



**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: Linda Riggins

Property Owner's Full Name: Same

Property Address Under Consideration: 206 Howard, Parcel 10920

Nature of Specific Use Permit Request: Mobile (Manufactured) Home

Present Zoning District: R-2 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:

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:

No, Parcel 10920 is currently a vacant parcel due to a fire on 12/13/2023 that destroyed Ms. Hopkin's frame house that according to HCAD records was built in 1932 and was in poor condition. Having a 2022 manufactured home on the property may increase the value instead of depreciating the value of the property.

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

Yes  No If no, explain:

Yes. Manufactured homes are allowed by SUP in R2 districts if the required setbacks are met, and the manufactured home is less than five years old.

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:

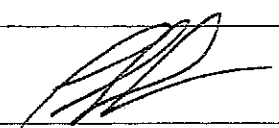
How will the proposed use affect the public utilities of the district in which it is proposed?

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:

The mobile home will simply allow the Riggins family to move back onto their property where they lived prior to the fire that destroyed their previous home.

  
Code Enforcement Officer or Designee

03/25/2024  
Date (mm/dd/yyyy)



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**Planning & Zoning Commission's Public Hearing Action**

Date of Public Hearing: 4/11/2024

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: 26

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

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: W. Thomas

Motion Seconded by: C. Steban

Vote on Motion. For: 5 Against: 0

David Jager  
P&Z Chairman

04/11/2024  
Date (mm/dd/yyyy)

**Action Taken by City Council**

Date of City Council Meeting: 4/15/2024

Approved 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)



# Specific Use Permit Application for Mobile Home Placement

Instructions: Schedule an initial feasibility review discussion with the Code Enforcement Official at City Hall (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;
- 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 mobile home, placement of mobile home on property, setbacks from property lines, dimensions and location of existing buildings, location of existing streets, and location of driveway access to the mobile 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: <u>Linda Riggins</u>	
Mailing Address: <u>P.O BOX 776 Crockett Tx 75835</u>	
Email Address: <u>NA</u>	Phone Number: <u>936-204-5472</u>
Are you the property owner for the property where the mobile home will be placed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
<i>If no, provide the following information for property owner.</i>	
Property Owner's Full Name: <u>Linda Riggins Robert Riggins</u>	
Mailing Address:	
Email Address: <u>None</u>	Phone Number:
Part II. Proposed Mobile Home Placement Information	
Property Address: <u>206 Howard</u>	
HCAD Parcel #: <u>10920</u>	Zoning District: <u>R-2</u>
Required Setbacks: <u>20/20/10</u>	
Is there already a primary residential structure on the lot on which the mobile home would be placed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
If yes, will the existing primary residential structure be demolished before placing the mobile home on the lot? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (City Ordinance allows only one primary residential structure per lot.)	
Year Model of Mobile Home (must not be more than 5 years prior to application): <u>2019 or newer</u>	
Will the mobile home be placed to face the street? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	



# Specific Use Permit Application for Mobile 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 mobile home must be placed on the property within 120 days of the issuance of the permit or an extension reviewed by the Planning & Zoning Commission and approved by City Council;
- the placement of the mobile home must meet the property set-back requirements of the Crockett Code as set forth on this application;
- the mobile home must be secured to its pad or foundation material by a cable, harness, or other safety device meeting Federal and State standards and approved by the Building Official; and
- skirting must be placed around the mobile home within sixty (60) days after the mobile home is placed on the site.

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 mobile home has already been placed on the property at the time of permit termination, I would be required to remove the mobile home from the property within thirty (30) days of notification of the permit termination.

