



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: Case Craycraft

Property Owner's Full Name: Same

Property Address Under Consideration: 101 S. 4th Street, Parcel 9373, Crockett, Texas 75835

Nature of Specific Use Permit Request: C-3 Vertical Mixed Commercial and Residential Use, with Residential Use More Than Two Units Above First Floor C-3 Use.

Present Zoning District: C-3

Requested Zoning District (if applicable): No Change.

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?

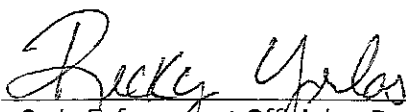
☒ No negative impact ☐ Negative Impact If negative impact, explain:

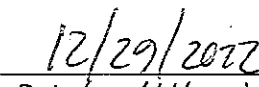
How will the proposed use affect the public utilities of the district in which it is proposed?

☒ 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 Official or Designee


Date (mm/dd/yyyy)



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Planning & Zoning Commission's Public Hearing Action

Date of Public Hearing: January 18, 2022

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 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 permit. Special Conditions:

No change in ownership & First floor must be revenue-generating C-B commercial business

☐ Recommend disapproval of permit. Reasons:

☐ Table application for following reasons:

Motion Made by: Wade Thomas

Motion Seconded by: Ra, Bruner

Vote on Motion. For: 3 Against: 0

David J. [Signature]
P&Z Chairman

01/18/2023
Date (mm/dd/yyyy)

Action Taken by City Council

Date of City Council Meeting: January 23, 2022

☐ 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)

101 South 4th Street Business Plan

First Floor Commercial Business Plan:

The plan for the first floor is to create a store front area to lease out for retail. The back is sectioned off with two large rooms for office/storage. Ideally the tenant would be a boutique clothing store or something of that nature. The setup would also be ideal for a business office with a "bullpen" area in the front with an additional two private office areas in the back. At the very back of the building is a lounge area or break room for the employees. We're planning to use most of the original structures in the back half of the building. The front half of the building will just be removing walls. We have checked and the structure is being held by metal "I" beams running horizontal so there's no load bearing walls either. The two male/female restrooms that were previously there are also going to stay.

2nd & 3rd Floor Plan:

2nd Floor: One 2-bedroom Short-Term Rental (Airbnb).

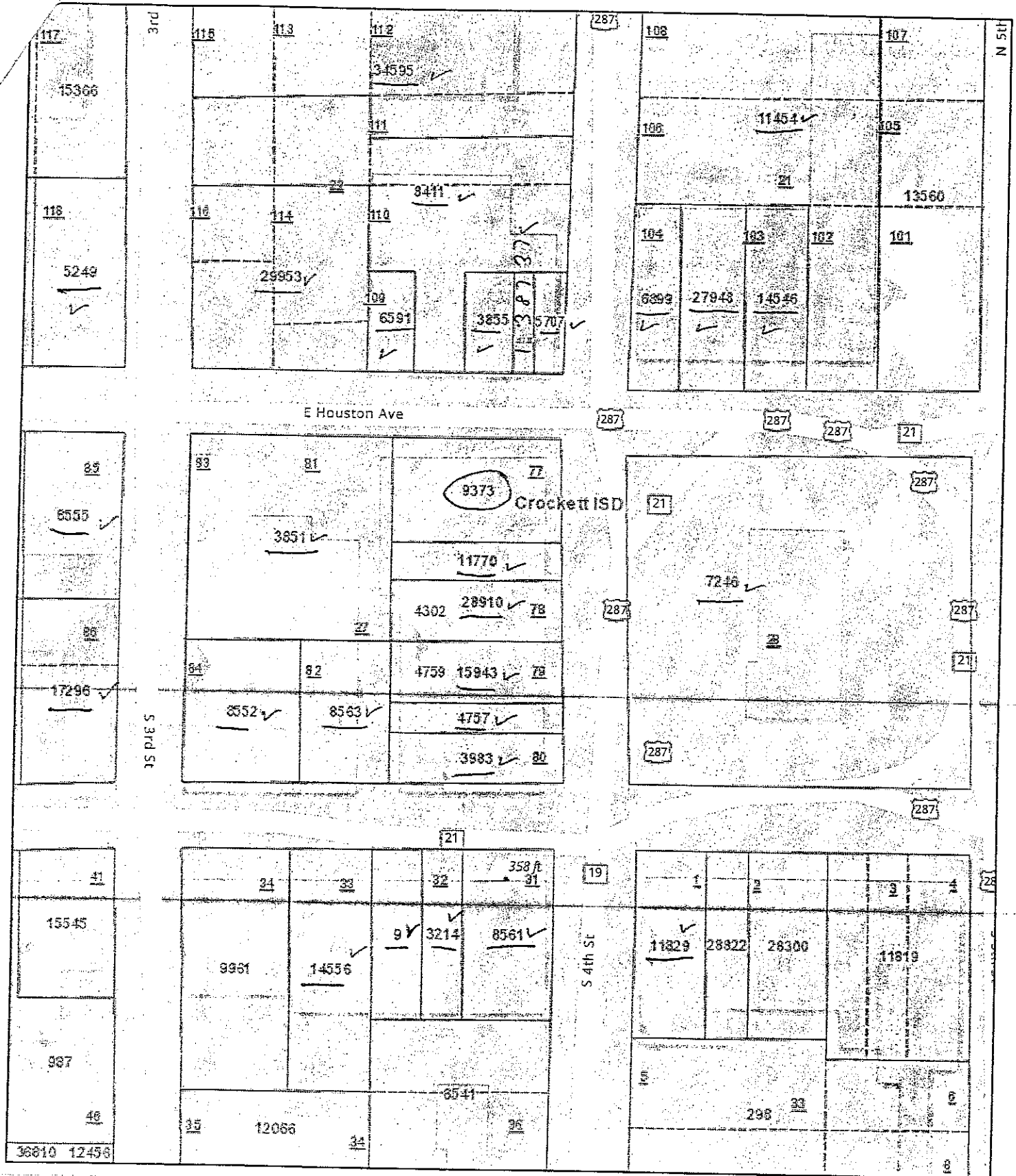
3rd Floor: One 3-bedroom Short-Term Rental (Airbnb).

The goal is to restore an antique building that is a staple of the square in Crockett. As for the second and third floor of this building, I believe that two upscale Airbnb style Short-Term rentals would be desirable to visitors as well as beneficial to other stores and restaurants in the immediate area. This will generate more visitor foot traffic by keeping visitors from having to leave the square.

Parking: Since this will be a hotel type stay, I don't anticipate parking being used every night unlike apartments. Of the two rentals, both would most likely be occupied only at night and on the weekends. The current plan is to use the three parking spots on the side street by the building or the county's parking lot by Moosehead Cafe. Since the rental terms will be given to the people staying upfront, I can include/exclude where they can park. Also, the entrance to the 2nd and 3rd floor will be by using the side door so there isn't any reason to use parking on the square versus the side street. Also, assuming most overnight renters will be from large cities coming to visit they can appreciate specific parking terms given to them. If spots can be rented from the city/county, I'd be happy to do that as well.

Case Craycraft
(936) 545-5045

Houston CAD



12/28/2022, 9:35:09 AM

School Districts

History Line

History Labels

