



**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: Robin Ogg of FG Metalwork

Property Owner's Full Name: Robin Ogg

Property Address Under Consideration: 202 E. Goliad; HCAD Parcel 464; Lot 90, Block 26, City of Crockett

Nature of Specific Use Permit Request: District C-3 Horizontal Mixed Commercial & Residential Use

Present Zoning District: C-3 Requested Zoning District (if applicable): No Change Requested

**Criteria for Specific Use Permit. (Used as basis for approving a specific use permit.)**

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:

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:

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

☒ Yes ☐ No If no, explain:

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

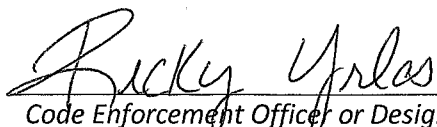
☒ No negative impact ☐ Negative Impact If negative impact, explain:

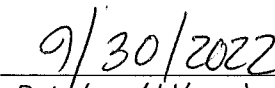
How will the proposed use affect the public utilities of the district in which it is proposed?

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

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

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

  
Code Enforcement Officer or Designee

  
Date (mm/dd/yyyy)



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

Date of Public Hearing: October 11, 2022, 12:15 pm

Number of property owners who were mailed notices of public hearing because, per HCAD tax rolls, they own land lying within 200 feet of the C-3 property for which proposed change is sought: 15

Number of affected property owners, other than applicant, at hearing who spoke:

in favor of application approval 0

opposed to application approval 0

Comments:

Planning & Zoning Commission's Motion:

☒ Recommend approval of permit. Special Conditions:

*No change in ownership or business operations.*

☐ Recommend disapproval of permit. Reasons:

☐ Table application for following reasons:

Motion Made by: Wade Thomas

Motion Seconded by: Connie Strban

Vote on Motion. For: 5 Against: 0

David Tye  
P&Z Chairman

10/11/2022  
Date (mm/dd/yyyy)

**Action Taken by City Council**

Date of City Council Meeting: October 17, 2022 6:00 p.m.

☐ 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)



# City of Crockett

## Specific Use Permit Application for C-3 Commercial and Residential Mixed-Use

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 with legal description;
- a detailed description of the first-floor commercial business (name of business, type of business, with copy of Sales Tax Permit if applicable), and proposed business days and hours during which the commercial establishment will be open to the public.
- a project plan illustrating and describing the proposed mixed use, to include a blueline or blackline print of the location and dimensions of all buildings on the lot, identification of square footage for commercial space and for each residential unit, all existing streets, sidewalks, and points of access to the mixed-use building, entryways, description of building façade, including windows, balconies, porches, stoops, or similar architectural features; placement and length of awnings and signs; estimated number of residential parking spaces required and proposed plans for on-street parking or for off-street parking areas with parking spaces individually drawn and counted.
- \$100 fee to cover costs of application review and processing (cash, check or money order made out to City of Crockett, or credit card).

<b>Part I. Applicant's/Property Owner's Personal Information</b>	
Applicant's Full Name: <u>Rebin Dane Cag</u>	
Mailing Address: <u>202 E Goliad Ave</u>	
Email Address: <u>rdoino99573@gmail.com</u>	Phone Number: <u>2817808812</u>
Are you the property owner for the C-3 district property proposed for mixed-use? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
<b>If no, provide the following information for property owner.</b>	
Property Owner's Full Name:	
Mailing Address:	
Email Address:	Phone Number:
<b>Part II. Proposed C-3 Mixed Use</b>	
Property Address:	
<input checked="" type="checkbox"/> One-Story Building <input type="checkbox"/> Two-Story Building <input type="checkbox"/> Three-Story Building	
Proposed Mixed-Use: [Check applicable box(es) indicating horizontal and/or vertical residential use.]	
<input checked="" type="checkbox"/> First Floor Horizontal Residential Use: Number of Proposed Residential Units: <u>1</u>	
First floor residential use will be: <input type="checkbox"/> more than <input checked="" type="checkbox"/> less than 50 percent of gross floor area.	
<input type="checkbox"/> Upper Floor Vertical Residential Use: Number of Proposed Residential Units: _____	
Upper floor residential use will be: <input type="checkbox"/> more than <input type="checkbox"/> less than 50 percent of gross floor area.	



