
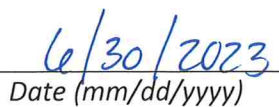




**City of Crockett**  
**Planning & Zoning Commission and City Council**  
**Action Taken for Zoning Change Application**

<b>Applicant's/Property Owner's Information.</b>	
Applicant's Full Name: Leo King Jr.	
Property Owner's Full Name: Leo King Jr.	
Property Address Under Consideration: 404 W. Austin, HCAD Parcel 7829	
Description of Proposed Land Use Activity: Take-out food location and beauty supply store or hair salon.	
Present Zoning District: R2	Requested Zoning District (if applicable): M
<b>Criteria for Zone Change. (Used as basis for approving a zone change.)</b>	
<p>Will the proposed zoning change adversely affect the character and appropriate use of the area or neighborhood in which it would be located?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe adverse impact.</p> <p>No expected adverse impact because this is a corner lot in a manufacturing/industrial zoning area. The building at this location has been used as a public laundromat, with such use being a grandfathered non-conforming use for the current R-2 zone. Parcel 8861, which is adjacent to this property on the north and east sides is already zoned Manufacturing and is the site of a convenience store and gas station. The parcels across South 4<sup>th</sup> Street from this parcel are currently zoned Industrial or Manufacturing.</p>	
<p>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?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe reason for substantial depreciation. See response to first question.</p>	
<p>Will the proposed use be in keeping with the spirit and intent of City ordinance?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, explain.</p> <p>Yes. Uses permitted by right in a Manufacturing District include all uses permitted by right in a C-2 commercial district, except churches. All uses permitted by right in a C-2 district include all uses permitted by right and specific use in the C-1 district. This includes restaurants, delicatessens, grocery stores, beauty and barber shops, retail sales in general, and laundry establishments. In addition, having this property designated as Manufacturing, instead of just C-1 or C-2, will allow a wider variety of uses for this property and is a better fit for this area which is already a large manufacturing district.</p>	
<p>How will the proposed zoning change affect the traffic circulation of the district in which it is proposed?</p> <p><input checked="" type="checkbox"/> No negative impact <input type="checkbox"/> Negative Impact If negative impact, explain.</p> <p>This is already a somewhat high-traffic area because of the proximity to the state highway leading into downtown Crockett from Loop 304 and the gas station/convenience store located on the adjacent Parcel 8861. There is sufficient parking for customers on this parcel.</p>	
<p>How will the proposed zoning change affect the public utilities of the district in which it is proposed?</p> <p><input checked="" type="checkbox"/> No negative impact <input type="checkbox"/> Negative Impact If negative impact, explain:</p>	
<p>How will the proposed zoning change affect the health, safety and general welfare of the community?</p> <p><input checked="" type="checkbox"/> No negative impact <input type="checkbox"/> Negative Impact If negative impact, explain. See response to Question 1.</p>	
 Code Enforcement Officer of Designee	 Date (mm/dd/yyyy)
<b>Planning &amp; Zoning Commission's Public Hearing Action</b>	



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

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: 18

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: *C2 instead of M per City's updated recommendation & applicant agreeing with recommendation*
- Recommend disapproval of requested zoning change. Reasons:
- Table application for following reasons:

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

Vote on Motion. For: 5 Against: 0

*Daniel J...*  
P&Z Chairman

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

**Action Taken by City Council**

Date of City Council Meeting: July 17, 2023

- 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: <u>Leo King Jr</u>	
Mailing Address: <u>404 West Austin Street Crockett Tx 75835</u>	
Email Address: <u>Kingsdelivery@gmail.com</u>	Phone Number: <u>936-222-3389</u>
Are you the property owner for the property? <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:
Part II: Proposed Zoning Change and Land Use Activity	
Property Address: <u>404 West Austin Street Crockett Tx 75835</u>	
Present Zoning District: <u>Grandfathered R-2</u>	Requested Zoning District: <u>Manufacturing</u>
Description of Proposed Land Use Activity (attach another page if needed):	
<u>To be food locations and Beauty Supply or Hair Salon</u>	



## 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.

*[Signature]*  
Signature of Applicant

5-25-2023  
Date (mm/dd/yyyy)

*[Signature]*  
Signature of Property Owner (if different)

\_\_\_\_\_  
Date (mm/dd/yyyy)

### Part IV: To be Completed by Code Enforcement Officer or Designee

Date Application Received: 5/25/2023 Comments (if any): \_\_\_\_\_

\$100 Fee Paid:  Cash     Check # \_\_\_\_\_     Card    Date Paid: 5/25/2023

*[Signature]*  
Code Enforcement Officer or Designee

5/25/2023  
Date (mm/dd/yyyy)



AUSTIN ST.

