



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: Noralva Arvizu

Property Owner's Full Name: Bernardo Arvizu

Property Address Under Consideration: Parcel 8190; Current Address 200 W Goliad Ave.

Nature of Specific Use Permit Request: Manufactured Home Placement on Property

Present Zoning District: R2

Requested Zoning District (if applicable): No Change

Criteria for Specific Use Permit: *(The following responses are preliminary responses from the City's code enforcement officer based on his review of the SUP application and are subject to change based on input received at the public hearings.)*

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:

No. This is currently vacant property in the R2 district. The addition of a 2021 modeled manufactured home with residents will not adversely affect the character of the property or surrounding neighborhood and could improve the neighborhood with the addition of another home and residents to provide neighborhood security.

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:

For the most part, the dwellings in the 200 block of W. Goliad are smaller, older dwellings. A page is attached with the residential property values, square footage, and year built if available, all from the HCAD detailed records.

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

☒ Yes ☐ No If no, explain:

Yes. The R2 district permits manufactured homes by specific use permit.

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:

No change to traffic circulation. There are already residential driveways directly off of W. Goliad.

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

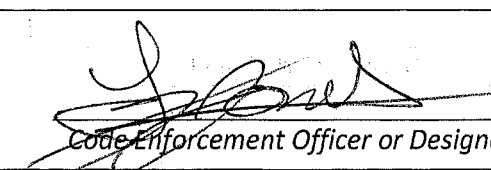
☒ No negative impact ☐ Negative Impact If negative impact, explain:

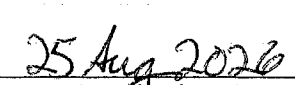
This block of W. Goliad already has the necessary infrastructure to add a residential structure to this property.

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

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

See response to first question.


Code Enforcement Officer or Designee


Date (mm/dd/yyyy)



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Planning & Zoning Commission's Public Hearing Action

Date of Public Hearing: 9/17/2026

Number of property owners other than applicant who, per HCAD tax rolls, own land lying within ☐ 200 feet (C-3 District) or ☒ 300 feet (all other districts) of the property for which proposed change is sought and may express being in favor of or opposed to the application: 21

Number of eligible property owners, other than applicant, who spoke at hearing or provided signed written notice that they are:

in favor of application approval _____

opposed to application approval _____

Comments:

Planning & Zoning Commission's Motion:

☐ Recommend approval of permit. Special Conditions:

☐ Recommend disapproval of permit. Reasons:

☐ Table application for following reasons:

Motion Made by:

Motion Seconded by:

Vote on Motion. For: _____ Against: _____

P&Z Chairman

Date (mm/dd/yyyy)

Action Taken by City Council

Date of City Council Meeting:

☐ Approve permit. Special Conditions:

☐ Disapprove permit. Reasons:

☐ Table application for following reasons:

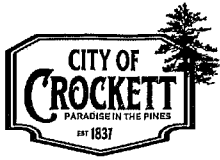
Motion Made by:

Motion Seconded by:

Vote on Motion. For: _____ Against: _____

Mayor

Date (mm/dd/yyyy)



City of Crockett
**Planning & Zoning Commission and City Council
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Additional information for Criteria #2 relating to surrounding property values, based on HCAD detailed records.

201 W. Goliad: Market value of \$113,780 with a 1996 dwelling consisting of 1,146 sf.

204 W. Goliad: Market value of \$98,070 with the year that the older dwelling was built unrecorded and consisting of 1,494 sf.

208 W. Goliad: Market value of \$97,540 with a 1935 dwelling consisting of 2,824 sf.

210 W. Goliad: Market value of \$70,810 with a 1940 dwelling consisting of 1,358 sf



Specific Use Permit Application for Manufactured Home Placement

Instructions: Schedule an initial feasibility review discussion with the Code Enforcement Officer (936-544-5156, Ext. 208). If proceeding with the application after the discussion, submit this completed form to the Code Enforcement Officer along with:

