

Planning & Zoning Commission
Initial Report of Recommended Zoning Map Amendment
for Certain Properties Bordered by MLK Jr. Blvd on East, Sycamore or Sycamore ROW on the West,
W. Goliad Ave. on the North, and Burleson Ave. on the South

Background:

The stretch of properties between the above-described borders, consisting of 39 parcels and 13.13 acres, are currently all zoned to be in the M-Manufacturing, Warehousing, and Wholesaling District (M-District). When the zoning districts were first established in the 1980's, the M- District probably appeared to be the most appropriate district for this stretch of properties because the properties are parallel with the railroad. However, it appears that the M- District is no longer the most appropriate district for the entire stretch of properties because:

- (1) there appears to be little to no interest in commercial/manufacturing development in this area based on the fact that the majority of the parcels are vacant and not being used, only one parcel is being actively used in a manner consistent with the M- District (24942-106 W. Bell), and another parcel contains a large commercial building that is not in use (1170 – 105 W. Bell, but also borders Painter);
- (2) the City's infrastructure within and immediately surrounding this stretch of property was developed for residential use and can easily accommodate greater residential use but would be negatively affected by a greater amount of traffic, sewer and water use that would result from a significant increase in commercial/manufacturing uses; *(Note: See infrastructure reference on Attachment A, Excerpts from the City's Comprehensive Plan, Sec. 3.4.2 excerpt.)*
- (3) businesses now have the option to build in the unused areas of the Crockett Industrial Park, which was established in 2011 when that approximately 90-acre area was changed from R3, Multiple-Family Residential District, to the M-District, and which is an area that the City's infrastructure is intended to accommodate commercial/manufacturing use;
- (4) residential use is the greatest use of the parcels within this stretch that are not vacant, with the majority of the residential structures being older structures built before the zoning districts were established and which became a non-conforming land use when the properties were designated as being in the M-District; *(Note: Non-conforming use can be a hindrance to sale or improvement of the residential properties. The properties would no longer be a non-conforming land use if the parcels on which the houses are located are changed to R2-Two-Family Residential District [R2-District] or R3-Multiple-Family Residential District [R3-District]);*
- (5) there have been recent inquiries into developing some of the vacant property into residential use but the M-District zone does not permit the development of site-built residential dwellings; and
- (6) changing several of the vacant parcels from the M District to the R-2 District and R-3 District would permit by right the development on these parcels of diverse and affordable housing options, such as duplexes and fourplexes, which the City's Comprehensive Land-Use Plan strongly supports as indicated in Attachment A, Excerpts from the City's Comprehensive Plan Relating to Housing Development, which is hereby made a part of this report.

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The following is a more detailed breakdown of the current use and underutilization of these properties.

Current Use	# of Parcels	% of Parcels	# of Acres	% of Acreage
Vacant	23	59%	5.52	42.1%
Residential	12	31%	5.73	43.6%
Ag Use (residential could be added)	2	5%	0.77	5.9%
Active M District (heavy auto repair)	1	2.5%	0.18	1.4%
Inactive M District (large vacant commercial building; old John Deere manufacturing)	1	2.5%	0.93	7.1%
Total	39	100%	13.13	100%

Recommended Action:

City Council to vote to allow the Planning & Zoning Commission to hold a public hearing to consider input, as required by law, from properties owners that own the parcels within this stretch of property or that own property within 300 feet of these parcels, regarding the recommended change from M-Manufacturing to R2 or R3 for certain parcels within this stretch of property, as indicated on Attachment B, Proposed Zoning Changes by Parcel..., which is hereby made a part of this report, and for the Planning & Zoning Commission to then discuss the input received and vote in a closed hearing on whether to recommend such a change to City Council.

If the Planning & Zoning Commission votes to make such a recommendation to the City Council, the City Council would also hold a public hearing, as required by law, to allow another opportunity for input from the same property owners before then voting to approve or disapprove the Planning & Zoning Commission's recommendation.

Attachment A to Planning & Zoning Commission Report

Excerpts from the City's Comprehensive Plan relating to Housing Development (with Emphasis on Multifamily Housing Development)

1.2 Vision Statement. (pg. 1-2)

In 2030, Crockett will be an affordable home-town community that provides excellent services and attractive amenities. The City will be characterized by:

- Diverse housing opportunities affordable to and serving the needs of all segments of the population.

3.1 Housing Study - Highlights. (pg. 3-1)

City representatives and residents expressed a desire for additional affordable and multifamily housing in Crockett. The City should continue work with area foundations, the Public Housing Authority, large landowners, and regional developers to identify areas for new housing....

