



City of Crockett
Application for Specific Use Permit
(other than Mobile Home Placement)

Specific Use means a land-use activity that may be appropriate within a designated zoning district but which must first be reviewed by the planning and zoning commission and approved by the city council. If the land-use activity is approved, a Specific Use Permit is issued.

To apply for a Specific Use Permit, you must first contact the Code Enforcement Official at City Hall for a feasibility review discussion (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 (the deed or accompanying plat must demonstrate that the property is platted or located in an approved subdivision in Crockett, unless the lot has not changed in configuration since 1961);
- a project plan showing the name of the project, a smaller scale map showing the location of the proposed project and a directional arrow, all existing and proposed streets and points of access to the project, lot dimensions, locations and dimensions of existing and proposed buildings and structures, off-street parking areas with parking spaces individually drawn and counted, spaces, sidewalks (if applicable), and number of dwelling units per acre; 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>Juanita Stout</u>	
Mailing Address: <u>500 E Houston Crockett, Tx 75835</u>	
Email Address: <u>Nita.stout.lcdc@gmail.com</u>	Phone Number: <u>713.398.4784</u>
Are you the property owner for the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <u>Contract pending - ROU</u>	
<i>If no, provide the following information for property owner.</i>	
Property Owner's Full Name: <u>Louis Navarro</u>	
Mailing Address: <u>3536 Hwy 6 #264 Sugarland TX 77478</u>	
Email Address: <u>luis@uptownhomesplus.com</u>	Phone Number: <u>281-848-8064</u>
Part II. Proposed Land Use Activity	
Property Address: <u>500 E Houston Ave</u>	
Present Zoning District:	Requested Zoning District (if applicable):
Description of Proposed Land Use Activity: <u>Roller skating - arcade</u>	



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: Juanita Stout

Property Owner's Full Name: Uptown Homes, LLC (applicant's purchase contract is pending closing)

Property Address Under Consideration: 500 E. Houston Ave., Crockett, TX 75835; Parcel 16010

Nature of Specific Use Permit Request: Roller-skating rink and arcade (amusements) on second floor of commercial building in the C-3 District.

Present Zoning District: C3 Requested Zoning District (if applicable): N/A

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: *Note: No adverse impact identified during P&Z public hearing nor by P&Z Commission members after public hearing.*

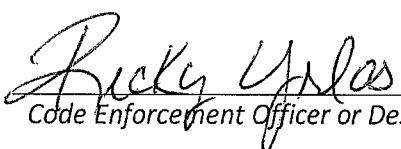
Will the proposed use substantially depreciate the value of adjacent and nearby properties for use in accordance with regulations of the zoning district in which they are located?
 Yes No If yes, describe reason for substantial depreciation: *Note: Same as first item note.*

Will the proposed use be in keeping with the spirit and intent of City ordinance?
 Yes No *Note: A roller-skating rink and arcade are considered "amusements," which are allowed by specific use permit in the C-3 district.*

How will the proposed use affect the traffic circulation of the district in which it is proposed?
 No negative impact Negative Impact *Note: The addition of a roller-skating rink and arcade on the second floor of this building would not require any change to the traffic circulation pattern. Because the anticipated maximum occupants at any time will be fewer than 100 (exact maximum occupancy cannot be determined until after all furniture/equipment is installed), the anticipated increase in traffic at this location would not be any more than if a restaurant were to open on the second floor at this location. In addition, the building is accessible by means other than having to circle the courthouse square, especially for traffic coming in from the north and east side of town.*

How will the proposed use affect the public utilities of the district in which it is proposed?
 No negative impact Negative Impact

How will the proposed use affect the health, safety, and general welfare of the community?
 No negative impact Negative Impact *Note: The skating rink/arcade will have to receive a certificate of occupancy from the fire marshal / building official prior to opening to ensure safety of customers, and the nature of the amusement is a family-friendly amusement.*


 Code Enforcement Officer or Designee

10/3/2023
 Date (mm/dd/yyyy)



City of Crockett
Planning & Zoning Commission and City Council
Action Taken for Specific Use Permit Application

Planning & Zoning Commission's Public Hearing Action

Date of Public Hearing: Tuesday, Oct 3, 2023

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: 28

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

in favor of application approval 1

opposed to application approval 0

Comments: Ian Walker, representing the Walker family who owns Parcel 13483, 100 S. 5th Street, directly across from the location of the proposed skating rink, expressed support of the specific use permit as an investment in the downtown area.

Planning & Zoning Commission's Motion:

Recommended approval of permit. Special Conditions: Permit to be effective only upon the applicant's purchase of the property and remains effective only while the applicant owns the property and is contingent upon all code compliance being met.

Recommended disapproval of permit. Reasons:

Tabled application for following reasons:

Motion Made by: Wade Thomas

Motion Seconded by: Ray Bruner

Vote on Motion. For: 3 Against: 0


 P&Z Chairman

10/10/2023
 Date (mm/dd/yyyy)

Action Taken by City Council

Date of City Council Meeting: October 16, 2023

Approved permit. Special Conditions:

Disapproved permit. Reasons:

Tabled application for following reasons:

Motion Made by:

