



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: Shannon Parris on behalf of Femme Tribe Tours & Travel, LLC.

Property Owner's Full Name: Femme Tribe Tours & Travel, LLC.

Property Address Under Consideration: 103 S. 2nd Street (Parcel 4229) & 112 E. Goliad Ave (Parcel 25499)

Description of Proposed Land Use Activity: Requesting C-3 zoning so owner can apply for C-3 specific use permits for mixed-use horizontal, with residential use on first floor behind C-3 commercial use, on both parcels and for a specific use permit for a hotel on Parcel 4299.

Present Zoning District: C2, Commercial Requested Zoning District: C3, City Center Shopping

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?
 Yes No No, because the properties bordering the east side of 2nd Street directly across and catty-cornered to Parcels 4299 and 25499 are already in the C-3 District. The change to C-3 would help ensure appropriate use of the area, because C-3 uses by right and SUP complement the current C-3 uses to the east of this property while some C-2 uses could be a hindrance to the character of this area.


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?
 Yes No See response to first question.

Will the proposed use be in keeping with the spirit and intent of City ordinance?
 Yes No If no, explain: Yes, because the C-3 district is intended to encourage and facilitate the maintenance and redevelopment of Crockett's City Shopping District with a mixture of retail, office and residential uses while preserving the historic identity of downtown. Changing this property from C-2 to C-3 will further facilitate redevelopment of the C-3 district.

How will the proposed zoning change affect the traffic circulation of the district in which it is proposed?
 No negative impact Negative Impact If negative impact, explain: No impact because the traffic circulation would be the same regardless of whether the property was a C-2 or C-3 use.

How will the proposed zoning change affect the public utilities of the district in which it is proposed?
 No negative impact Negative Impact If negative impact, explain:

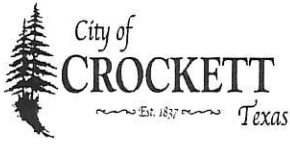
How will the proposed zoning change affect the health, safety, and general welfare of the community?
 No negative impact Negative Impact If negative impact, explain:
See response to the first and third questions.



Code Enforcement Officer or Designee

01/08/2024

Date (mm/dd/yyyy)



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Planning & Zoning Commission's Public Hearing Action

Date of Public Hearing: 1/18/2024

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: 27

Number of residents, other than applicant, at hearing who spoke:

in favor of application approval 1

opposed to application approval 0

Comments: *Pipp Gillette spoke in favor of the application.*

Planning & Zoning Commission's Motion:

Recommend approval of requested zoning change. Special Conditions: *None*

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: 3 Against: 0

David Juge
P&Z Chairman

01/18/2024
Date (mm/dd/yyyy)

Action Taken by City Council

Date of City Council Meeting: 1/22/2024

Approve zoning change. Special Conditions:

Disapprove zoning change. Reasons:

Table application for following reasons:

Motion Made by:

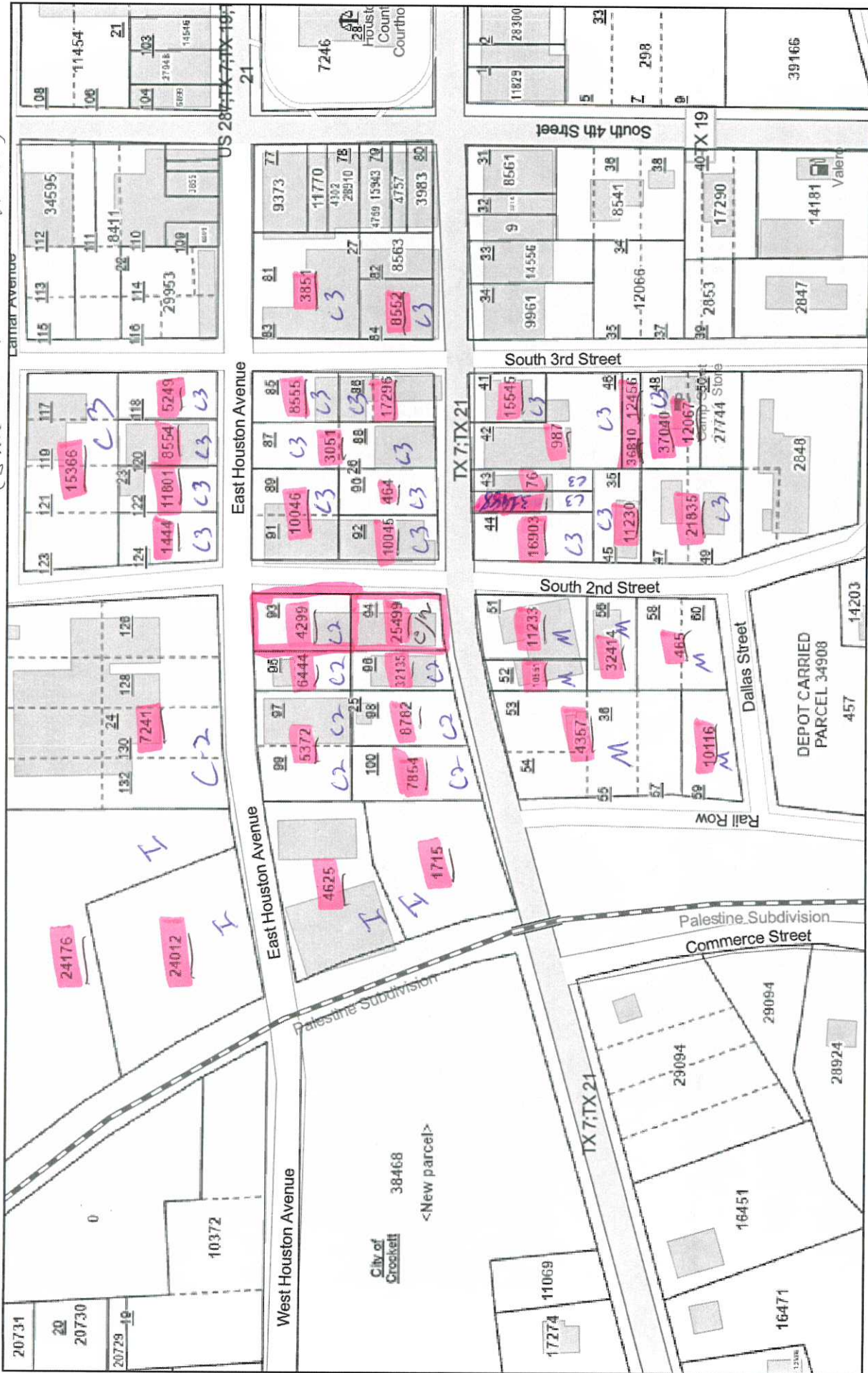
Motion Seconded by:

Vote on Motion. For: _____ Against: _____

Mayor

Date (mm/dd/yyyy)

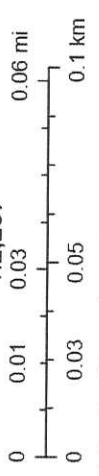
Parcels w/in 300' of Houston CAD Parcels 4299 & 25499 (shaded & underlined)



1/3/2024, 3:29:10 PM

- School Districts
- Parcels
- History Line

1:2,257



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Owners of Parcels w/in 300' of Parcels 4299 & 25499

Jose Juan & Angelica Alvarado
Parcel 11801

William Pipp Gillette
Parcel 12067 & 12456

M B McCullough Est
c/o F. D. McCullough
Parcel 24012 & 10116

Arnold Cotton Company
Parcel 465

John Arthur Gilmartin
Parcel 11230

Robert & Danette Millican
Parcel 32414

David & Frances Baker
Parcel 3051

Shanna Glawson
c/o Ace Bail Bonds
Parcel 6444

Robin Ogg
Parcels 464, 10045, & 10046

Joshua Blades
Parcel 1444 & 5372

Tyler E. Hicks
Parcel 4357

Pappaterra Ranch, LLC
Parcel 17296

Bryan K. Brown
Parcel 7854

Houston County
Parcel 24176

Possum Grape II, LLC
Parcel 76, 987, 15545 & 31988

Ray & Tami Bruner
Parcel 15366

Houston County Jail
Parcel 7241

Stan-Becky, LLC
Parcel 5249

Davy CRK LLC
Parcel 16903

Glenda J. Julian
Parcel 10551

Jody Michael Whitehead
Parcel 32135

Crockett Housing Authority
Parcel 21835

Knox Furniture Store, Inc.
Parcel 3851, 8552, 8554, 8555

Note: City of Crockett owns
Parcel #1715 – E. Goliad

Jurlinder F. Gentry
Parcel 11233

Teresa Land
Parcel 8782

Gillette Guy Porter Test Trust
c/o William Pipp-Gillette
Parcel 36810 & 37040

Robert & Nancy Lawrence
Parcel 4625