Parking

Washateria

↳

Washers 30lb 40lb machines

↳

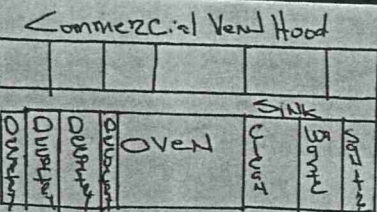
Top load washer

10 Stack Drives

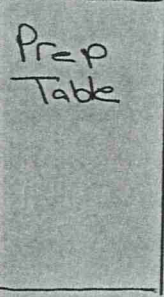
30lb Washers

↳

To Go Restaurant



To Go Restaurant



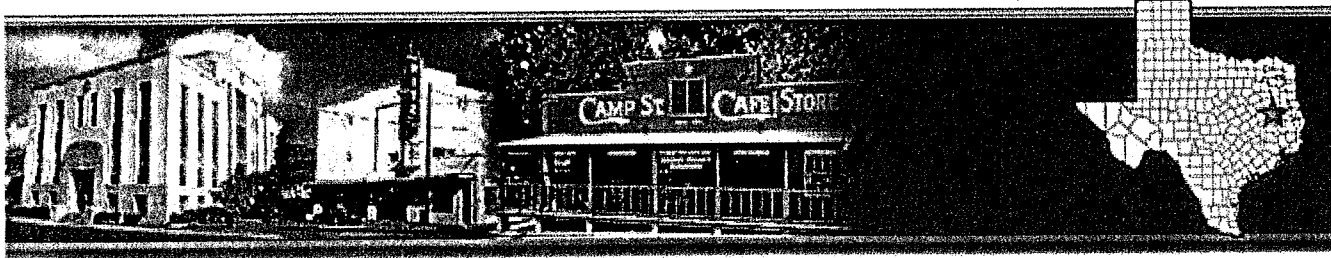
Freezer

Refrigerator

Beauty Supply Store

Leo King

Parking



General Real Estate Property Information

[New Property Search](#)

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Property ID: 7829

Property Legal Description:  
 SMITH BROS EST  
 LOT PT OF 9-10  
 BLK 12

Property Location:  
 404 W AUSTIN  
 CROCKETT TX 75835

Owner Information:  
 KING LEO JR  
 9406 SHADED PINES DR  
 HUMBLE TX 77396

Previous Owner:  
 PEBBLE CREEK INVESTMENTS LLC

[View Previous Owner Information](#)

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	A1
Total Acres:	0.143
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag/Timber Value:	0
Land Market Value:	3,600
Improvement Value:	89,290
Property Market Value:	92,890

Account / Geo Number:  
 05960-00655-00000-000000

Survey / Sub Division Abstract:

Block:

Section / Lot:

[View Building Detail Information](#)

[View Land Detail Information](#)

Deed Information:

Volume:	2022
Page:	1434
File Number:	
Deed Date:	4/15/2022

[View GIS Map](#)

The map link above is not affiliated with this website. It is a 3rd party GIS link to provide additional information only.

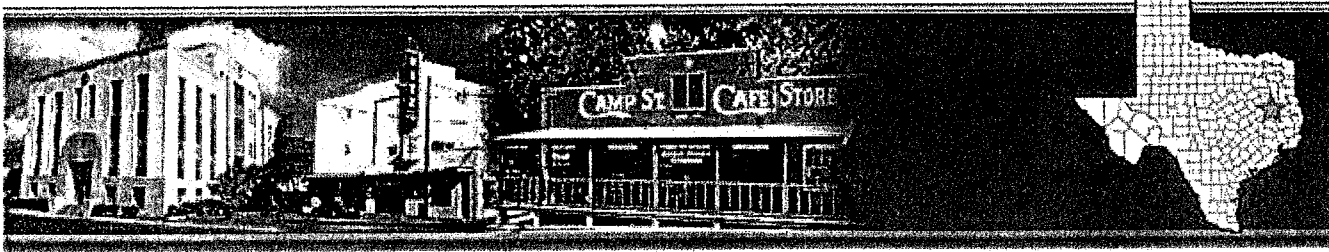
[Map It With Google](#)

The Google map link above is in no way affiliated with this website. It is a 3rd party link to provide a visual location only.

