be 0.5 acres. Parcel 7407 is only 0.350 acres per the deed's legal description and survey. Therefore, if the parcel were to be changed from R-2 to R-3, the four-plex would still be a non-conforming use. The City's zoning code states that it is the intent of the City's zoning ordinance to provide for an efficient, fair, and responsible process for the termination of non-conforming use (Sec. 501, Para A.1). Changing this parcel from R2 to R3 would not meet this intent.

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 impact because the traffic circulation would be the same as it is currently with the existing four-plex.

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:
No impact because the public utilities already service the existing four-plex.

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 impact. See answer to the first question.


Code Enforcement Officer or Designee

02/13/2024
Date (mm/dd/yyyy)



City of Crockett
Planning & Zoning Commission and City Council
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Planning & Zoning Commission's Public Hearing Action

Date of Public Hearing: 2/13/2024

Number of property owners who were mailed notices of public hearing because, per HCAD tax rolls, they own land lying within 300 feet of the property for which proposed change is sought: 18

Number of residents, other than applicant, at hearing who spoke:

in favor of application approval 0
opposed to application approval 5

Comments: *Written opposition was received from five other property owners for a total of 10 property owners opposing the rezoning request.*

Planning & Zoning Commission's Motion:

Recommend approval of requested zoning change. Special Conditions:

Recommend disapproval of requested zoning change. Reasons: *Opposition from neighboring property owners & non-conforming use.*

Table application for following reasons:

Motion Made by: *Wade Thomas*

Motion Seconded by: *Ray Bruner*

Vote on Motion. For: 5 Against: 0

David Lopez
P&Z Chairman

02/13/2024
Date (mm/dd/yyyy)

Action Taken by City Council

Date of City Council Meeting: 3/4/2024

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)

TO: Planning & Zoning Commission, City of Crockett

TO: City Council, City of Crockett

SUBJECT: Opposition to zoning change request of Blink Investments, LLC for property located at 108 N Gordon Dr, Crockett, Texas 75835, known as Parcel 7404

The undersigned property owners located within a 300-foot radius of Parcel 7407 hereby declare their opposition to the zoning change requested by Blink Investments, LLC at 108 N. Gordon Dr, City of Crockett.

Name and Address:

Jim Turner 203 Gordon

Cynthia Reed 910 E. Houston Ave. ✓

Kevin Turner 203 Gordon Dr.

Diana Siles 908 E Houston Ave. ✓

TO: Planning & Zoning Commission, City of Crockett

TO: City Council, City of Crockett

SUBJECT: Opposition to zoning change request of Blink Investments, LLC for property located at 108 N Gordon Dr, Crockett, Texas 75835, known as Parcel 7404

The undersigned property owners located within a 300-foot radius of Parcel 7407 hereby declare their opposition to the zoning change requested by Blink Investments, LLC at 108 N. Gordon Dr, City of Crockett.

Name and Address:

Michael Brennan 920 E. Houston Ave

Sarah Brennan 920 E. Houston Ave.

Dina Pepes 103 N Gordon

Multiple horizontal lines for additional signatures and addresses.

2-13-24 12:15

TO: Planning & Zoning Commission, City of Crockett

TO: City Council, City of Crockett

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Name and Address:

John Kelly John Bullo 905 E. MIMOSA Crockett, Texas ✓

Dennis McCain DENNIS MCCAIN 906 E. MIMOSA Crockett, Texas ✓

Annette Williams Annette Williamson 904 E Mimosa Ln Crockett TX ✓

Tim Allen 200 Gordon Dr. 900 E EASY AVE Crockett ✓



Zoning District Amendment Application

To request a change in a property's zoning district, the property owner must submit this completed form to the Code Enforcement/Zoning Official along with:

- a copy of the property deed (the deed or accompanying plat must demonstrate that the property is platted or located in an approved subdivision in Crockett, unless the lot has not changed in configuration since 1961);
- a project plan showing the name of the project, a scale map showing the location of the proposed project and a directional arrow, all existing and proposed streets and points of access to the project, lot dimensions, locations and dimensions of existing and proposed buildings and structures, off-street parking areas with parking spaces individually drawn and counted, spaces, sidewalks (if applicable), and number of dwelling units per acre; 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).
- A survey drawing showing the exact locations of the proposed district boundaries if the application is requesting that only a portion of a lot be in a different zoning district or if the lot lines cannot be identified by the legal description.

