

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: Kenneth Wayne Thomas

Property Owner's Full Name: Kenneth Wayne & Tanya R. Thomas

Property Address Under Consideration: 1201 Northpark Street; Parcel 16785

Nature of Specific Use Permit Request: SUP for 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. The current structure is valued by the Houston County Appraisal District as \$40,110 and rated as 45% in good condition. The demolition of the current structure and replacement by the proposed 2025 manufactured home will be an improvement to the property and neighborhood in an area where manufactured homes are not uncommon.

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:

The R2 district permits manufactured home 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?

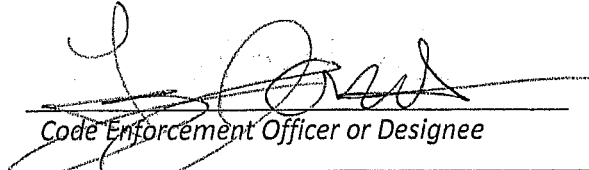
No negative impact Negative Impact If negative impact, explain:


No impact at all. There is already a structure with utilities on this property that will be demolished prior to the placement of the manufactured home.

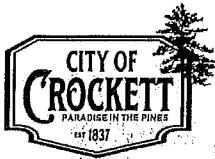
How will the proposed use affect the health, safety and general welfare of the community?

No negative impact Negative Impact If negative impact, explain:

See response to first question.


Code Enforcement Officer or Designee


Date (mm/dd/yyyy)



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Planning & Zoning Commission's Public Hearing Action

Date of Public Hearing: Tuesday, March 31, 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: 22

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 _____

opposed to application approval _____

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: _____

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: Monday, April 6, 2026

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

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: <i>Kenneth Wayne Thomas</i>	
Mailing Address: <i>1201 Northpark St. Crockett, TX 75835</i>	
Email Address: <i>ktbillpay74@gmail.com</i>	Phone Number: <i>936-222-7139</i>
Are you the property owner for where the manufactured home would be placed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
<i>If no, provide the following information for property owner.</i>	
Property Owner's Full Name: <i>Kenneth Wayne & Tayna Renee Thomas</i>	
Mailing Address:	
Email Address:	Phone Number:
Part II: Proposed Manufactured Home Placement Information	
Property Address: <i>1201 Northpark Street</i>	
HCAD Parcel #: <i>16785</i>	Zoning District: <i>R2</i>
Required Setbacks: <i>10 sides 20 front & rear</i>	
Is there already a primary residential structure on the lot on which the manufactured home would be placed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
If yes, will the existing primary residential structure be demolished before placing the manufactured home on the lot? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <i>(City Ordinance allows only one primary residential structure per lot.)</i>	
Year model of manufactured home (must not be more than 5 years prior to application): <i>2025</i>	
Will the manufactured home be placed to face the street? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	



Specific Use Permit Application for Manufactured Home Placement

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.

Kenneth W. Thomas
Signature of Applicant

03/09/2026
Date (mm/dd/yyyy)

Signature of Property Owner (if different)

Date (mm/dd/yyyy)

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

Date Application Received:

Comments (if any):