3.3 Housing Study – Inventory & Forecast (pg. 3-4)

- Residents would like to see an increase in housing development that will be attractive and truly affordable for current and future residents. Additional multifamily housing development could support this goal).
- Residents in Crockett recognize the prevalence of renting in their community and would like to see additional rental housing development that is affordable for residents from all segments of the population.

3.4.2 Developing More Diverse & Affordable Housing Options. (pg. 3-24)

Crockett residents expressed a desire for additional housing development to meet high demand for affordable and rental housing.

The City should pursue the following strategies that promote a variety of housing options, affordable for diverse incomes and stages of life: (a) Promote residential infill, especially multifamily housing....

One way to limit the need for increased infrastructure costs that result from growth is to encourage residential infill development on vacant, subdivided land within the corporate limits. (pg. 3-25)

Since existing infrastructures systems already serve these lots, new development would not require significant infrastructure expansion and would allow the City to focus on existing system maintenance and improvements. Development should be encouraged in areas identified as semi-developed that are not located in the 100-year Floodplain. Strategies to promote infill development and a map showing the location of developable properties ideal for infill development are found in Chapter 4: Land Use Study.

Attachment A to Planning & Zoning Commission Report

Excerpts from the City's Comprehensive Plan relating to Housing Development (with Emphasis on Multifamily Housing Development)

The City should also promote multifamily housing development. A study conducted by the Urban Land Institute (ULI) finds that multifamily housing:

- ✓ Is needed and preferred by many people at a variety of life stages (individuals, new families, empty-nesters, seniors, etc.);
- ✓ Is important to the economic vitality of the larger community;
- ✓ Can help minimize traffic congestion;

- ✓ Enables a community to provide housing that is affordable to a wider range of incomes;
and
- ✓ If well designed, (it) can be an attractive and compatible addition to the community.

Multifamily housing does not have to be exclusive to renters. Multifamily housing development could also provide an important alternative housing option for Crockett's potential homeowners as multifamily housing units, such as duplexes, are often (but not always) more affordable than single-family housing. (pg.3-25)

Attachment B to Planning Zoning Commission Report

Initial Proposed Zoning Change by Parcel from M-Manufacturing to R-Residential for Strip of Properties between MLK and Sycamore/Sycamore ROW, South of W. Goliad and North of Burleson

Parcel	Address	Depot Addition Blk & Lot (if applicable)	Acres	Owner	Owner Address	Current Use	Zone Change
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Between W Goliad and Johnson - 13 Parcels, including Blk 1 of Depot Addition (Recommend changing all parcels to R-2)

29094	101 W Goliad		0.91	Robert and Jacquelyn Meadows	Crockett	Residential - Single Family Home, Year Built Unknown	R-2
28924	211 MLK		1.28	David L Burns	Same	Residential - Single Family Home, Year Built Unknown	R-2
16546	213 MLK		1.12	Confidential (Protected by State Law)	Confidential	Residential - Single Family Home, Year Built Unknown	R-2
6953	217 MLK		0.83	Samuel Angerstein c/o Timothy Ard	Same	Residential - Duplex or Duplex Converted to Single, Built 1940	R-2
2973	306 Sycamore		0.26	Morales Ruben Gil Jr c/o Ruben Morales Sr	Crockett	Vacant	R-2
4736	308 S Sycamore		0.15	Carter Roosevelt EST c/o Lenetha Carter	Crockett	Residential - Single Family Home, Year Built Unknown	R-2
3988	342 S Sycamore		0.18	Ryan G Carter	Crockett	Residential - Single Family Home, Year Built Unknown	R-2
13871	402 S Sycamore	Lot 9	0.29	Lenetha Carter and Thelma Burleson	Crockett	Residential - Single Family Home, Built 1936	R-2
1204	MLK (Lot 10 borders Sycamore)	Lot 10 & Lots 5-8 on MLK	0.46	Wiley Sean	Crockett	Vacant - Trailer / Ag Storage	R-2
1192	408 S Sycamore	Lots 11-14	0.29	James E & Deloise Berry	Crockett	Residential - Duplex, Built 1930	R-2
1203	219 MLK		0.31	Jordan Griffin	Cypress	Vacant	R-2
1195	MLK		0.75	Timothy Ard	Crockett	Vacant	R-2
462	MLK	Lots 1-4	0.31	Aundrea Simpson & Eugene Taylor	Crockett	Commercial Building currently used as barn, built 1940	R-2
			Acres: 7.14				

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ROW, South of W. Goliad and North of Burtleson

Parcel	Address	Depot Addition Blk & Lot (if applicable)	Acres	Owner	Owner Address	Current Use	Zone Change
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Between Johnson and W. Bell - 8 Parcels, including Block 2 of Depot Addition (Recommend changing parcels in north portion of this block close to Johnson to R-2 and keeping parcels in south portion of block close to W. Bell as M.)

