



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: Tracy Ross, Jr.

Property Owner's Full Name: same

Property Address Under Consideration: 804 Cottonwood, Parcels 4309 & 4310, Lots 8 & 9 in J. W. Hogg block of the Depot Addition

Nature of Specific Use Permit Request: Placement of Manufactured Home

Present Zoning District: R2 Requested Zoning District (if applicable): No change requested

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; Comments: This property is currently vacant property located in the R2 two-family residential district. The principal use for land in the R2 district is for single-family and two-family dwellings. Having a manufactured home not older than five years on this property instead of leaving it vacant will have a positive impact to improve stability and attractiveness of the neighborhood.

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; Comments: No depreciation anticipated. See response to Item #1.

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

☒ Yes ☐ No; Comments: Yes. See response to Item #1.

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

☒ No negative impact ☐ Negative Impact; Comments: The addition of a single-family residential dwelling will not affect traffic circulation.

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

☒ No negative impact ☐ Negative Impact; Comments: The public utilities within this neighborhood can support the addition of a single-family residential dwelling at this location.

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

☒ No negative impact ☐ Negative Impact; Comments: The addition of a single-family dwelling at this location could offer greater safety to and promote the general welfare of neighboring residents rather than leaving these two lots as vacant lots in this residential neighborhood.

Code Enforcement Officer or Designee

17 Sep 2025
Date (mm/dd/yyyy)



City of Crockett

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Planning & Zoning Commission's Public Hearing Action

Date of Public Hearing: 9/30/2025

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: 57

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 1

opposed to application approval 0

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: Connie Strban

Motion Seconded by: Greg Simon

Vote on Motion. For: 5 Against: 0

Daniel Tye
P&Z Chairman

09/30/2025
Date (mm/dd/yyyy)

Action Taken by City Council

Date of City Council Meeting: 10/6/2025

☐ 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
Application for Specific Use Permit
for Mobile 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 mobile home, placement of mobile home on property, setbacks from property lines, dimensions and location of existing buildings, location of existing streets, and location of driveway access to the mobile 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: <u>Tracy Ross JR</u>	
Mailing Address: <u>1402 Forehand St</u>	
Email Address: <u>djefferson75835@icloud.com</u>	Phone Number: <u>936-545-7641</u>
Are you the property owner for the property where the mobile home will be placed? ☐ No ☒ Yes	
If no, provide the following information for property owner.	
Property Owner's Full Name: <u>Tracy Ross JR</u>	
Mailing Address: <u>1402 Forehand St</u>	
Email Address: <u>djefferson75835@icloud.com</u>	Phone Number: <u>936-545-7641</u>
Part II. Proposed Mobile Home Placement Information	
Property Address: <u>4-RPW 802 Cottonwood -</u>	
Present Zoning District: <u>R2</u>	Requested Zoning District (if applicable): <u>No change</u>
Required Setbacks for Present Zoning District: <u>20' front; 20' rear; 10' sides</u>	
Is there already a primary residential structure on the lot on which the mobile home would be placed? ☒ No ☐ Yes	
If yes, will the existing primary residential structure be demolished before placing the mobile home on the lot? ☐ No ☐ Yes (City Ordinance allows only one primary residential structure per lot.)	
Year Model of Mobile Home: <u>2025</u> (Must not be more than 5 years prior to application.)	
Will the mobile home be placed to face the street? ☐ No ☒ Yes	



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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 Officer 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 mobile 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 mobile home must meet the property set-back requirements of the Crockett Code as set forth on this application;
- the mobile 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 mobile home within sixty (60) days after the mobile 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 mobile home has already been placed on the property at the time of permit termination, I would be required to remove the mobile home from the property within thirty (30) days of notification of the permit termination.

Inez Ros Jr
Signature of Applicant

8-13-2025
Date (mm/dd/yyyy)

Inez Ros Jr
Signature of Property Owner (if different)

8-13-2025
Date (mm/dd/yyyy)