- a copy of the property deed;
- unless a surveyor has previously placed survey stakes on the corner boundaries of the property that correspond with the property's legal description, a survey plat prepared by a licensed surveyor showing the boundaries of the property and that sufficient room is available for setbacks required by City Code;
- a small-scale drawing of the property indicating dimensions of the manufactured home, placement of home on property, setbacks from property lines, dimensions and location of existing buildings, location of existing streets, and location of driveway access to the home (a survey plat identifying all of this information may substitute for the drawing); 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: Noralva Arvizu		
Mailing Address: 204 W Goliad Ave		
Email Address: nora16arvizu@hotmail.com		Phone Number: 936-546-8181
Are you the property owner for where the manufactured home would be placed? ☒ No ☐ Yes		
<i>If no, provide the following information for property owner.</i>		
Property Owner's Full Name: Bernardo Arvizu		
Mailing Address: 204 W Goliad Ave		
Email Address: nora16arvizu@hotmail.com		Phone Number: 936-546-8181
Part II. Proposed Manufactured Home Placement Information		
Property Address: 200 W Goliad Ave		HCAD Parcel #: 8190
Is there already a primary residential structure on the lot on which the manufactured home would be placed? ☒ No ☐ Yes		
If yes, will the existing primary residential structure be demolished before placing the manufactured home on the lot? ☐ No ☐ Yes <i>(City Ordinance allows only one primary residential structure per lot.)</i>		
Year model of manufactured home <i>(must not be more than 5 years prior to application)</i> : 2021		
Width of manufactured home: 30'-4"	Length of manufactured home: 48'	Total SF: 1456
<i>(Square feet [width x length] must equal more than 900 square feet.)</i>		
Will the manufactured home be placed to face the street? ☐ No ☒ Yes		



Specific Use Permit Application for Manufactured Home Placement

Part III. Acknowledgements and Signature

I certify that:

- all information provided on and with this application (deed, survey plat, and print of property drawn to scale) is true and correct to the best of my knowledge;
- no requested information has been withheld; and
- I understand that I must notify the Code Enforcement Official of any changes to the information provided on or with this application.

I understand that if the permit is approved, I must comply with the following requirements:

- the permit will lapse and become of no effect if the use for which the permit is granted is not established within one hundred twenty (120) days of the issuance of the permit or an extension reviewed by the Planning & Zoning Commission and approved by City Council;
- the standards established by the City of Crockett Zoning Code in: (1) Sec. 314.01. Restrictions on specific use permits for manufactured homes; (2) 314.02. Single Lot Standards.; and (3) 314.03. Structural safety and skirting requirements, a copy of which has been provided to me through the Zoning Code Excerpts Relating to Manufactured Homes Outside of the MH-1 and MH-2 Districts.

I understand that:

- if the permit is granted, failure to honor and abide with the requirements set forth on this application or in applicable City Code or with any conditions set forth on the permit may result in the City immediately and automatically terminating the permit; and
- if the manufactured home has already been placed on the property at the time of permit termination, I would be required to remove the manufactured home from the property within thirty (30) days of notification of the permit termination.

[Signature]
Signature of Applicant

08/12/2026
Date (mm/dd/yyyy)

Bernardo Arvizu
Signature of Property Owner (if different)

08/12/2026
Date (mm/dd/yyyy)

Part IV. To be Completed by Code Enforcement Officer or Designee

Date Application Received: _____ Zoning District: ☐ AR ☒ R2 ☐ R3

Minimum Lot Size: 6000 Minimum Lot Width: 60 Maximum Lot Coverage: 40 %

Minimum Setbacks: Front Yard: 20 Side Yard: 10 Rear Yard: 20 Max Height: 35'

