

Planning & Zoning Commission
Final Report of Proposed Zoning Map Amendments
for Existing Manufactured Home Subdivision and Manufactured Home Parks

Background:

City of Crockett (City) Ordinance O-02-26 effective March 1, 2026, established the new MH-1 - Manufactured Home Subdivision Zoning District and the new MH-2 - Manufactured Home Park and RV Park/Campground Zoning District. The purpose was to establish zoning districts in which manufactured homes would be permitted by right in compliance with Senate Bill 785 passed by the Texas 89th Legislature and which would have regulations specific to the unique needs of manufactured housing developments. In addition, the establishment of the MH-1 and MH-2 districts had been identified as a best practice based on the review of zoning codes for other municipalities because establishment of the MH-1 and MH-2 districts helps protect manufactured home developments from incompatible uses within the developments and from redevelopment changes by new property owners that would displace manufactured home residents.

Now that the MH-1 and MH-2 districts have been established, the Planning & Zoning Commission is ready to begin the process of amending the City's zoning map to change the zoning district for the one existing manufactured home subdivision within City limits to the MH-1 district and the two existing manufactured home parks within the City limits to the MH-2 district so that such properties will be in the most appropriate zoning district with applicable regulations, uses, and protection, instead of being a nonconforming use and subject to displacement.

Proposed Zoning Changes by Manufactured Home Subdivision/Park:

1. Quail Trail Manufactured Home Subdivision located at Quail Trail Circle, off of N. 6th Street, north of Downes Ave. and south of NE Loop 304: Change from current R-2, Two-Family Residential District, to MH-1 Zoning District. Benefits to current and any future property owners and the City resulting from the zoning change include: (1) manufactured homes, barndominiums, and tiny homes built/installed in compliance with City ordinance will be permitted by right instead of requiring a specific use permit; and (2) the change would ensure that the subdivision remains a single-family subdivision because duplexes would no longer be permitted by right.

2. Forest Cove Estates Manufactured Home Park (former Snider Manufactured Home Park), located at 2000 SE Loop 304, near NE corner of Hwy 19 and SE Loop 304 (Parcel 38167): Change from current R-3, Multi-Family to MH-2 Zoning District. Benefits to the property owner resulting from the zoning district change is that the property would be a conforming use in the appropriate zoning district instead of a legal nonconforming use in the R-3 district with restrictions on property improvements. Benefits to the City include helping to ensure that the property will continue to be a manufactured home park, which results in affordable housing for Crockett residents and helps the City meet the requirements of Senate Bill 785, and not be converted to another R-3 permitted use without City Council approval for a zone change back to the R-3 district. *Note: Because at least 50 percent of the manufactured home lots in the park are physically occupied by a manufactured home used as a residence, the new restriction that any newly installed manufactured homes must be less than five years old will not be enforced at this time and will only be enforced if 50 percent of the lots are not occupied for a period of 12 consecutive months.*

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3. Manufactured Home Park located at 2001 SE Loop 304, SE corner of Hwy 19 and SE Loop 304 (Parcel 8540): Change from current R-3, Multi-Family, to MH-2 Zoning District. Benefits to the City resulting from the zoning change are the same as referenced in Item 2. *Note: Because less than 50 percent of the manufactured home lots in the park are physically occupied by a manufactured home used as a residence and this situation has existed for more than 12 consecutive months, the new restriction that any newly installed manufactured homes must be less than five years old will be enforced at this time and in the future.*

Conclusion: The P&Z Commission concluded that the public hearing only resulted in technical changes and clarifications being incorporated into the report and did not result in any changes to the proposed zoning map amendments.

Recommendation: The Planning & Zoning Commission recommends that the City Council vote to approve the proposed zoning map amendments after the Council's public hearing to be held on Monday , May 18, 2026.