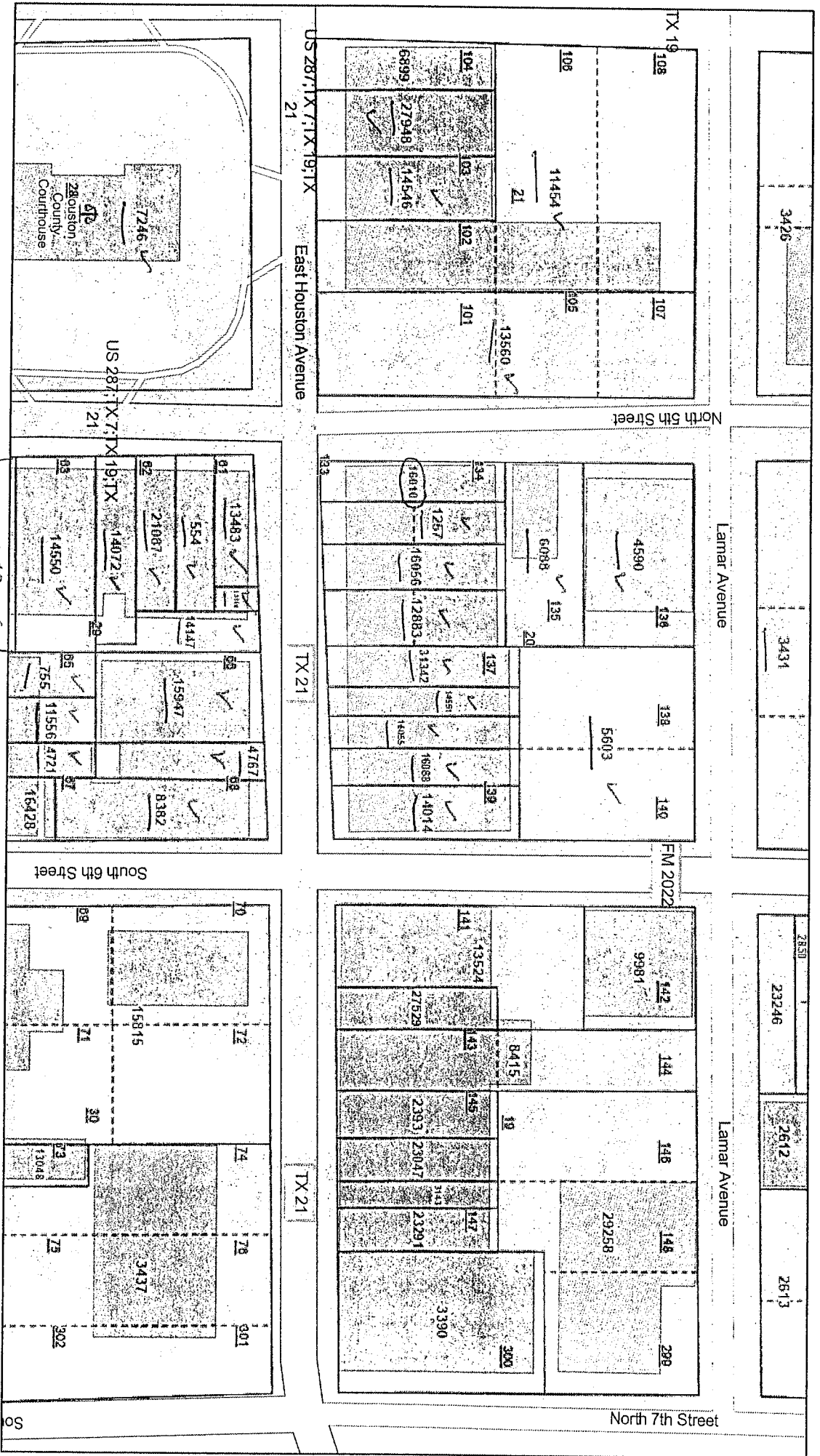
Motion Seconded by:

Vote on Motion. For: _____ Against: _____

 Mayor

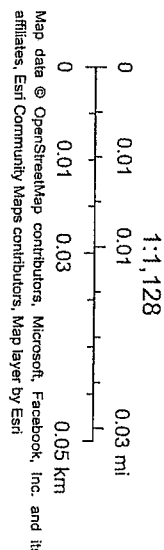
 Date (mm/dd/yyyy)

Parcels w/in 200' of Houston CAD Parcel 16010 (underlined)



9/8/2023, 10:42:43 AM

- 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 and information sources to ascertain the usability of the information. Information

516 E. Goliad, LP
Parcel 11556

Joe Griffith, Jr. & Elaine Berkley
Parcel 14551

Richard & Jeanette Masters
Parcel 27948

Charles Arnold
Parcel 14072

Jessie D. & Kathy Harrison
c/o Hearts Desire
Parcel 16088

Mary Sue Mullen
Parcel 14014

Donald Lester Bennett
Parcel 12883

Houston County
Parcel 7246

Possum Grape, LLC
Parcel 15947

Tarina Boone
Parcel 4721

James Leon Hunt
DBA KIVY
Parcel 554

Jonathan & Cynthia Sensat
Parcel 14147

Ernest E. Caldwell
Parcel 1257

Ray A. Julian, Jr.
Parcel 8153

Stan-Becky, LLC
Parcel 4590

Chanlorman Travel, Inc.
c/o Ellen McCreight
Parcel 21087

Charles W. Kennedy, III
Parcel 6088

Leeland & Connie Strban
Parcel 13118

Cynthia Chionsini
Parcel 16055

Michael & Jan Maiden
Parcel 16056

Tran Tien
Parcel 14546

Joe Jay Clonts III
Parcel 11454

Michael & Dianne McKerreghan
Parcel 8382

John D. Walker
Parcel 13483

Patricia Dickey Est
Parcel 14550

Thomas A. McLendon
Parcel 4767

Albert Flores
Parcel 755

Mullen Family Properties, LLC
Parcel 31342