Part I. Property Owner's Personal Information	
Full Name:	BLINKINVESTMENTSLLC C/O KIRAN K KANAPARTHI
Mailing Address:	6320 Bray Ct Dublin CA 94568
Email Address: kanaparthikiran@gmail.com	Phone Number: 848-219-1726
Part II. Proposed Zoning District Change and Land Use Activity	
Property Address:	108 N Gordon Dr, Crockett, TX 75835
Current Zoning District: R2	Requested Zoning District: R3
Proposed Land Use Activity Requiring a Change in Zoning District (attach another page if needed):	
The property located at 108 North Gordon Drive is classified as a R-2.	
It is Legal Non-Conforming. If damage is less than 51 %, the structure can be rebuilt by right.	
If damage occurs over 51%, the property can be rebuilt as a duplex by right.	
To rebuild as a four-plex, a simple zone change request to R-3 would be required.	
The process would take a minimum of 30 days. The process is very straightforward.	
The current building has been part of the landscape for an extended length of time.	
I would not foresee a challenge in the zone change proposal.	
Legal notification of landowners within 300 feet of the parcel would be required.	



Zoning District Amendment Application

Part III. Acknowledgements and Signature

I certify that:

- all information provided on and with this application is true and correct to the best of my knowledge;
- I have not withheld any requested information; and
- I understand that I must notify the Code Enforcement/Zoning Official of any changes to the information provided on or with this application.

Signature of Property Owner

1-22-2024

Date (mm/dd/yyyy)

Part IV. To be Completed by Code Enforcement/Zoning Official or Designee

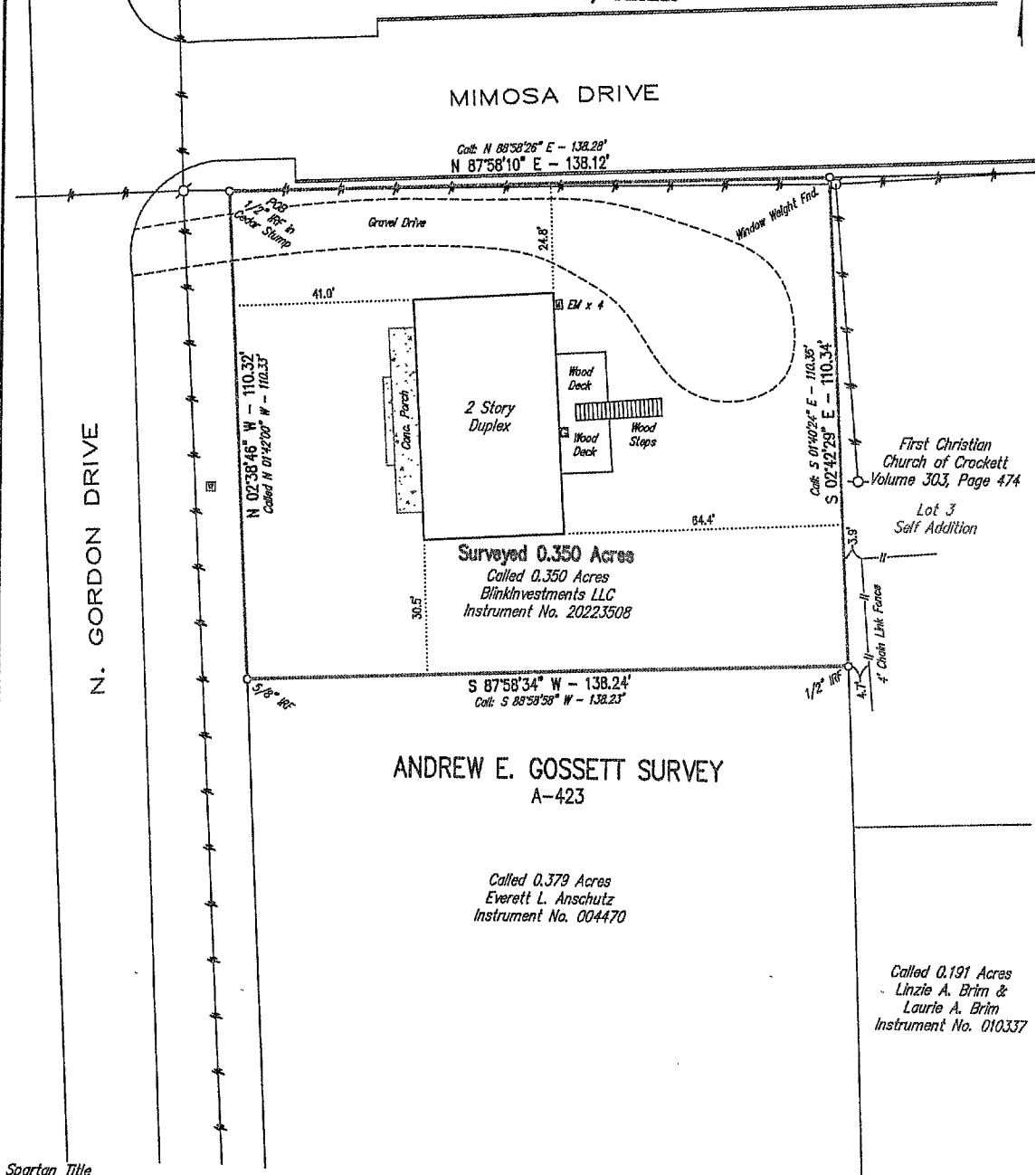
Date Application Received: 1/22/24 Comments (if any):

