
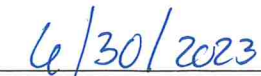




City of Crockett
Planning & Zoning Commission and City Council
Action Taken for Zoning Change Application

Applicant's/Property Owner's Information.	
Applicant's Full Name: Elmer Murray	
Property Owner's Full Name: Vijaya S. Kairamkonda	
Property Address Under Consideration: 310 W. Goliad; HCAD Parcel 2481	
Description of Proposed Land Use Activity: Mechanic Shop Repair Minor	
Present Zoning District: R2	Requested Zoning District (if applicable): C2
Criteria for Zone Change. (Used as basis for approving a zone change.)	
Will the proposed zoning change adversely affect the character and appropriate use of the area or neighborhood in which it would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Parcel 2481 already has a convenience store located on the property, and the other existing buildings on this property that will be used by the applicant for minor auto repair business are of a commercial use nature and are not appropriate for residential use. In addition, this parcel fronts S.H. 21, is a corner lot and nearby properties across the street are zoned C2 and M.	
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No See response to first question.	
Will the proposed use be in keeping with the spirit and intent of City ordinance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Automobile repair – minor is permitted by right in the C-2 commercial district, and the use will provide a service for the residents of the general community.	
How will the proposed zoning change affect the traffic circulation of the district in which it is proposed? <input checked="" type="checkbox"/> No negative impact <input type="checkbox"/> Negative Impact A minor automobile repair shop will not significantly increase traffic. There is already a convenience store on this property, and it fronts a state highway leading to and from downtown Crockett.	
How will the proposed zoning change affect the public utilities of the district in which it is proposed? <input checked="" type="checkbox"/> No negative impact <input type="checkbox"/> Negative Impact	
How will the proposed zoning change affect the health, safety and general welfare of the community? <input checked="" type="checkbox"/> No negative impact <input type="checkbox"/> Negative Impact No anticipated negative impact. See responses to Questions 1, 3, and 4.	
 Code Enforcement Officer or Designee	 Date (mm/dd/yyyy)



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Planning & Zoning Commission's Public Hearing Action

Date of Public Hearing: July 11, 2023

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: 17

Number of residents, 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 requested zoning change. Special Conditions:

Recommend disapproval of requested zoning change. Reasons:

Table application for following reasons:

Motion Made by: Wade Thomas Motion Seconded by: Connie Stoban

Vote on Motion. For: 5 Against: 0

David Dyer
P&Z Chairman

7/11/2023
Date (mm/dd/yyyy)

Action Taken by City Council

Date of City Council Meeting:

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)



City of Crockett Zone Change Application

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 is required if the application is requesting that only a portion of a lot is to be rezoned or the lot lines cannot be identified by the legal description.

Part I. Applicant's/Property Owner's Personal Information	
Applicant's Full Name: <i>Elmen R. Murray</i>	
Mailing Address: <i>1203 Martin Luther King, Jr.</i>	
Email Address: <i>NA</i>	Phone Number: <i>936544-0965</i>
Are you the property owner for the property? <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>Kainamkondavisayasholini</i>	
Mailing Address: <i>310 W. Goliad - Crockett, TX 75835</i>	
Email Address:	Phone Number:
Part II. Proposed Zoning Change and Land Use Activity	
Property Address: <i>310 W. Goliad</i>	
Present Zoning District: <i>Resident^{R-1}</i> Requested Zoning District: <i>commercial C-2</i>	
Description of Proposed Land Use Activity (attach another page if needed):	
<i>Mechanic - Shop - repair MINOR ERM.</i>	



City of Crockett Zone Change 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 and no requested information has been withheld; and
- I understand that I must notify the Code Enforcement/Zoning Official of any changes to the information provided on or with this application.