**City of Crockett**  
**Specific Use Permit Application for**  
**C-3 Commercial and Residential Mixed-Use**

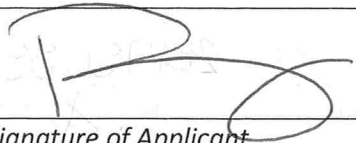
**Part III. Acknowledgements and Signature**

I certify that:

- all information provided on and with this application (deed, project plan, etc.) 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 specific use permit is granted,

- I must obtain an updated certificate of occupancy, and I may be required to obtain a building permit if certain upgrades are required (e.g., relating to plumbing, electricity, HVAC);
- if no construction has begun or no use established for which the specific use permit has been granted within 120 days from the date of approval by the city council, such specific use permit will lapse and be of no other effect;
- if the use for which a specific use permit is issued is discontinued and not resumed within 90 days from the last day in which the use existed, the specific use permit will lapse and be of no other effect; and
- failure to honor and abide by the terms of the grant of the specific use permit constitutes immediate and automatic termination of the permit. The code enforcement official will provide notification of such a termination, and within thirty (30) days of such notification I must terminate all land use activities relating to the permit. Thereafter, the site may be used only for activities defined as uses permitted by right within the C-3 district.

  
Signature of Applicant

9-12-2022  
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: 9/13/22 Comments (if any):

\$100 Fee Paid: ☒ Cash   ☐ Check # \_\_\_\_\_   ☐ Card   Date Paid: 9/13/22

For Rich Yr/a  
Code Enforcement Officer or Designee L RDW

9/13/22  
Date (mm/dd/yyyy)

## General Warranty Deed

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.**

Date: October 25, 2021

Grantor: **KEVIN K. HOLBROOK, a single person**

Grantor's Mailing Address: 2301 E. Goliad Ave. Ste. 102  
Crockett, Houston County, Texas 75835

Grantee: **ROBIN OGG, a married person**

Grantee's Mailing Address: 4811 Hawthorne Street  
Seabrook, Harris County, Texas 77586

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property:

Being Lot Ninety (90), Block Twenty-Six (26) of the City of Crockett, out of the A.E. GOSSETT HEADRIGHT SURVEY, Abstract No. 423, Houston County, Texas.

Reservations from Conveyance:


NONE

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

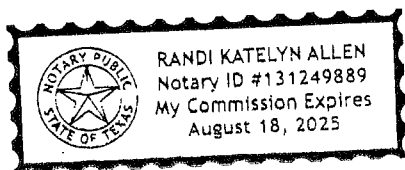
  
\_\_\_\_\_  
KEVIN K. HOLBROOK

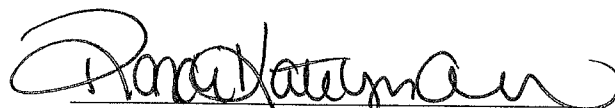
THE STATE OF TEXAS:

THE COUNTY OF HOUSTON:

This instrument was acknowledged before me on this 25<sup>th</sup> day of October, 2021 by  
**KEVIN K. HOLBROOK.**

[SEAL]



  
\_\_\_\_\_  
NOTARY PUBLIC in and for the  
State of Texas  
My Commission Expires: 8/18/2025

After recording, return to:  
Robin Ogg  
4811 Hawthorne Street  
Seabrook, Texas 77586



**From:** FILTHY GRINGOS <robinogg573@gmail.com>  
**Sent:** Tuesday, September 13, 2022 10:56 AM  
**To:** walkerr@crocketttxas.org  
**Subject:** Robin Ogg 202 E Goliad Ave

**FG Metalwork is a husband and wife team out of Crockett, Tx. Ronald and Robin have been operating FG since 2017 as a full time company.**

**Ronald has over twenty years experience as a custom builder and Robin operates FG Metalwork, as well as runs a plasma table for all your metal art needs. We do everything from full build choppers to fabricated custom handlebars and sissy bars for any make and model for example, Harley Davidson, Honda and Indian. Occasionally we do small motor repair on four wheelers, scooters, side by sides and golf carts.**

**Ronnie specializes in traditional hand forging metal fabrication , he can build anything you can dream, all starts with an idea. Everything we do is custom and made here in America.**

Business hours  
Tuesday-Saturday 10am -6pm

We have a 5,000sqft building Located at 202 E. Goliad Ave. in Crockett texas. 2500 ft.<sup>2</sup> is our business front that faces Goliad Avenue, 1500 ft.<sup>2</sup> is living space and the remaining thousand square feet is dedicated to an outdoor porch at the rear of the building. We own a portion of the parking lot behind our building where we have one vehicles that are parked. Our customer parking will remain in Goliad Avenue as our customer base only requires temporary parking.

7 exits  
Single Story  
Parking in rear

Residential / Commercial  
202 E Goliad Ave  
Robin Ogg  
FG Metalwork

