




City of Crockett
Planning & Zoning Commission and City Council
Action Taken for Zoning Change Application

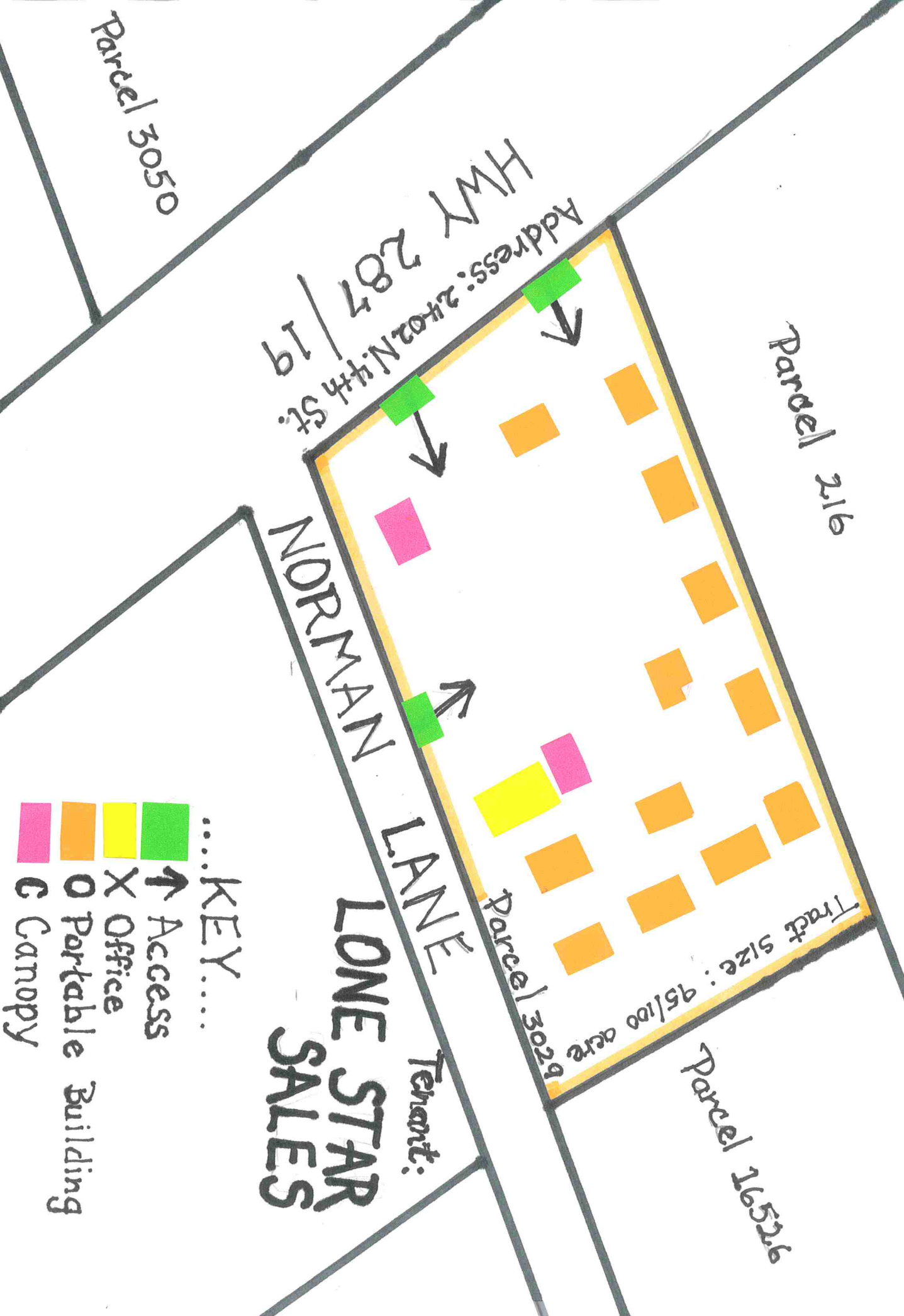
Applicant's/Property Owner's Information.	
Applicant's Full Name: David Baker	
Property Owner's Full Name: David W. Baker and Frances C. Baker	
Property Address Under Consideration: 2402 N 4 th Street (Parcel 3029)	
Description of Proposed Land Use Activity: Commercial Retail Sales – Portable Buildings	
Present Zoning District: AR Requested Zoning District (if applicable): C2	
Criteria for Zone Change. (Used as basis for approving a zone change.)	
Will the proposed zoning change adversely affect the character and appropriate use of the area or neighborhood in which it would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe adverse impact: No adverse impact anticipated. Parcel 3029 is the NE corner of N. 4 th /Hwy 19/Hwy 287 & Norman Lane. The SE corner parcel at this intersection is already zoned C-2 and other commercial businesses are located along the highway between Norman Lane and Loop 304.	
Will the proposed zoning change substantially depreciate the value of adjacent and nearby properties for use in accordance with regulations of the zoning district in which they are located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe reason for substantial depreciation: No substantial depreciation anticipated for same reasons as answer to first question.	
Will the proposed use be in keeping with the spirit and intent of City ordinance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, explain: Yes, the proposed use of retail sales is allowed within the C-2 District.	
How will the proposed zoning change affect the traffic circulation of the district in which it is proposed? <input checked="" type="checkbox"/> No negative impact <input type="checkbox"/> Negative Impact If negative impact, explain: The southeast corner of this intersection is already C-2 and changing the northeast corner to C-2 to allow retail sales is not anticipated to have a significant impact on traffic circulation.	
How will the proposed zoning change affect the public utilities of the district in which it is proposed? <input checked="" type="checkbox"/> No negative impact <input type="checkbox"/> Negative Impact If negative impact, explain:	
How will the proposed zoning change affect the health, safety, and general welfare of the community? <input checked="" type="checkbox"/> No negative impact <input type="checkbox"/> Negative Impact If negative impact, explain: See answer to the first question.	
 Code Enforcement Officer or Designee	4/10/2023 Date (mm/dd/yyyy)