Elmer Murray
Signature of Applicant

6-8-23
Date (mm/dd/yyyy)

K. R. [Signature]
Signature of Property Owner (if different)

6-8-23
Date (mm/dd/yyyy)

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

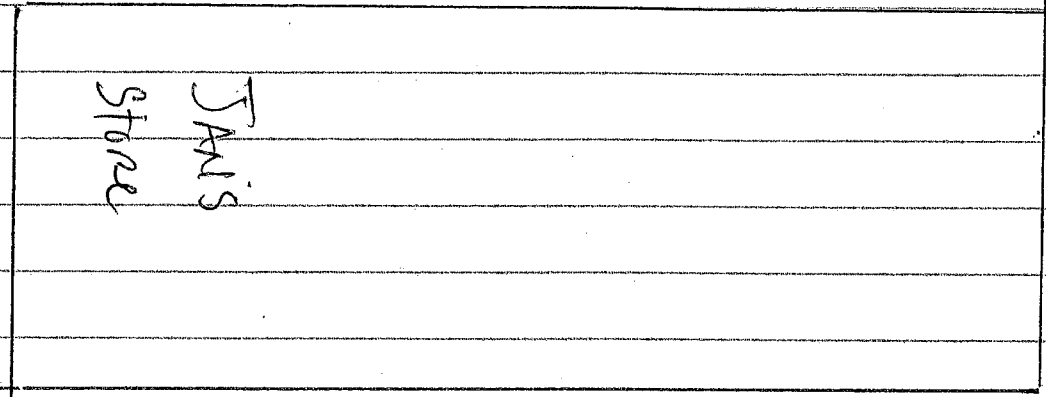
Date Application Received: 6/20/2023 Comments (if any):

\$100 Fee Paid: Cash Check # _____ Card Date Paid: 6/20/2023

Bucky Updegraff
Code Enforcement Officer or Designee

6/20/2023
Date (mm/dd/yyyy)

CYPRESS



Mobile
phone

blades

car
park

car
park

car
park

shoe

shoe

Office

parking

parking

parking

parking

parking

parking

W. Bohrad

Elmer Murray

Property ID: 2481

Owner: KAIRAMKONDA VIJAYA S

Property ID:
2481

Property Legal Description:
MILLER HTS
LOTS 1,2,3,4
BLK 2

Property Location:
310 W GOLIAD
CROCKETT TX 75835

Survey / Sub Division Abstract:

Account Number:
05660-00060-00000-000000

Deed Information:
Volume: 2017
Page: 1949
File Number:
Deed Date: 6/7/2017

Block:

Section / Lot:

Owner Information:
KAIRAMKONDA VIJAYA S
310 W GOLIAD
CROCKETT TX 75835

Previous Owner:
KAIRAMKONDA CYNTHIA L

Property Detail:
Property Exempt:
Category / SPTB Code: F1
Total Acres: 0.732
Total Living Sqft: See Detail
Owner Interest: 1.000000
Homestead Exemption:
Homestead Cap Value: 0
Land Ag / Timber Value: 0
Land Market Value: 5,800
Improvement Value: 25,760

Jur Code	Jur Name	Total Market	Homestead	Total Exemption	Taxable
01	HOUSTON COUNTY	31,560		0	31,560
10	CITY OF CROCKETT	31,560		0	31,560
34	CROCKETT I.S.D.	31,560		0	31,560
34IS	CROCKETT I.S.D. I&S	31,560		0	31,560
61	HOUSTON CO HOSP DIST	31,560		0	31,560

Property ID: 2481

Owner: KAIRAMKONDA VIJAYA S

Building Detail

Sequence	Type	Class	Year Built	Homesite Value	Condition	Percent Good	Square Feet	Replacement Value	Total Value
1	COM	MCF1	1935	NO	CPR	6%	2,544	174,260	10,460
2	RES MH	MHML	0	NO		30%	660	13,200	3,960
3	COM	SHED2	1935	NO	CAV	40%	600	3,870	1,550
4	COM	SHED2	1935	NO	CAV	40%	798	5,150	2,060
5	COM	POF1	1935	NO	CPR	6%	378	27,030	1,620
6	COM	STF3	1935	NO	CFR	20%	630	5,880	1,180
7	COM	SHED2	1935	NO	CFR	20%	1,170	7,550	1,510
8	COM	STF3	1935	NO	CAV	40%	336	3,140	1,260
9	COM	CNF1	1935	NO	CAV	40%	300	5,400	2,160