[Printer Friendly Version](#)

Click the button above for a printable version of this record with all available details.

\* [View 5 Year Value History](#)



Building Information

[New Property Search](#)

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Parcel ID: 7829
Owner Name: KING LEO JR
Account Number: 05960-00655-00000-000000
Situs Address: 404 W AUSTIN

Building Sequence	Type	Class	Year Built	Homesite Value	Condition	Percent Good	Square Feet	Replacement Value	Total Value
1	LOW	LMT1	1999	NO		69%	1,840	127,270	87,820
2	CCNCPVG	LOW	2015	NO		69%	850	2,130	1,470

Total Building Value: \$ 89,290

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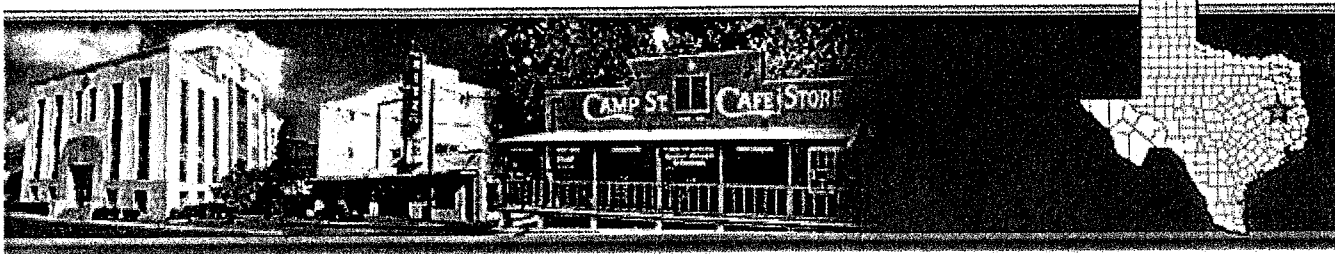
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**PRITCHARD & ABBOTT, INC.**  
**VALUATION CONSULTANTS**

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 Version 4.1.0



Land Information

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Parcel ID: 7829  
Owner Name: KING LEO JR  
Account Number: 05960-00655-00000-000000  
Situs Address: 404 W AUSTIN

Sequence 1		
Acres: N/A	Market Class: FF5960	Market Value: 3,600
Land Method: FF	Ag/Timber Class:	Ag/Timber Value: 0
Homesite Value: NO	Land Type:	Ag Code:
Front Foot: 80	Rear Foot: 80	Lot Depth: 78
Front Foot Avg: 80	Lot Depth %: 1	Land Square Ft: N/A

