



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: Elbert Johnson

Property Owner's Full Name: Same

Property Address Under Consideration: 917 S. 4th Street, Parcel 30794, Crockett, Texas 75835

Nature of Specific Use Permit Request: Private all sports lounge and night lounge

Present Zoning District: M

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:

To be determined by P&Z Commission and City Council after discussion at public hearing. Note: Consideration should be given to the limited parking area at 917 S. 4th Street and the late-night hours of a private-club operation.

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:

To be determined by P&Z Commission and City Council after discussion at public hearing. See note for above criteria relating to character of area.

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

☒ Yes ☐ No If no, explain:

Note: City ordinance allows private clubs by specific use permit in the M – manufacturing, warehousing and wholesaling district.

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:

This is already a somewhat high-traffic state highway leading into downtown Crockett from Loop 304 with a gas station/convenience store located on the adjacent Parcel 8861. Anticipated overflow parking along S. 4th Street might affect visibility for drivers pulling onto S. 4th from a side street, but the traffic circulation will not be affected.

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

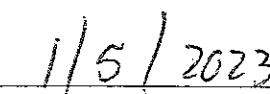
☒ No negative impact ☐ Negative Impact If negative impact, explain:

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

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

To be determined by P&Z Commission and City Council after public hearings. See note for above criteria relating to character of area.


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, 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: 21

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:

Provide letters from adjacent property owner allowing use of their property for over-flow parking.

☐ 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

Daniel Tyn
P&Z Chairman

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

Action Taken by City Council

Date of City Council Meeting: January 23, 2023

☐ Approve permit. Special Conditions:

☐ Disapprove permit. Reasons:

☐ Table application for following reasons:

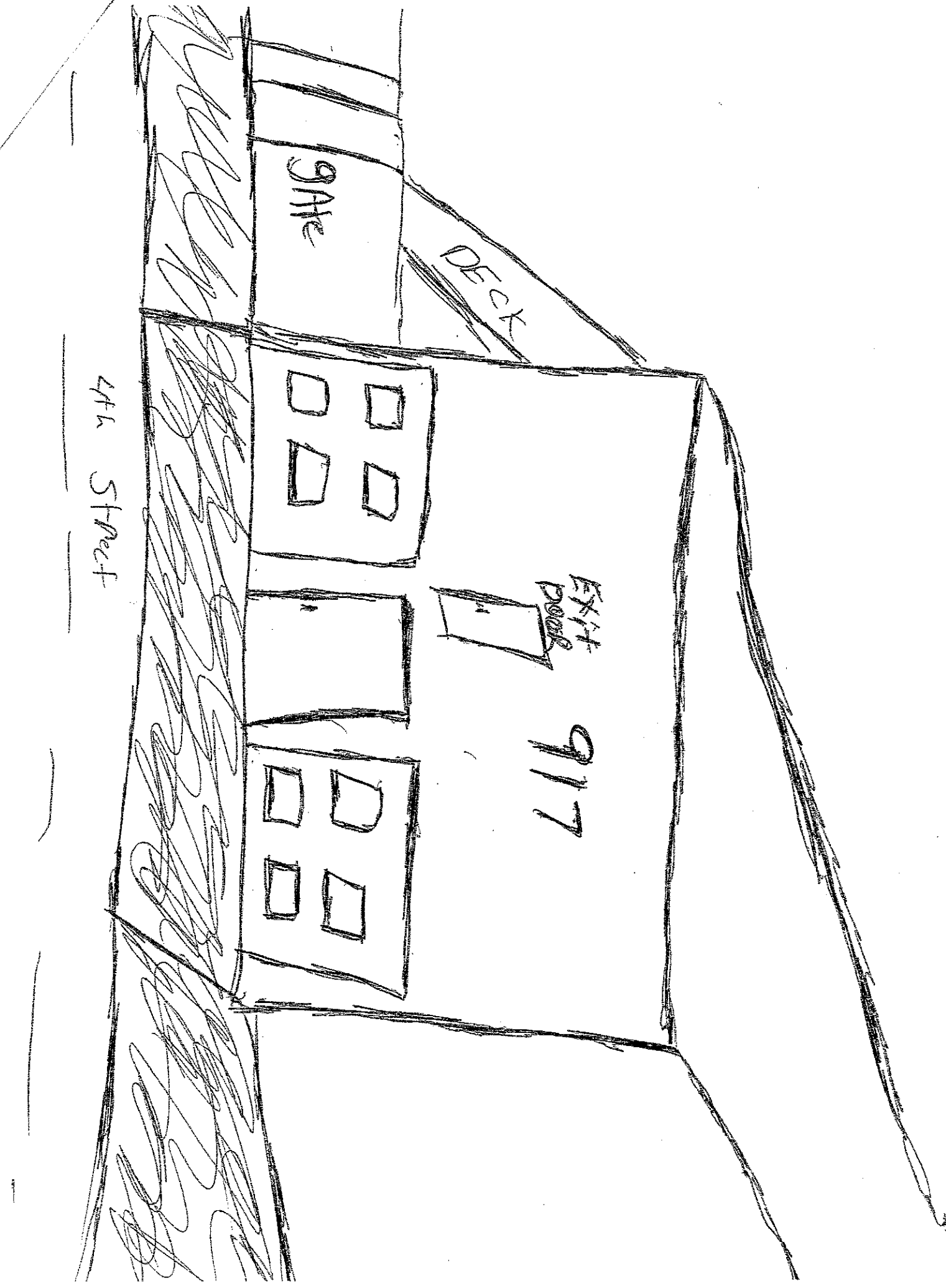
Motion Made by:

Motion Seconded by:

Vote on Motion. For: _____ Against: _____

Mayor

Date (mm/dd/yyyy)



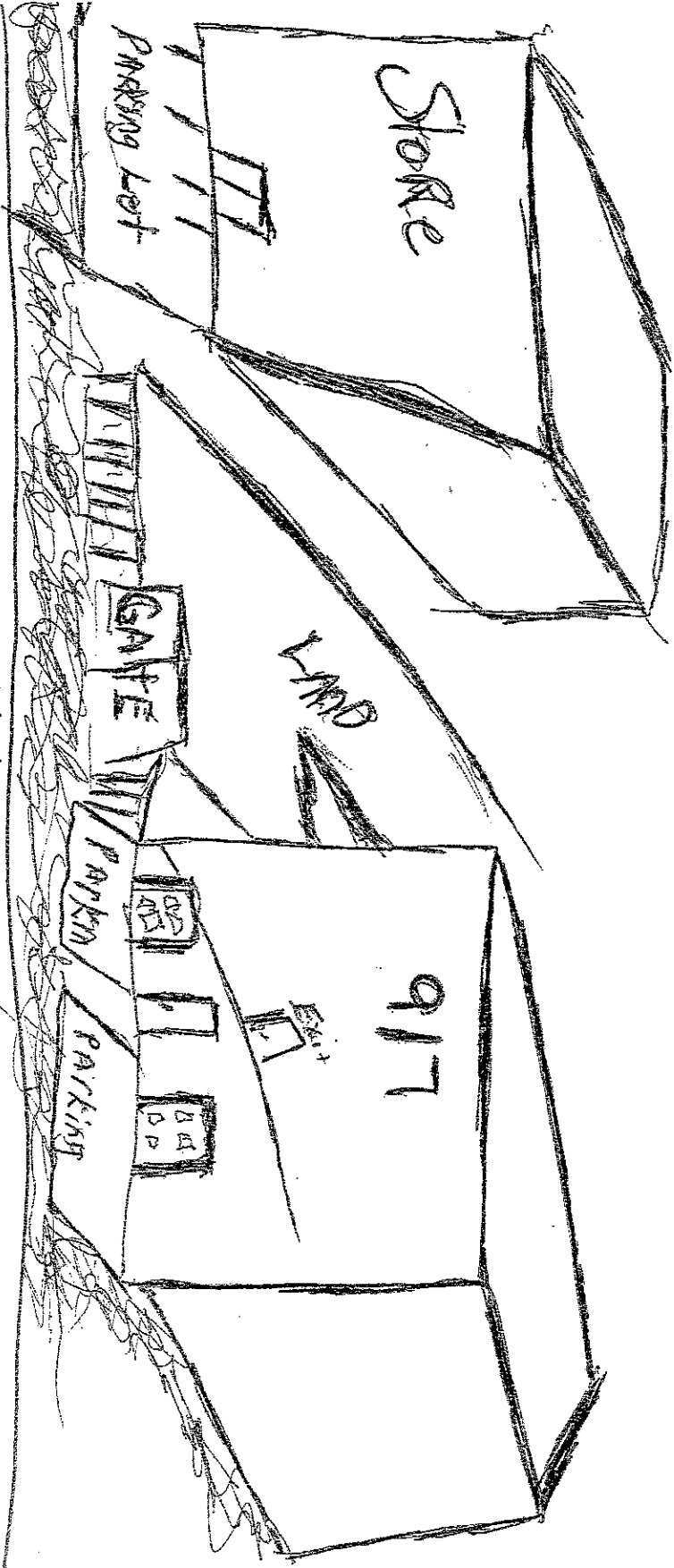
GATE

DECK

Exit
Door

917

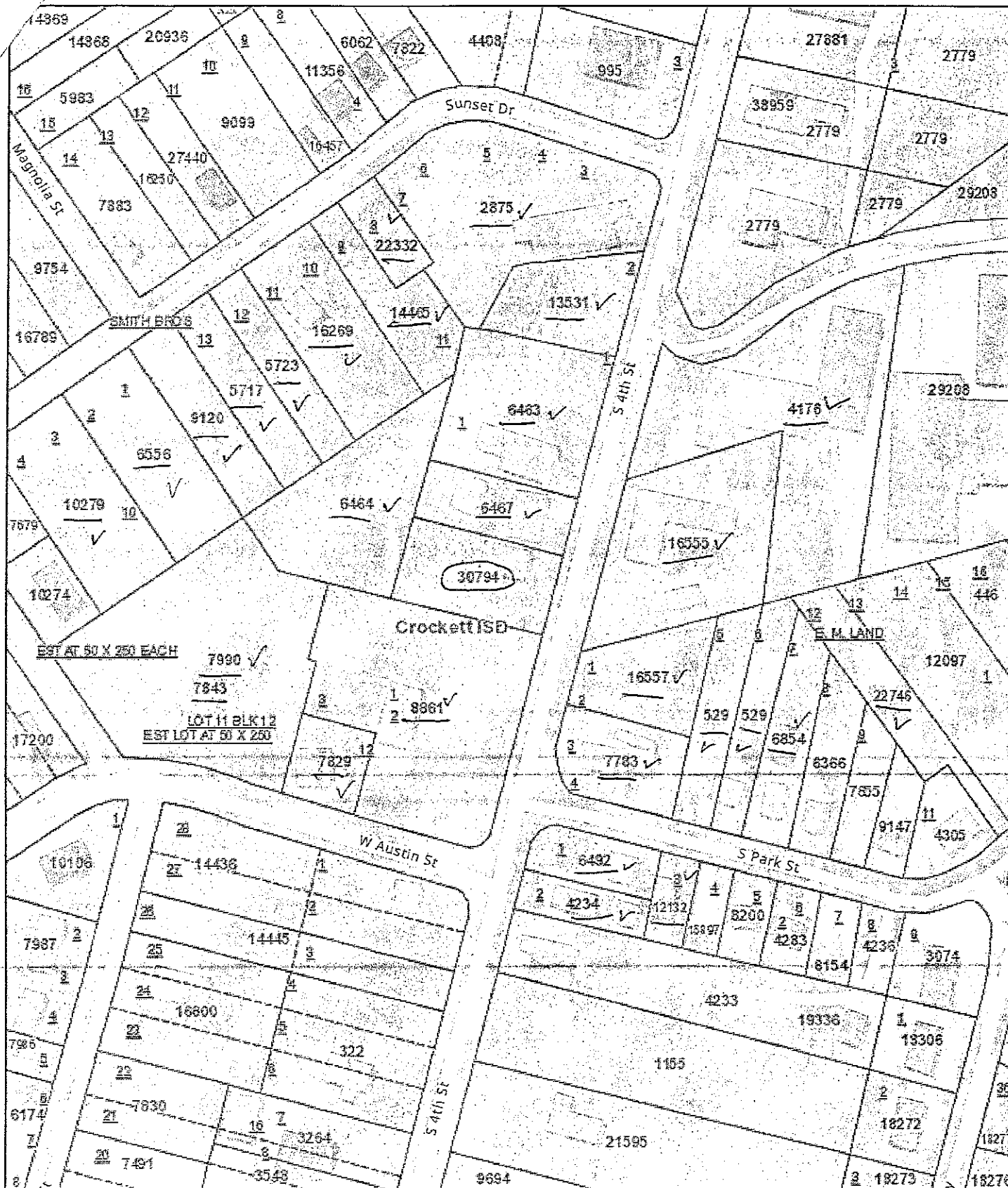
4th Street



4th Street

4th Street

Houston CAD

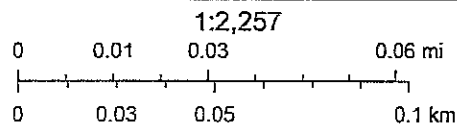


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☐ School Districts

History Line

History Labels



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