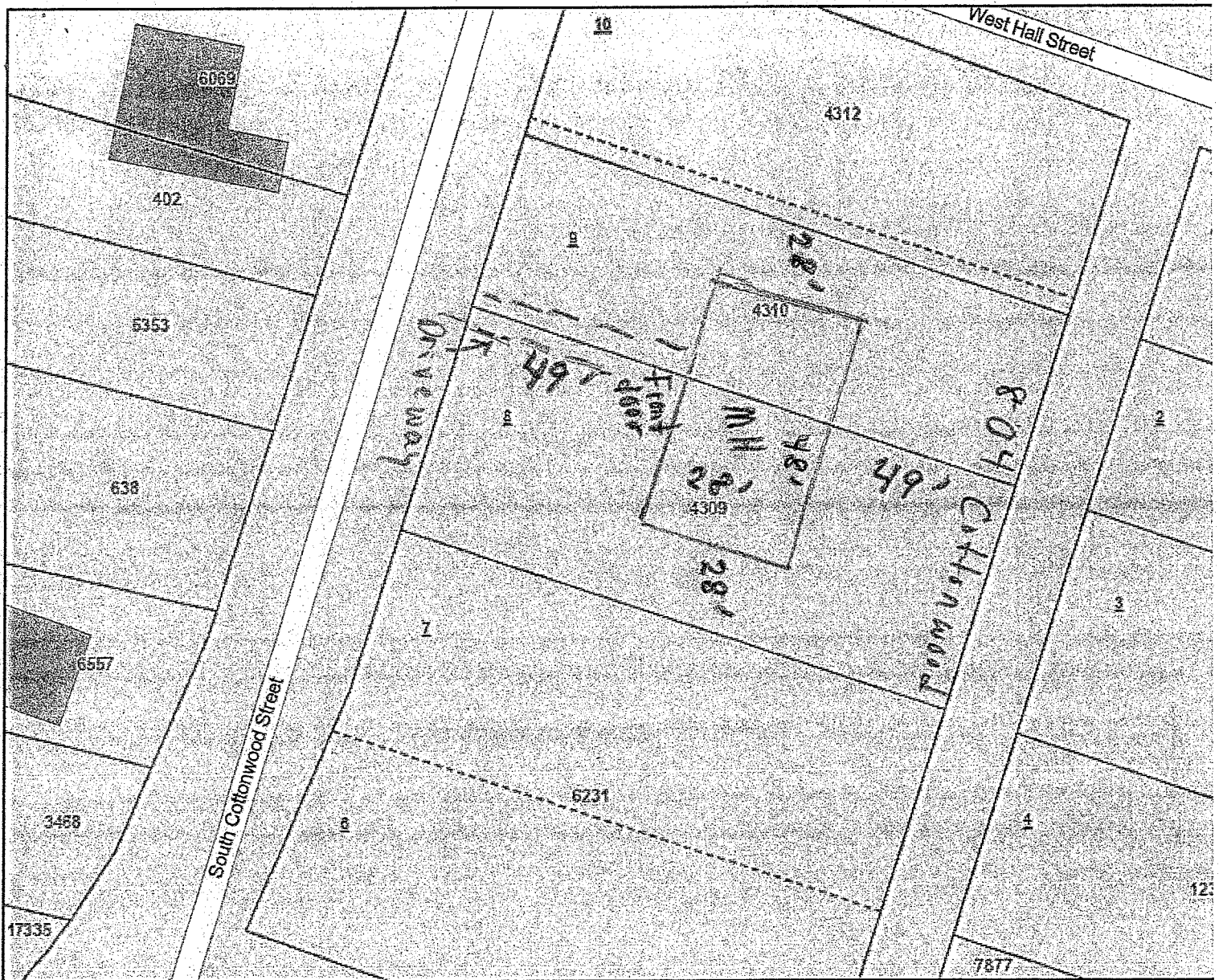
Part IV. To be Completed by Code Enforcement Officer or Designee

Date Application Received: 8/13/2025 Comments (if any):

\$100 Fee Paid: ☒ Cash ☐ Check # _____ ☐ Card Date Paid: 8/13/2025

Al War
Code Enforcement Officer or Designee

8/13/25
Date (mm/dd/yyyy)



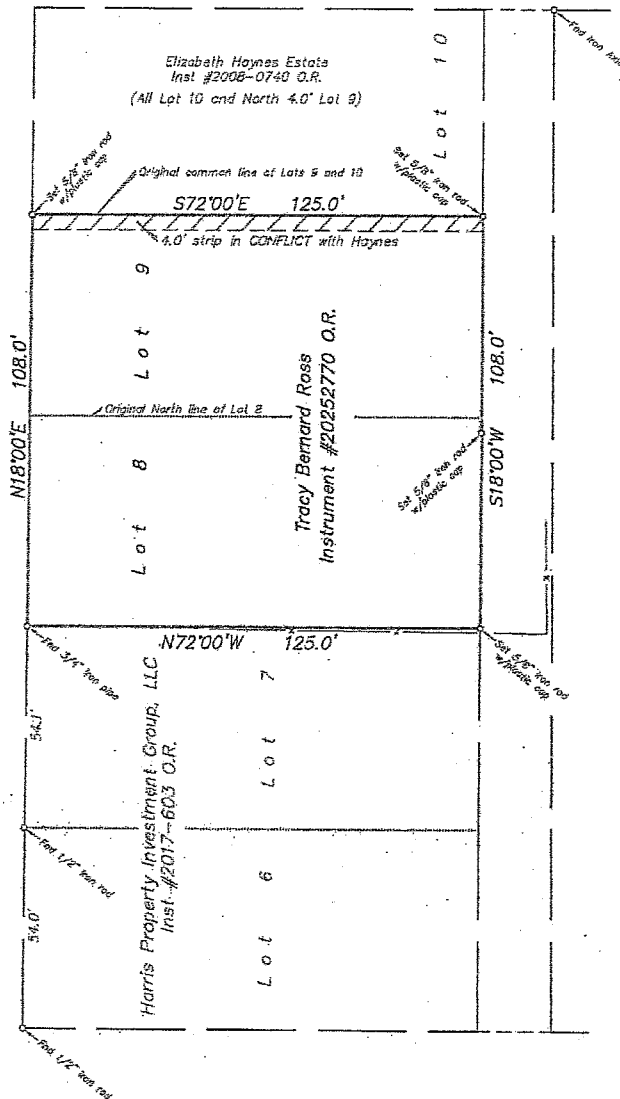
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 School Districts History Line Parcels

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data.