Total Land Value: \$ 3,600

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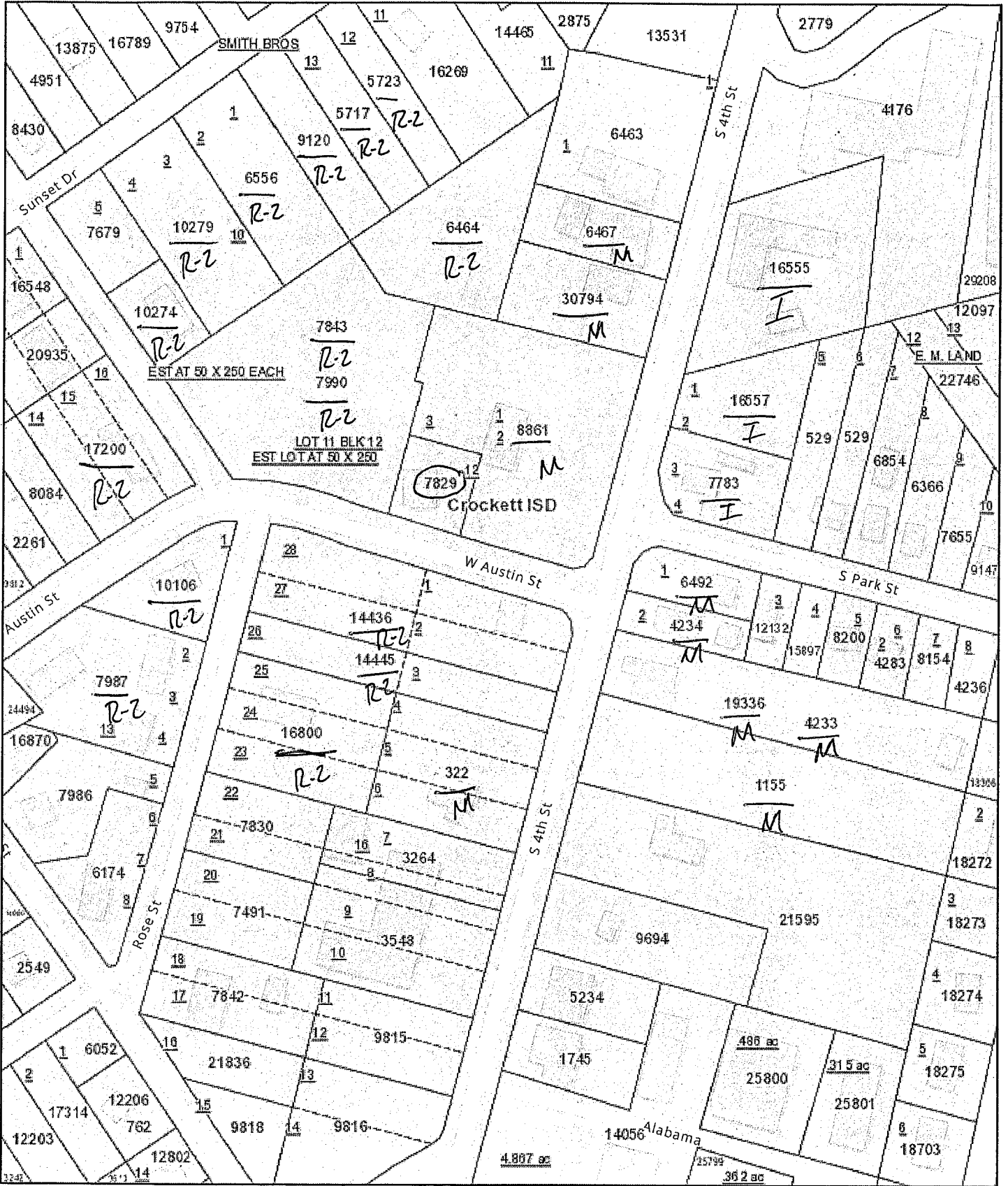




Parcels w/in 300'

Houston CAD

of Parcel 7829

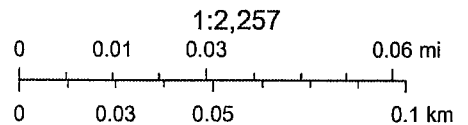


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School Districts

History Line

History Labels



Eugene Bacon, Jr.  
(Parcel 7783)

Geneva Mosley  
(Parcels 5717, 5723, 9120)

Mary Maly Burdett  
(Parcels 14455 & 14436)

Reddvest Properties, LLC  
(Parcel 7990)

Consumers LPG & Appl  
(Parcels 16555 & 16557)

David S. Sarabia  
(Parcels 1155, 4233, 4234, 6492 &  
19336))

Crockett 304 Property, LLC  
(Parcel 8861)

Teal Interests LLC  
(Parcel 7843)

Harris Family Investment Grp, LLC  
(Parcel 7987)

Ida Turner  
(Parcel 10274)

Jose L. Huerta & Ana Rosa Aguilar  
Huerta  
(Parcels 6464 & 6467)

VU HIEP  
(Parcel 322)

Elbert Johnson  
(Parcel 30794)

Williams Chapel Church of the  
Living God  
(Parcel 16800)

Mary Mask  
c/o Maria Jones  
(Parcel 6556)

Donald E. Wooten &  
Charlotte Y. Poole  
(Parcel 17200)

Detroit McCullough, Jr.  
(Parcel 10106)

Leo McKnight Est  
c/o Carrie Davis  
(Parcel 10279)

Section 201.5. - C-1 neighborhood commercial district.

A. *Description.* The C-1 neighborhood commercial district is designed to accommodate trade and personal services that meet basic needs of the families residing in areas adjacent to such centers. Requirements for sunlight, natural air circulation, open space, on- and off-street parking are more restrictive in the C-1 district because the retail trade and services located within it are intended to become an integral part of the neighborhood and must operate in harmony with other residential, educational, religious and recreational land use activities.