7584	500 S Sycamore	N 1/2 Lots 13 & 14	0.09	Cecelia Gardner	Same	Vacant (Single Family Home Destroyed by Fire Summer of 2023)	R-2
9742	502 S Sycamore	S 1/2 Lots 13 & 14	0.09	Wiley Sean	Crockett	Residential - Single Family Home, Built 1920	R-2
1198	Johnson	Lots 11 & 12	0.18	Cecelia Gardner	Crockett	Vacant	R-2
24464	MLK	Lots 4-11	0.54	Aundrea L. Simpson	Crockett	Vacant	R-2
1171	110 W Bell	Lots 15 & 16	0.18	Rosie Washington	Crockett	Vacant	Remain M
24942	106 W Bell	Lots 17 & 18	0.18	Vincent Batts Sr	Crockett	Commercial Bldg - Heavy Auto Repair (Manufacturing Dist), Built 1960	Remain M
1202	MLK	Lot 3	0.08	Barbara Barton	Crockett	Vacant	Remain M
3048	W Bell	Lots 1 & 2	0.15	W D Collins Jr EST c/o Frances C Baker	Crockett	Vacant	Remain M
			Acres: 1.49				

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Parcel	Address	Depot Addition Blk & Lot (if applicable)	Acres	Owner	Owner Address	Current Use	Zone Change
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Between W. Bell and Painter - 6 Parcels, including Block 3 of Depot Addition (Recommend keeping entire block as M unless property owners want to change to R-2.)

9150	109 W Bell	W Lots 7 & 8	0.22	Greater St Paul Baptist Church	Crockett	Vacant	Remain M or R-2
9168	107 W Bell	E Lots 7 & 8	0.15	Willie Z Lewis EST	Unknown	Residential - Single Family Home, Built 1936 (Will be recommending demolition to B&S)	Remain M or R-2
26046	S Sycamore	Lot 9	0.15	Wiley Sean	Crockett	Vacant	Remain M or R-2
1170	105 W Bell (borders Sycamore & MLK and W Bell & Painter)	Lots 3-6 & 10 & E 1/2 11 & 12	0.93	Wiley Sean	Crockett	Large Commercial Building on Lots 3-6, Year Built Unknown (old John Deere Equip location); Vacant on Lots 10-E 1/2 of 12 (MLK side)	Remain M or R-2
2900	618 S Sycamore	W 1/2 Lots 11 & 12	0.15	Clarck Family Trust c/o Jerald D Clark	San Diego, CA	Vacant	Remain M or R-2
1196	105 W Bell	Lots 1 & 2	0.31	Wiley Sean	Crockett	Vacant	Remain M or R-2
Acres:			1.91				

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Initial Proposed Zoning Change by Parcel from M-Manufacturing to R-Residential for Strip of Properties between MLK and Sycamore/Sycamore ROW, South of W. Goliad and North of Burlleson

Parcel	Address	Depot Addition Blk & Lot (if applicable)	Acres	Owner	Owner Address	Current Use	Zone Change
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Between Painter and Hall - 1 Parcel (consists of entire block); Recommend Changing Entire Block to R-3

468	MLK		2.8	Arnold Cotton Co (under sales contract to Lee Barnes)	Crockett	Vacant (Buyer wants to build residential structures.)	R-3
			Acres: 2.80				

Between Hall and Burlleson - 11 Parcels; Recommend Changing Entire Block to R-3

6200	109 W Hall St		0.57	Joe E Houston	Missouri City, TX	Vacant	R-3
7097	806 Sycamore		0.13	Paul W Robbins	Crockett	Vacant	R-3
4763	808 Sycamore		0.25	Clarence W Jefferson & Gloria Baker	Cedar Hill, TX	Vacant	R-3
5718	808 Sycamore		0.09	Clarence W Jefferson & Gloria Baker	Cedar Hill, TX	Vacant	R-3
9427	810 Sycamore		0.11	Natural Concepts LLC	Austin, TX	Vacant	R-3
1941	108 Burlleson		0.20	Patricia Hatch Batts	Crockett	Residential - Mobile Home (SUP approved 2018)	R-3
8841	803 MLK		0.50	Cornelius Weaver	Tyler, TX	Vacant	R-3
35010	MLK		0.15	H C Langrum EST	Unknown	Vacant	R-3
35012	Burlleson		0.10	Williams Lipscomb & Willie Mae Jordan	Unknown	Vacant	R-3
10101	102 Burlleson		0.24	Kimberley A Soria	Crockett	Residential - Single Family Home, Year Built Unknown	R-3
11897	MLK		0.25	Albertine Jones EST	Crockett	Vacant	R-3
			Acres: 2.59				