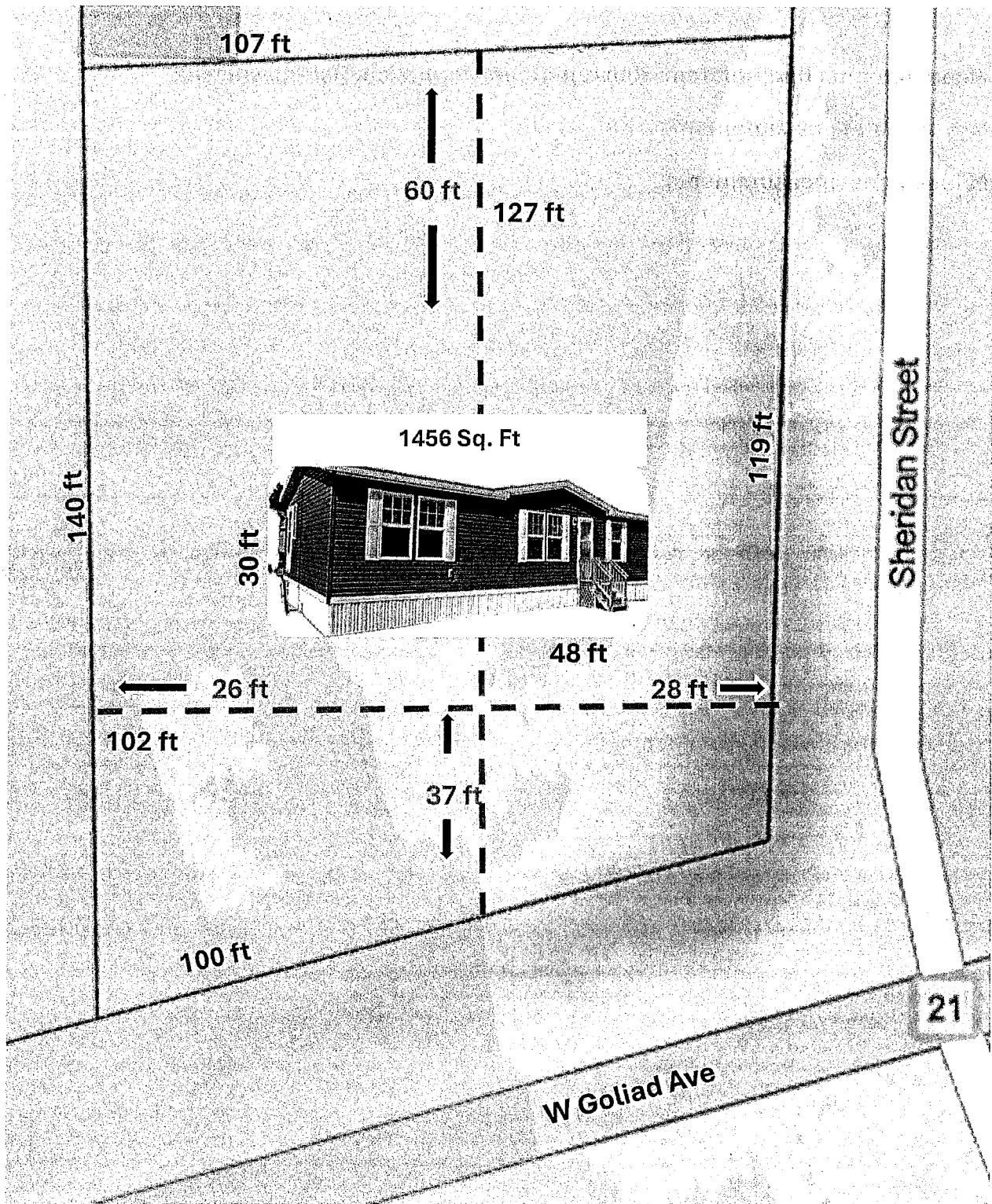
Based on Plans Provided: ☒ All property requirements are met OR ☐ Variance is required