\$100 Fee Paid: Cash Check # _____ Card Date Paid: 1/22/24

Code Enforcement/Zoning Official or Designee

01/23/2024
Date (mm/dd/yyyy)

PLAT OF SURVEY
 SHOWING
0.350 ACRES
 BEING PART OF THE
ANDREW E. GOSSETT SURVEY, ABSTRACT 423
HOUSTON COUNTY, TEXAS



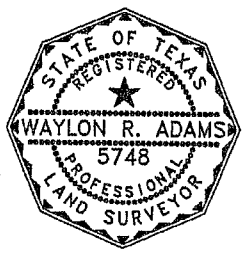
Spartan Title
 GF No. 22-2575

(NOTE: Easement research was limited to data provided by above referenced Title Company.)

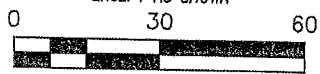
Note: Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83.

I, Waylon R. Adams, do hereby certify that this Plat does accurately represent an actual on the ground survey made under my direction and supervision on January 26, 2023, and is being submitted along with a legal description of the tract(s) shown hereon.

Waylon R. Adams
 Waylon R. Adams
 Registered Professional Land Surveyor
 State of Texas No. 5748

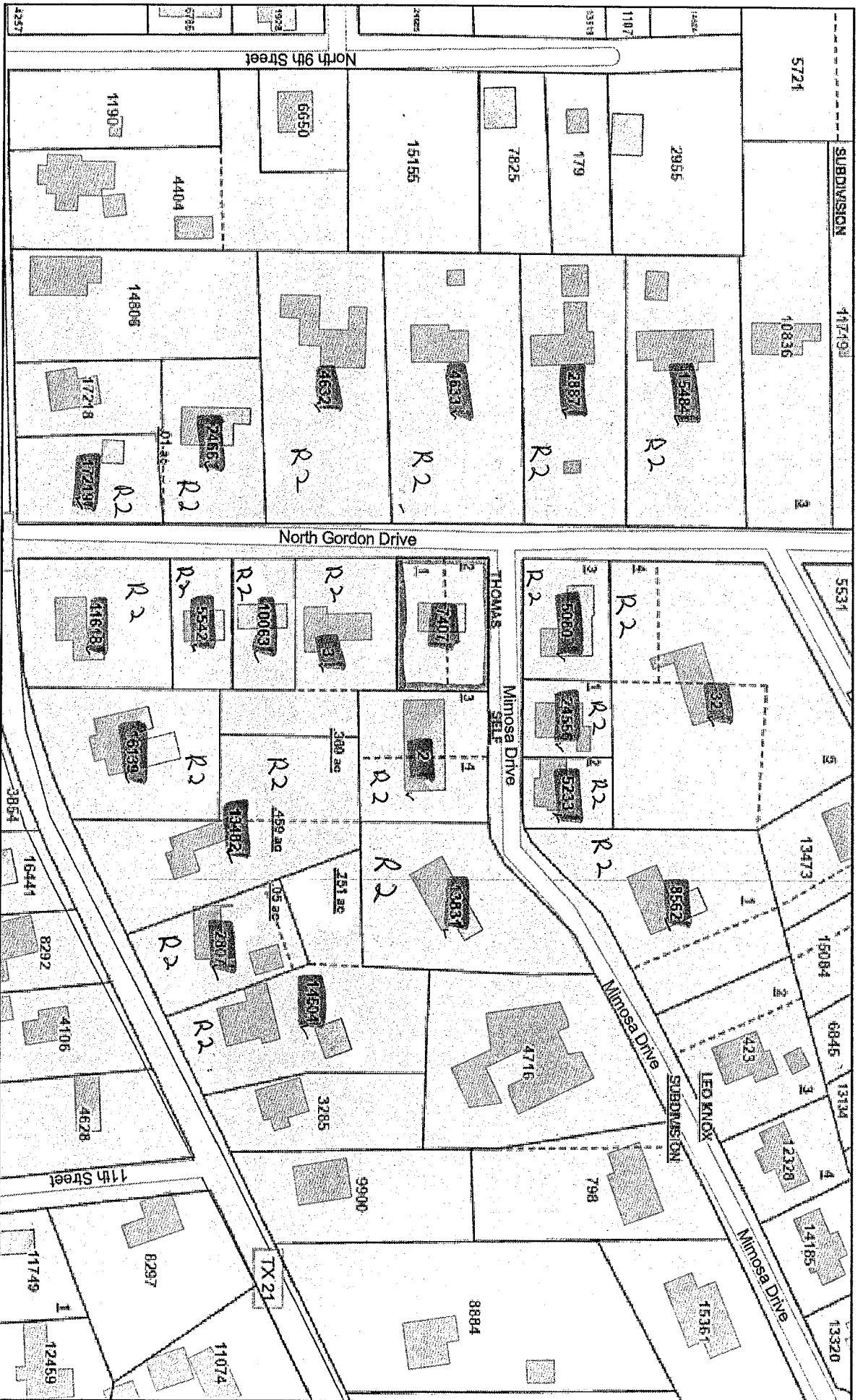


- LEGEND**
- POWER POLE
 - ELECTRIC METER
 - WATER METER
 - GAS METER
- EXCEPT AS SHOWN