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Planning & Zoning Commission's Public Hearing Action	
Date of Public Hearing: 4/25/2023 - recessed 5/16/2023 - reconvened	
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: <u>10</u>	
Number of residents, other than applicant, at hearing who spoke:	
in favor of application approval <u>0</u>	
opposed to application approval <u>3</u> * 1 by email also opposed	
Comments: * Carter Hall would approve if certain conditions re: to fencing, lighting, & permanent office, etc were met.	
Planning & Zoning Commission's Motion:	
<input checked="" type="checkbox"/> Recommend approval of requested zoning change. Special Conditions:	
<input type="checkbox"/> Recommend disapproval of requested zoning change. Reasons:	
<input type="checkbox"/> Table application for following reasons:	
Motion Made by: <u>Wade Thomas</u>	Motion Seconded by: <u>Connie Strban</u>
Vote on Motion. For: <u>4</u>	Against: <u>0</u>
<u>David Lopez</u> P&Z Chairman	<u>05/16/2013</u> Date (mm/dd/yyyy)
Action Taken by City Council	
Date of City Council Meeting: 5/1/2023	
<input type="checkbox"/> Approve zoning change. Special Conditions:	
<input type="checkbox"/> Disapprove zoning change. Reasons:	
<input type="checkbox"/> Table application for following reasons:	
Motion Made by:	Motion Seconded by:
Vote on Motion. For: _____	Against: _____
_____ Mayor	_____ Date (mm/dd/yyyy)

Landlords: David & Frances Baker



Parcel 216

HWY 287 / 19
Address: 2402 N. 4th St.

NORMAN LANE

LONE STAR SALES

Tenant:

Tract size: 95/100 acre
Parcel 3029

Parcel 16526

-KEY....
- ↑ Access
 - X Office
 - Portable Building
 - C Canopy

Parcel 3050



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3029



(1 of 2)

Parcels: 3029

[View Detailed Property Information](#)

Property Information:

Parcels ID: 3029
Account Number: 00423-01680-00000-000000
Stated Area: 0.854 a
Legal Acreage: 0.95
Legal Description: A E GOSSETT AB 423 .95 AC
Tract or Lot:
Block:
Abstract Number:
Abstract Subdivision Code:
Primary Category Code: C1
Location Code: 55
Property Location: 2402 4TH ST N, -

Owner Information:

Owner: BAKER DAVID W
In Care of:
Sequence: 1
Interest: 1.00
Exempt: 0
Mailing Address: 629 SPRING CREEK DR , CROCKETT TX 75835-6565

Deed & Sales:

Deed Volume:
Deed Page:
Market Value:

Users Codes:

- 1:
- 2:
- 3:
- 4:
- 5:
- 6:

2JMLH, Ltd.
Parcels 7444 & 7388
703 Norman Lane
Crockett, TX 75835-5021

4M Crockett SS LLC
Parcels 20779, 7387 & 9928
2300 N. 4th Street
Crockett, TX 75835

Barbara Beeler Est &
David W. Baker
Parcels 14138 & 14137
629 Springcreek Dr.
Crockett, TX 75835

Jessica Cervantes
Parcel 11995
2305 N. 4th Street
Crockett, TX 75835

Michael R & Linda L Daniels
Parcel 5591
232 US Hwy. 287 N
Crockett, TX 75835-5544

Billy P. Hollan
Parcel 216
2410 N. 4th Street
Crockett, TX 75835

Oscar Lemus &
Maria Diosdando
Parcel 16526
1805 Neal St
Navasota, TX 77868

Joshua E. Payeur
Parcels 232 & 10850
PO Box 493
Grapeland, TX 75844

James & Deborah Ruple Jr.
Parcel 9586
603 Norman Ln
Crockett, TX 75835

David & Joyce Sharp
Parcel 12000
31737 Montano Ct
Magnolia, TX 77354-2319

Section 201.6. - C-2 commercial district.

A. *Description.* The C-2 district is intended to provide retail shops and stores that provide goods and services for the residents of the general community. The C-2 district serves the need for commercial activities that may not be met by those activities presently located in Crockett's City Center Shopping District.