R00089827

\$100 Fee Paid: Cash

Check # _____

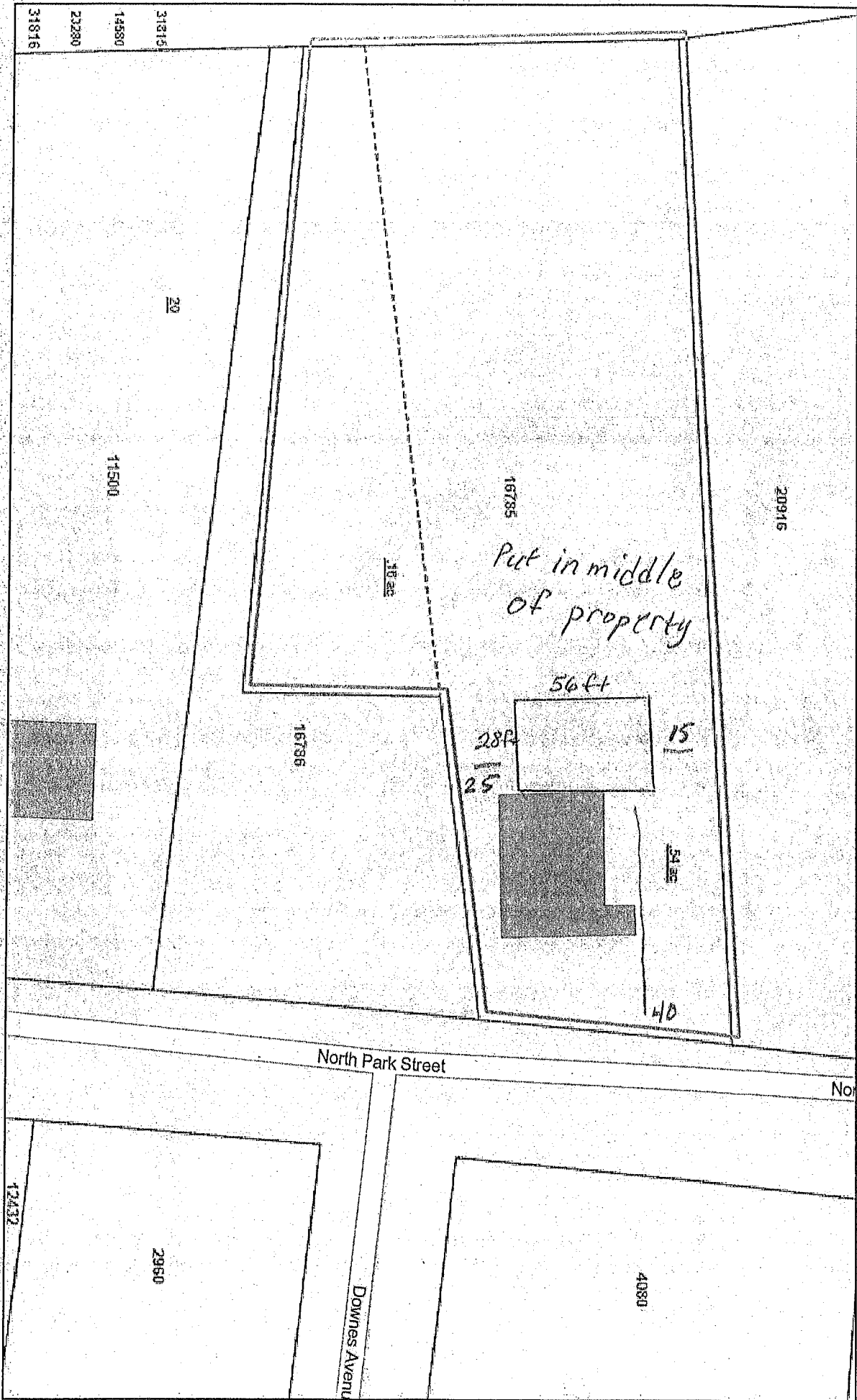
Card

Date Paid: 3/9/26

[Signature]
Code Enforcement Officer or Designee

9 March 2026
Date (mm/dd/yyyy)

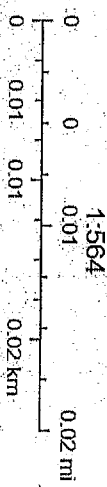
Houston CAD



9/3/2025, 3:18:59 PM

History Line

Parcels



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Community Maps contributors, Map layer by Esri

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Houston CAD

Ancestral Enterprises Irrev Trust
c/o Laurent V. Ewing
Parcels 2960 & 6371

Robert J. Lawrence
Parcel 23212

Dorthella White Est
c/o Opal Bacon
Parcel 4080

James Black Est.
Parcel 1422

M. B. McCullough Est
c/o F. D. McCullough
Parcel 10115

Tince Williams, et ux
c/o Carolyn Richardson
Parcel 16896

Sharon Benton Bonner
Parcel 2962

Willie B. Owens, Jr.
Parcel 11500

Gerald Colter
Parcel 23214

Susan Patterson et al &
Gwendolyn Y. Smith
Parcel 16786

Port A & Theresa R Colter
Rev. Living Trust
Parcel 1311

Shirley Rayford
Parcel 12432

Tonya R. George et al
Parcel 12699

Patrick T. Rhodes
Parcel 23215

Hampton Memorial Church of God
In Christ
Parcel 4056

Janette Sanders
Parcel 23216

Hays Hickman
Parcel 6870 & 6874

William Alan Smith
Parcel 23213

Jessica E. Kelly
Parcel 20916

Lauda Hickman Taylor et al
c/o Cleotis Hickman
Parcel 6873

Indiana Kizzee Est
c/o Willie Lee Smith
Parcel 14001

Lauda Taylor Est
c/o Jennifer & Artis Taylor
Parcel 14824