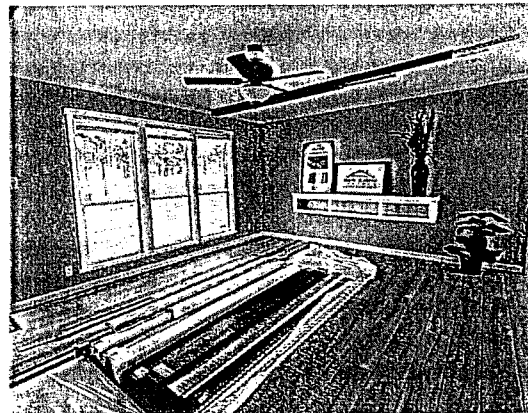
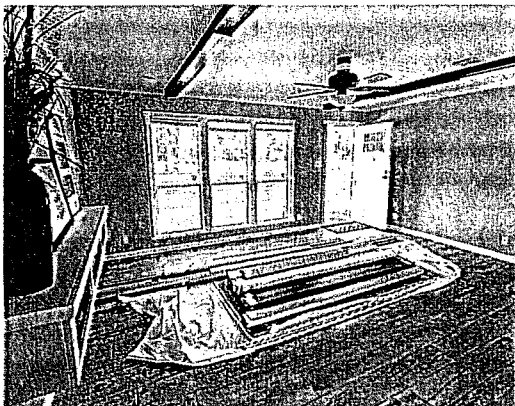
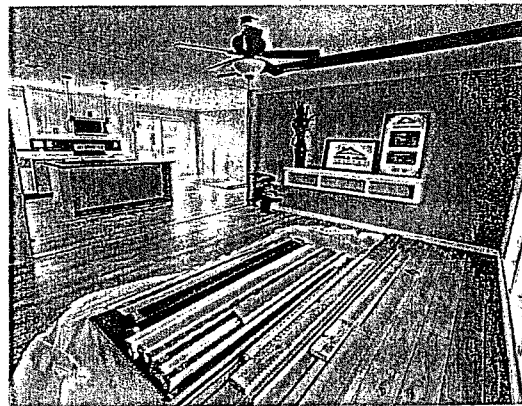
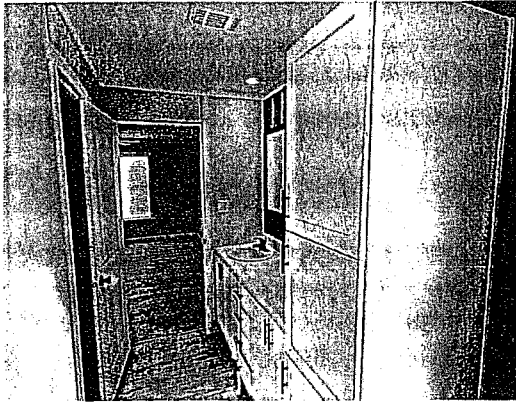
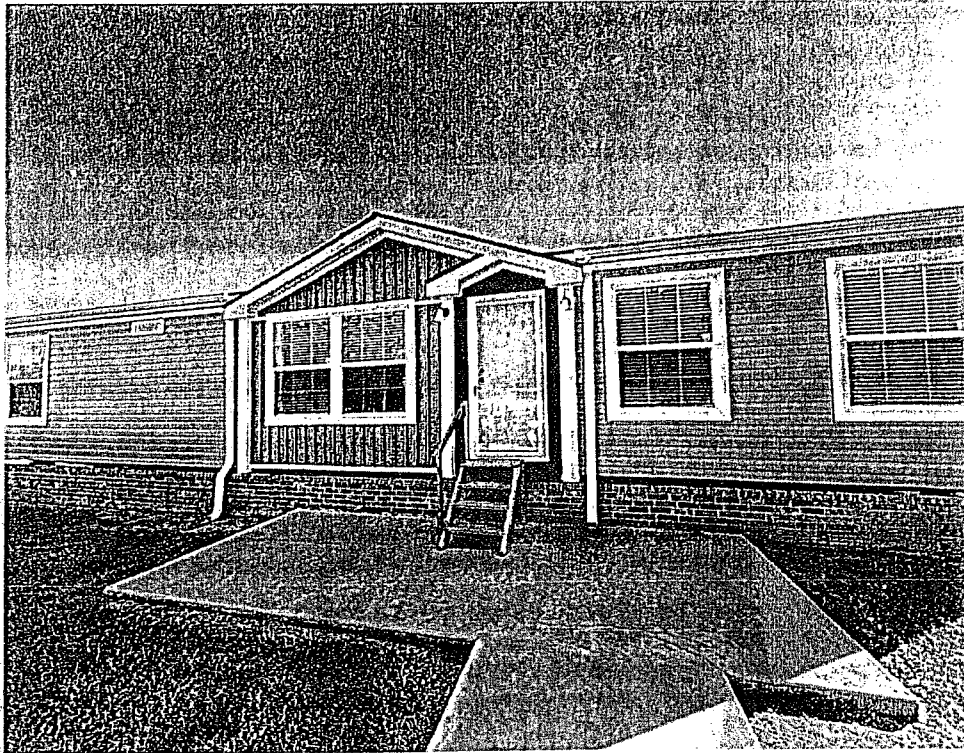
Additional Comments:

\$100 Fee Paid: ☒ Cash ☐ Check # _____ ☐ Card Date Paid: 18 Aug 26

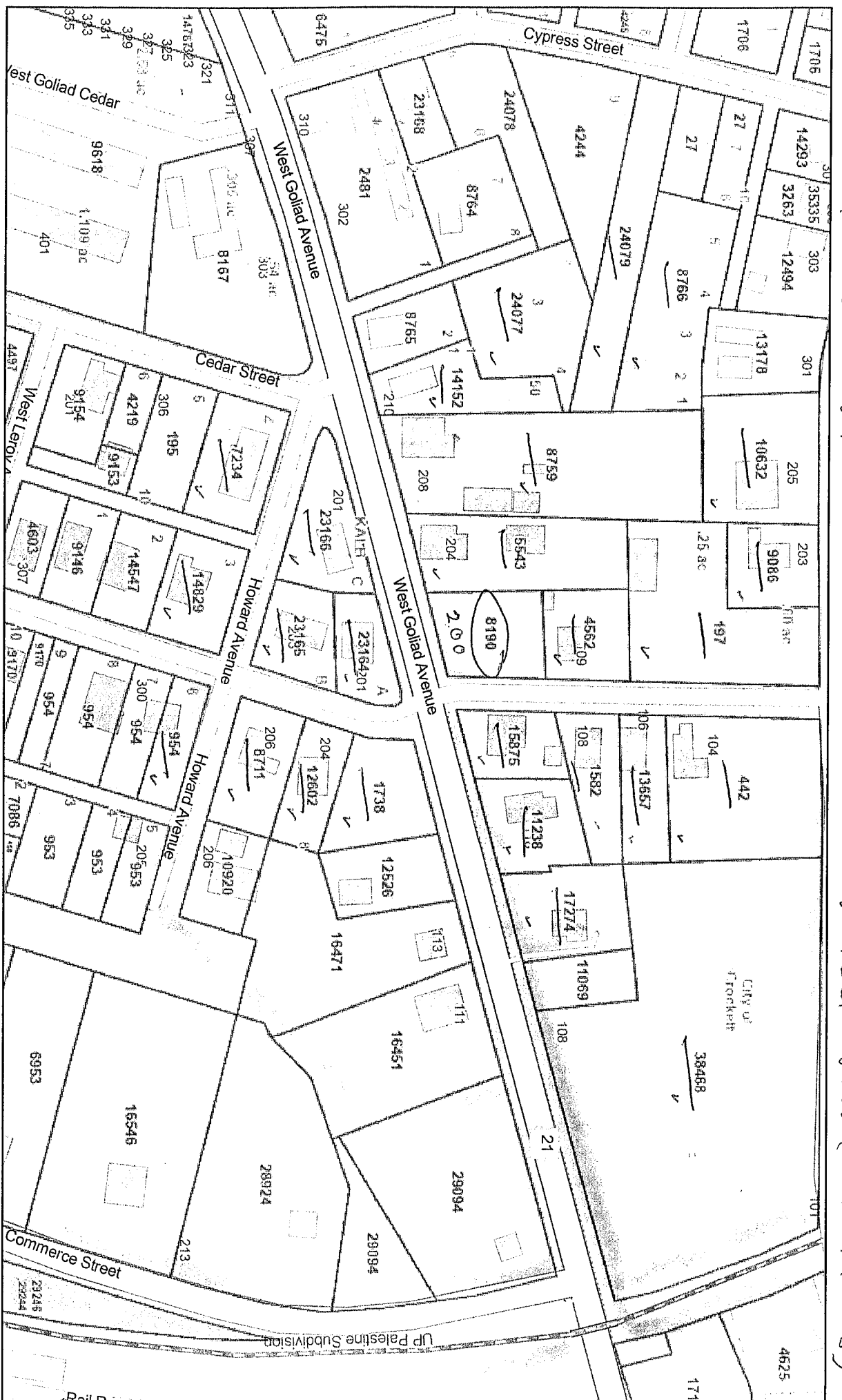
[Signature]
Code Enforcement Officer or Designee

18 Aug 26
Date (mm/dd/yyyy)





Houston CAD



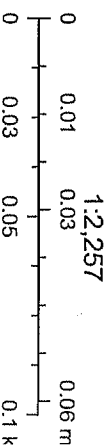
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History Line

Parcels

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S. T. Allee Est
Parcel 197

Aubrey Houston
Parcel 23166

City of Crockett
Parcel 38468

Javier & Diana Arvizu
Parcels 24077, 24079, 8766

Bridget K. Lamb Est.
Parcel 23165

Isaac & Patrina Baker
Parcels 10632 & 12602

Robert Lawrence
Parcels 442 & 4562

Mary W. E. Brewton
c/o Leah Jo Adams
Parcel 1738

Theresa Mahon
Parcel 954

Ramon M. Castro
Parcel 8759

James McKnight Est
c/o Carolyn McKnight
Parcel 15875

Cedar St Apts at Crockett LLC
Parcel 7234

Maria Carlota Sanchez
Parcel 8711

Frances L. Click Est
c/o Lisa Leffingwell
Parcel 11238

David Sosa
Parcel 17274

Vijaykumar K. D Souza
Parcel 13657

Teal Interests, Inc.
Parcel 9086

Terri L. & Kevin L. Hitsman, Sr.
Parcel 14152

Marlene Williams Est.
c/o Darlene Williams Epps
Parcel 23164

Margaret Horace
Parcel 1582

Eustacio Zambrano
Parcel 14829