B. *Uses permitted by right.*

1. Barber shops.
2. Beauty shops.
3. Book, cards and stationery shops.
4. Child care facilities.
5. Clinics.
6. Convalescent, rest, nursing or extended care facilities.
7. Dance, art or music studios.
8. Dry cleaning or laundry establishments.
9. Flower and plant sales.
10. Fraternal lodge or service organization clubhouses.
11. Newspaper and magazine sales.
12. Photography galleries and studios.
13. Professional offices.
14. Public schools, offices and facilities.
15. Public and private parks.
16. Shoe repairs.
17. Tailoring and alteration services.
18. Churches.

C. *Specific uses.*

1. Antique sales.
2. Appliance sales and servicing.
3. Bakery shops.
4. Branch banks and similar financial institutions.
5. Camera sales and servicing.
6. Candy stores.

7. Catering.
8. Communication towers for cellular telephones, radio, television and other communications.
9. Dairy products including ice cream stores.
10. Delicatessens.
11. Grocery stores.
12. Hardware stores.
13. Hospitals.
14. Messenger and telephone answering services.
15. Optical sales and repairs.
16. Paint and decorating stores.
17. Pet shops.
18. Private schools and colleges.
19. Radio, sound system and television sales and servicing.
20. Research and technical laboratories.
21. Restaurants.
22. Toy shops.
23. Veterinary clinics.

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

- D. *Area, coverage and height regulations.* All buildings in the C-1 district must conform to the requirements as listed in the land use district standards.
- E. *Mandatory project plan requirements.* Individuals requesting a specific use permit or a zoning amendment to achieve C-1 status must comply with the project plan review as prescribed in section 303 of this ordinance.
- F. *Access to C-1 sites.* Not more than two (2) entrance/exit points of access to a C-1 site will be permitted except as allowed on state highways in the access design standards of the state highway department.
- G. *Screening requirement.* A screening fence is required between any commercial, manufacturing or industrial use and a developed residential use in accordance with section 305 of this ordinance.

(Ord. No. O-5B-86, § 1, 5-19-86; Ord. No. O-04-09, § 5, 4-20-09; Ord. No. O-08C-10, § 1, 8-16-10)

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. *Area, coverage and height regulations.* All buildings in the C-2 district must conform to the requirements as listed in the land use district standards.

E. *Mandatory project plan requirements.* Individuals requesting a specific use permit or a zoning amendment to achieve C-2 status must comply with the project plan requirements as prescribed in section 303 of this ordinance.

F.



*Access to C-2 sites.* Not more than two (2) entrance/exit points of access to a C-2 site will be permitted, except as allowed on state highways in the access design standards of the state highway department.

G. *Screening requirement.* A screening fence is required between any commercial, manufacturing or industrial use and a developed residential use in accordance with section 305 of this ordinance.

(Ord. No. O-5B-86, § 1, 5-19-86; Ord. No. O-9-95, § 3, 7-25-95; Ord. No. O-04-09, § 6, 4-20-09; Ord. No. O-08C-10, § 1, 8-16-10)

Section 201.8. - M manufacturing, warehousing and wholesaling district.

A. *Description.* The M district is intended to serve the needs of manufacturing, fabrication, assembling, warehousing and wholesaling businesses. The district may serve as a buffer between heavy industrial zones and other inharmonious land use activities. Because of its proximity to residential environs the land use activities and related operation characteristics of the M district are regulated to a greater extent than are those associated with the I district.

B. *Uses permitted by right.*

1. All uses permitted by right in a C-2 commercial district, except churches.
2. Assembly, fabrication and manufacturing of:
  - a. Clothing.
  - b. Electronics.
  - c. Jewelry.
  - d. Leather goods.
  - e. Measuring instruments.
  - f. Metal.
3. Automobile repairs—Major.
4. Bottling plants.
5. Building material and lumber sales facilities.
6. Petroleum bulk stations.
7. Publishing and printing.
8. Truck stops.
9. Truck terminals.
10. Warehousing facilities.
11. Wholesaling facilities.

C. *Specific uses.*

1. Communication towers for cellular telephones, radio, television and other communications.
2. Drive-in theaters.