Total Building Value: \$ 25,760

Property ID: 2481

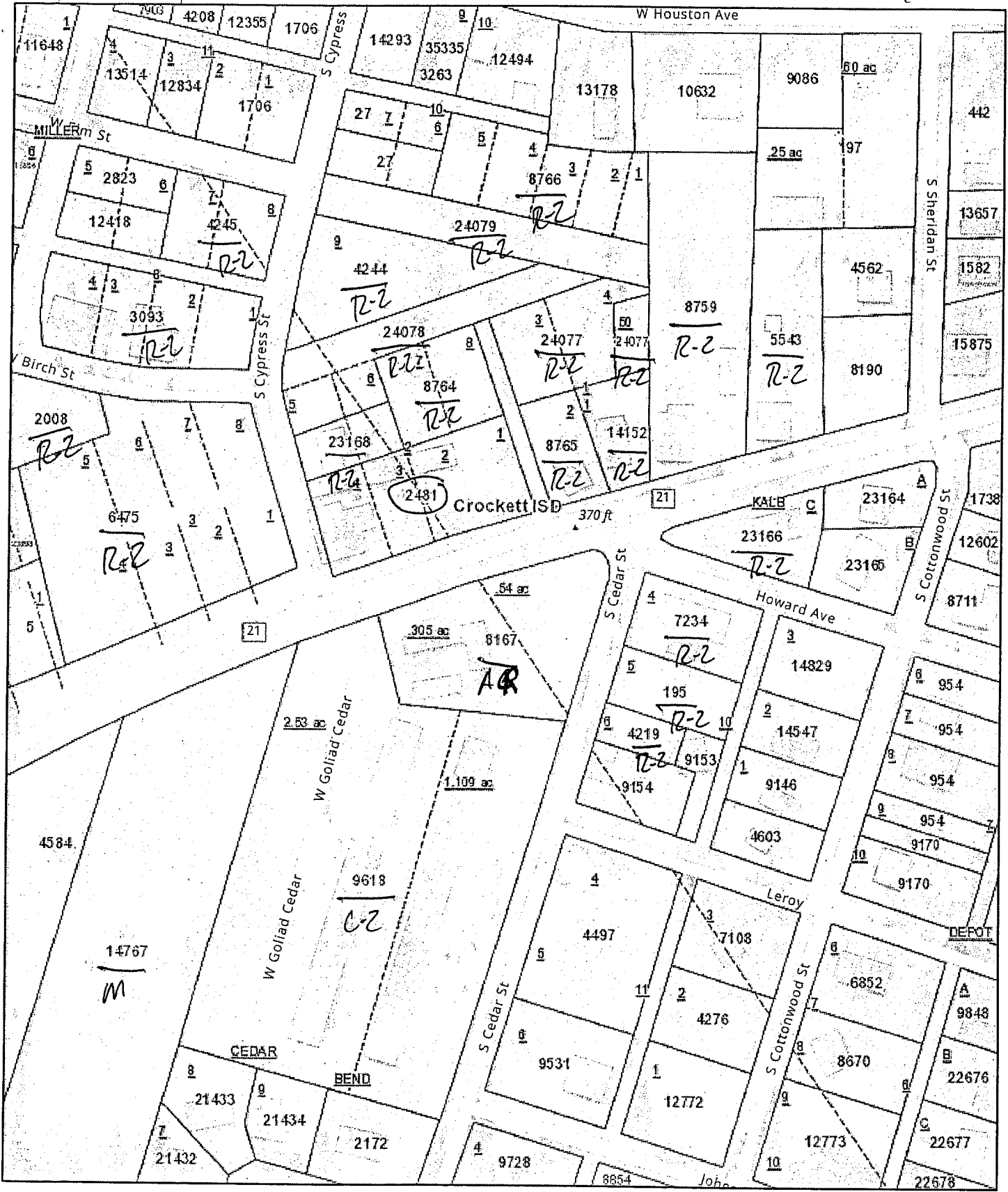
Owner: KAIRAMKONDA VIJAYA S

Land Detail

Land Sequence 1		
Acres: N/A	Market Class: FF5660	Market Value: 5,800
Land Method: FF	Ag/Timber Class:	Ag/Timber Value: 0
Land Homesiteable: NO	Land Type:	Ag Code:
Front Foot: 120	Rear Foot: 170	Lot Depth: 220
Front Ft Avg: 145	Lot Depth %: 1	Land Square Ft: N/A

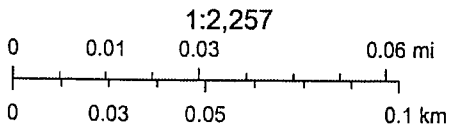
Total Land Value: \$ 5,800

Parcels w/in 300' of Houston CAD Parcel 2481



6/26/2023, 4:07:04 PM

- School Districts
- History Line
- History Labels



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS.

Javier & Diana Arvizu
(Parcels 8765, 8766, 24077, 24079)

David A. Murray
(Parcels 4244 & 4245)

Jose B. Arvizu
(Parcel 5543)

Sheila Bean Nathaniel
(Parcel 2008)

Betty Beddo
(Parcel 8167)

Bobby & Terry Patton
(Parcel 4219)

William R. Caster Revoc Living Trust
c/o William R. Caster TTEE
(Parcel 9618)

Glenn Riley
(Parcel 195)

Ramon M. Castro
(Parcel 8759)

Ishfaque Seechar
(Parcel 6475)

Cedar St Apartments at
Crockett LLC
(Parcel 7234)

Sandra L & Lawrence Semere
(Parcel 24078)

Crockett 21 Properties, LLC
(Parcel 14767)

Aundrea Walker
(Parcel 23168)

Aubrey Houston
(Parcel 23166)

Jesus Christ Interdenominational
Church
(Parcel 3093)

Lula Mae Leonard Estate
(Parcel 8764)

Section 201.6. - C-2 commercial district.

A. *Description.* The C-2 district is intended to provide retail shops and stores that provide goods and services for the residents of the general community. The C-2 district serves the need for commercial activities that may not be met by those activities presently located in Crockett's City Center Shopping District.

B. *Uses permitted by right.*

1. All uses permitted by right and specific use in the C-1 neighborhood commercial district.
2. Apparel sales and rentals.
3. Amusements.
4. Automobile laundry.
5. Automobile repair—Minor.
6. Automobile sales and rentals.
7. Automobile service station.
8. Department stores.
9. Drive-in restaurants.
10. Farm machinery, implements and supply sales.
11. Funeral sales.
12. Meeting and assembly halls.
13. Plant nurseries and garden supply sales.
14. Plumbing equipment sales and servicing.
15. Printing and reproduction services.
16. Retail sales in general.
17. Sports or special events stadiums.
18. Theaters—Indoors.
19. Mini-warehouses.

C. *Specific uses.*

1. Communication towers for cellular telephones, radio, television and other communications.
2. Drive-in theaters.
3. Private clubs.
4. Sexually oriented businesses, as defined in chapter 15.5 of the Crockett Code.

Refer to the land use matrix for land uses permitted by right or requiring specific use permit.

D.

Section 104. - Definitions.