DRAWN BY: W.R.A. JOB No.: 231642 DATE: 2/14/2023 FB/PG: 127/24	REVISIONS 	EAST TO WEST SURVEYING, INC. 215 WINCHESTER DRIVE, SUITE 100 TYLER, TEXAS 75701 PH: (903) 405-3484, FAX: (903) 405-3474 TBPELS FIRM REGISTRATION No. 10194274		PLAT OF SURVEY BLINKINVESTMENTS LLC 108 N. GORDON DRIVE, CROCKETT HOUSTON COUNTY, TEXAS
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Houston CAD

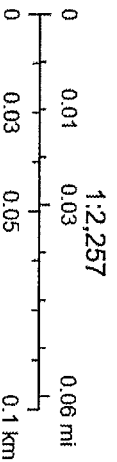


1/19/2024, 2:10:08 PM

School Districts

Parcels

History Line



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Houston CAD

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Robbie Ann & Michael L Billig
Parcel 4633

Sarah Brenner
Parcel 2807

Laurie A Brim
Parcel 3

Richard A Chenault
c/o Alma F Pennel
Parcel 14504

Howard P Edmiston
Parcel 4632

Moody L & Diana L Files
Parcel 17219

First Christian Church
Parcels 2, 32, 5080, & 24556

Weldon Garrett & Betty Revoc
Living Trust
Parcel 5542

John N Gullo
Parcel 13831

Derry & Alice Jones
Parcel 16139

Dennis & Nelda McCain
Parcel 8562

Judith Metzler Rev Trust
c/o Judith C Metzler
Parcel 10063

Calvin & Cynthia Neel
Parcel 11618

Dina Pipes (Life Est)
Parcel 2466

John M Price
Parcel 2887

Richard S Tunstall
Parcel 13482

James W Turner
Parcel 15484

Annette C Williamson
Parcel 5233