

**Planning & Zoning Commission**  
**Initial Report of Recommended 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 89<sup>th</sup> 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. Prior to the establishment of the MH-1 and MH-2 districts, manufactured home parks were only permitted by specific use permit in the R3, Multiple-Family Residential District, which also permits duplexes and apartment complexes by right and child-care facilities, assisted living facilities, and several other uses by specific use permit. 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. 6<sup>th</sup> Street, north of Downes Ave. and south of NE Loop 304: Change to MH-1 Zoning District.
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: Change to MH-2 Zoning District.
3. Manufactured Home Park located at 2001 SE Loop 304, SE corner of Hwy 19 and SE Loop 304: Change to MH-2 Zoning District.

**Action to be Taken.**

The Planning & Zoning Commission will schedule a public hearing as required by state law for each manufactured home development being considered for a zoning district change. After the public hearings, the Commission will then consider the comments received and determine if any changes should be incorporated into the Commission's final recommendations. The Commission will then formulate the final report and vote to present the final report to the City Council. The City Council will hold a public hearing regarding the final report before voting for approval of the recommended zoning district changes.