- A. For the purpose of these regulations, words used in the present tense include the future tense; words used in the singular number include the plural; and words in the plural include the singular, except where the natural and obvious construction of the writing indicates otherwise. The word "may" is not discretionary unless the context in which it is used indicates otherwise. The word "must" is mandatory in every instance.
- B. For purposes of this ordinance, certain terms and words are to be used and interpreted as follows:
1. *Accessory building*: A building customarily incidental and subordinate to the main building or use located on the same lot with the main building. Examples include, but are not limited to, a building or structure designed to be used as a storage building, shed, equipment building, playhouse, shop building, greenhouse or boathouse.
 2. *Accessory use*: A land use activity that is customarily incidental, appropriate and subordinate to the principal use of the land or buildings located upon the same premises.
 3. *Agriculture*: The use of land for producing crops, raising livestock, or other activities normally associated with commercial crop or livestock production which do not involve commercial or industrial activities such as commercial feed lots, sales yards, and auction yards.
 4. *Alley*: A public passage or way affording a secondary means of vehicular access to abutting property and not intended for general traffic circulation.
 5. *Apartment building*: A dwelling designed for occupancy by three (3) or more families living independently of each other, exclusive of trailer camps, mobile home parks, hotels and motels. Apartments are multiple-family dwellings.
 6. *Amusement*: An enterprise offering entertainment or games of skill to the general public for a fee or charges.
 7. *Antique shop*: A business which sells items whose value is greater than the original purchase price because of age or rarity.
 8. *Automobile*: A self-propelled mechanical vehicle designed for use on streets and highways for the conveyance of goods and people including, but not limited to, the following: passenger cars, light trucks, motor scooters, and motorcycles.
 9. *Automobile wash*: A facility designed primarily for washing automobiles.
 10. *Automobile repair*:
Major: General repair or reconditioning of engines and air conditioning systems for motor vehicles; wrecker service; collision services including body, frame or fender straightening or repair; customizing; overall painting or paintshop; vehicle steam cleaning; and other similar uses.

Minor: Minor repair or replacement of parts, tires, tubes, and batteries; diagnostic services such as grease, oil, spark plug, and filter changing; tune-ups; emergency road service; replacement of starter, alternators, hoses, brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air conditioning systems, and other similar minor services for motor vehicles except motor trucks, but not including any operation named under "automobile repair-major" or other similar use.

11. *Automobile service station:* An establishment which is for the dispensing, sale or offering for sales at retail of any automobile fuels, oils or accessories including lubrication of automobiles and minor automobile repairs.
12. *Automobile salvage or wrecking yard:* An area outside of a building where motor vehicles are disassembled, dismantled, junked or "wrecked" or where motor vehicles not in operable condition or used parts of motor vehicles are stored.
13. *Block:* A piece or parcel of land entirely surround by public highways, streets, streams, railway rights-of-way, parks, etc., or a combination thereof. The planning and zoning commission is the city's authority as to a determination of questions regarding the limits or extent of a block.
14. *Board of adjustment:* The officially designated municipal body that is responsible for hearing appeals made from a decision of the zoning enforcement officer; appeals for variances to the requirements of the zoning ordinance; designations of nonconforming uses; and determinations of the abandonment of a nonconforming use.
15. *Boarding house or lodging house:* A dwelling other than a motel or hotel where, for compensation and by prearrangement for definite periods, meals or lodging or both meals and lodging are provided for three (3) to seven (7) persons.
16. *Building:* Any structure intended for shelter, housing or enclosure of persons, animals or chattel. When separated by dividing walls without openings, each portion of such structure so separated will be deemed a separate building.

Primary: A building in which the primary activity associated with the lot is conducted. In any residential district any dwelling will be a primary building.

Secondary: A building customarily incidental and subordinate to the primary building located on the same lot.
17. *Building area:* That portion of a lot upon which buildings may be placed, excluding required yards and limited by the maximum building coverage as specified for each zoning district.
18. *Building coverage:* The percent of the lot area covered by the building, exclusive of all overhanging roofs.