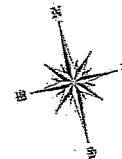
COTTONWOOD STREET

WEST HALL STREET



NOTES:

1. Plat of the J. W. HOGG Subdivision is an unrecorded subdivision;
2. This survey was performed without the benefit of a title commitment. Easements and other matters may exist not shown by this survey;
3. Bearings referenced to NAD 1983, Texas-Central Zone. Bearings based on GPS observations. Distances and areas are Grid and may be converted to Surface Horizontal by dividing by a scale factor of 0.99988;



PLAT OF SURVEY OF

LOTS 8 and 9
J. W. HOGG SUBDIVISION
(an unrecorded subdivision)

In the City of Crockett
FRANCIS JOHNSON SURVEY
Houston County, Texas

July, 2025

I, JOE A. FULLER, Registered Professional Land Surveyor, do hereby certify that this plat represents a survey made on the ground under my supervision and that all monuments and apparent easements are shown hereon.



Signed

JOE A. FULLER
R.P.L.S. No. 4066
July 15, 2025

Scale: 1" = 40 Feet

FULLER and ASSOCIATES
P.O. Box 1783 FIRM 10122-400
Huntsville, Texas
FILE: HOGG J W Lots 8-9-sik \2025\

History Line

Parcels

Esri, HERE, Garmin, INCREMENT P, NGA, USGS

S.D. James Evangelistic
Assoc. Inc.
c/o Fred Butler
Parcels 11580 & 21581

Lonny & Josie Lipscomb
c/o Josie Green
Parcel 5353

Paul W. Robbins
Parcel 7097

Clarence W. Jefferson & Gloria Baker
Parcel 5718 & 4763

Ruth White Lipscomb
c/o Lonny Lipscomb
Parcel 9197

Dorothy J. Sandles
Parcel 4972 & 16796

Gale Johnson
Parcel 17335

Reginald D. Marshall
Parcel 4692

Kelli Simpson
Parcel 14034

Richard K. Johnson Est.
c/o J. D. Lockhart, Jr.
Parcel 7877

Beau Martin
Parcel 12392

Namon Stewart Est
c/o Karen Simmons
Parcel 14475

Lois M. Jones
Parcel 3276

Richard McMichael
Parcel 10361

Sean Wiley
Parcel 638

Patsy J. Kaye
Parcel 8185

Jack & Leona Neal Est
c/o Patricia Hatch
Parcel 11185

Marcus Terry, Jr.
Parcel 8910

Earl King Est.
c/o Natrenia Hicks
Parcel 2277

Natural Concepts, LLC
Parcel 9427

Sam Woodley
c/o Lillie M. Williams
Parcel 17068

Leo King, Jr.
Parcel 2921 & 12754

Tom Randolph Est
Unknown Address
Parcel 12392

Lake-Livingston Realty
c/o Elija W. Ratcliff
Parcel 16643

Henry & Sallie Rhodes Est
c/o Michael W. Rhodes
Parcel 12577

Daveunce D. Leonard
Parcel 16661

Dave Rich Est
Unknown Address
Parcel 12632

219 Marshall, LLC
Parcel 4054

Willie E. Burns
Parcel 16767

Earlie Lee Groves Est
c/o Ianthia Fisher
Parcel 7732

Arnold Cotton Co.
Parcel 468

Aneisha Cooksey & Tresa Masters
Parcel 9762

O. T. & Catherine Harris Est.
Parcel 6557

Vera L Adams & Judy B. David
Parcel 12780

Joy D. Crowder
c/o James F. Crowder III
Parcel 3468

Harris Property Investment Grp, LLC
Parcel 6231

Opal Bacon
Parcel 3295

Rufus Crowder Est
c/o Billy Crowder
Parcel 3471

Dominique D. Hayes &
Gabriel H. Adams
Parcel 948

Jacob E. Barkley Est
Parcel 805

Degerman Evans
Parcel 402

Elizabeth Haynes Est
c/o Elizabeth Dianne Haynes
Parcel 4312

Leonoris Barnes, Sr.
Parcel 3679 & 10155

James M. Ewing
Parcel 12385

Henry Shawnterri
Parcel 16662

Patricia Hatch Batts
Parcel 1941

Jimmy D. Fisher
Parcel 19340

Carl Holey & Wife
c/o Carl Berry
Unknown Address
Parcel 7087

Sheralyn D. Beckman, et al
Parcel 10275

Jasmine & Reginald Franklin
Parcel 11668

Herbert & Rosaline Houston
c/o Jacquelyn Abrams
Parcel 7265

Sam Boston Estate
Address Unknown
Parcel 1573

John H. Freeman
Parcel 5350

Mrs. Horace Houston
c/o Lena Bolton
Parcel 7266

J. B. Brice Estate
Parcel 1740

Lula Fay Griffin Est.
Parcel 6069

Joe E. Houston
Parcel 6200