B. *Uses permitted by right.*

1. All uses permitted by right and specific use in the C-1 neighborhood commercial district.
 2. Apparel sales and rentals.
 3. Amusements.
 4. Automobile laundry.
 5. Automobile repair—Minor.
 6. Automobile sales and rentals.
 7. Automobile service station.
 8. Department stores.
 9. Drive-in restaurants.
 10. Farm machinery, implements and supply sales.
 11. Funeral sales.
 12. Meeting and assembly halls.
 13. Plant nurseries and garden supply sales.
 14. Plumbing equipment sales and servicing.
 15. Printing and reproduction services.
 16. Retail sales in general.
 17. Sports or special events stadiums.
 18. Theaters—Indoors.
 19. Mini-warehouses.
- C. *Specific uses.*
1. Communication towers for cellular telephones, radio, television and other communications.
 2. Drive-in theaters.
 3. Private clubs.
 4. Sexually oriented businesses, as defined in chapter 15.5 of the Crockett Code.

Refer to the land use matrix for land uses permitted by right or requiring specific use permit.

D.

Area, coverage and height regulations. All buildings in the C-2 district must conform to the requirements as listed in the land use district standards.

- E. *Mandatory project plan requirements.* Individuals requesting a specific use permit or a zoning amendment to achieve C-2 status must comply with the project plan requirements as prescribed in section 303 of this ordinance.
- F. *Access to C-2 sites.* Not more than two (2) entrance/exit points of access to a C-2 site will be permitted, except as allowed on state highways in the access design standards of the state highway department.
- G. *Screening requirement.* A screening fence is required between any commercial, manufacturing or industrial use and a developed residential use in accordance with section 305 of this ordinance.

(Ord. No. O-5B-86, § 1, 5-19-86; Ord. No. O-9-95, § 3, 7-25-95; Ord. No. O-04-09, § 6, 4-20-09; Ord. No. O-08C-10, § 1, 8-16-10)

Section 305. - Screening.

- A. *Screening between commercial or industrial land and residential land required.* Where there is a common side or rear lot line or lot lines between developed residential land and land to be developed to a commercial or industrial use, the owner of said commercial or industrial land shall erect a fence that properly screens adjacent residential lots from adverse influences such as noise, vehicular lights, trespass and other adverse influences as part of the normal operation of buildings dedicated to said nonresidential usage.
- B. *Screening between single-family residential and apartment uses.* Where there is a common side or rear lot line or lot lines between developed single-family residential land and land to be developed into apartment usage, the owner of the apartment land shall erect a fence that will properly screen adjacent single-family residential land from adverse influences such as noise, vehicular lights, trespass, and other adverse influences as part of the normal operation of the apartment project.
- C. *Screening material.* Such screening shall be made of brick or wood, shall be at least six (6) feet in height, and shall form a solid and continuous screen between the residential and nonresidential land uses. In the case of rear lot lines such screening fence shall be continued from one side lot line along the rear lot line to the other side lot line. In the case of side lot lines, such screening fence shall be continued from the rear lot line along the side lot line to the front setback but no farther than a point fifteen feet from the street right-of-way line. Each such screening fence shall be maintained in good condition by the owner of said commercial, industrial or apartment project, for as long a time period as may be needed to protect adjacent residential land uses.

Rita Walker

From: John Angerstein
Sent: Monday, May 15, 2023 9:40 AM
To: Rita Walker
Subject: FW: Driveways on 287 N

From: Danny R Luna <Danny.Luna@txdot.gov>
Sent: Monday, May 15, 2023 8:11 AM
To: John Angerstein <angersteinj@crocketttxas.org>
Subject: Re: Driveways on 287 N

John,

Everything looks good, there's no permits required for us. I do want some type of all-weather material put on both driveways.

Thanks,

Danny R Luna

Texas Department of Transportation

Houston County Maintenance Supervisor

936-544-2264 | Danny.Luna@txdot.gov

1123 E. Loop 304 | Crockett, TX 75835

Work Schedule: In Office Monday - Thursday 7:00 am - 5:30 pm

From: John Angerstein <angersteinj@crocketttxas.org>
Sent: Tuesday, May 9, 2023 11:39 AM
To: Danny R Luna <Danny.Luna@txdot.gov>; craig.emmons@txdot.gov <craig.emmons@txdot.gov>
Cc: Dwb629@gmail.com <Dwb629@gmail.com>
Subject: Driveways on 287 N

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon. We have had a request from Mr. Baker who owns parcel 3029, on the corner of Norman Lane and 287N. This property is zoned for residential and it is being requested to rezone to commercial. They are wanting to put a storage building sales lot there. There are 2 driveways onto 287N, are these driveways good for commercial entrance to be used for a medium duty truck with 30 or 40 ft float delivering 2 or 3 storage buildings? Please look at the shoulder and clearances to be sure that this is feasible and whether any permits for changes need to be made or not. I attached a drawing from them.

Thanks