Signature of Applicant

02/13/2024  
Date (mm/dd/yyyy)

\_\_\_\_\_  
Signature of Property Owner (if different)

\_\_\_\_\_  
Date (mm/dd/yyyy)

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

Date Application Received: 02/13/2024 Comments (if any):

\$100 Fee Paid:  Cash  Check # \_\_\_\_\_  Card Date Paid: 02/13/2024

Code Enforcement Officer or Designee

02/13/2024  
Date (mm/dd/yyyy)

Under Riggins

270'

121'

Proposed 14' x 60'

28'

121'

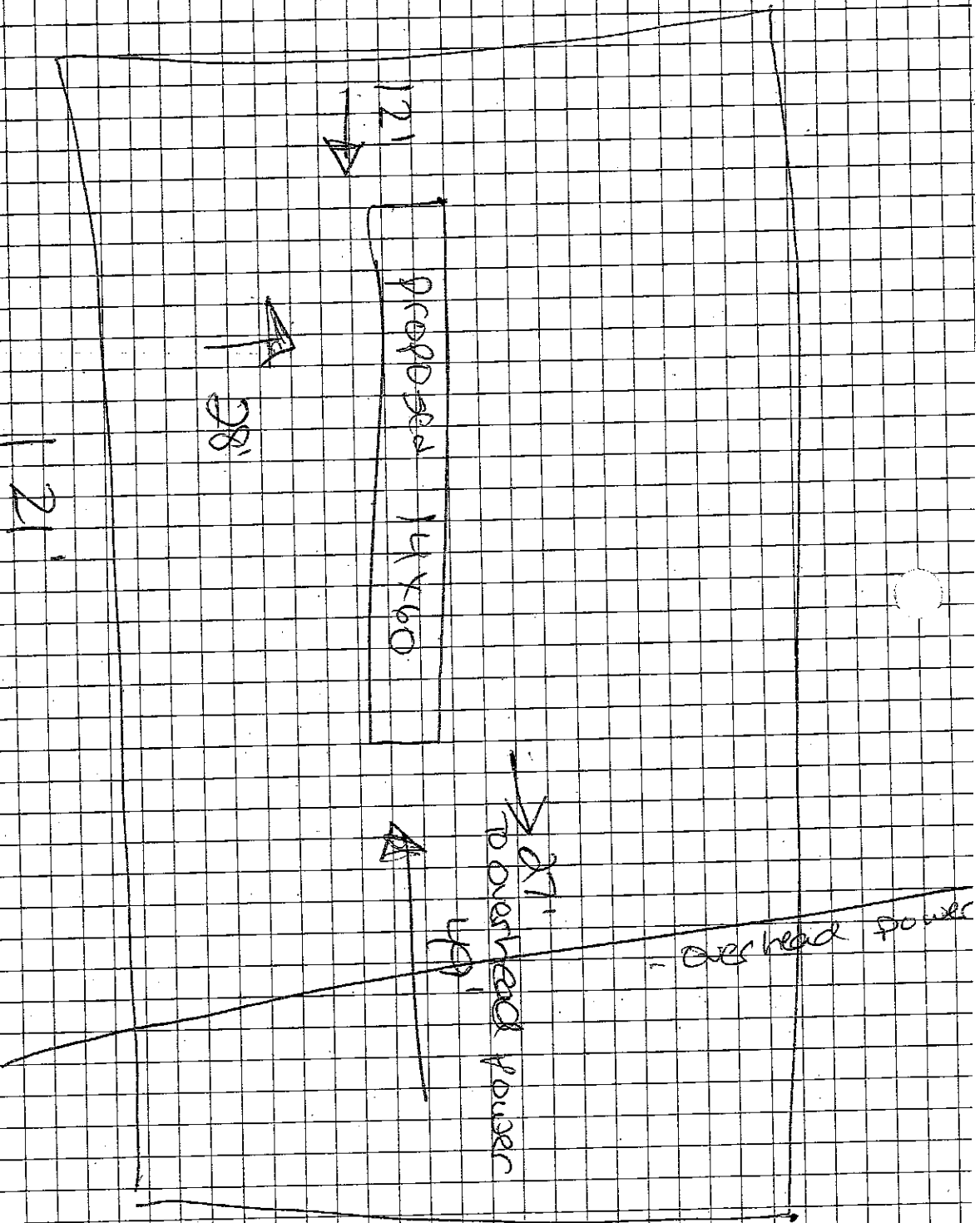
W Howard St

271'

Overhead Power

49'

Overhead Power





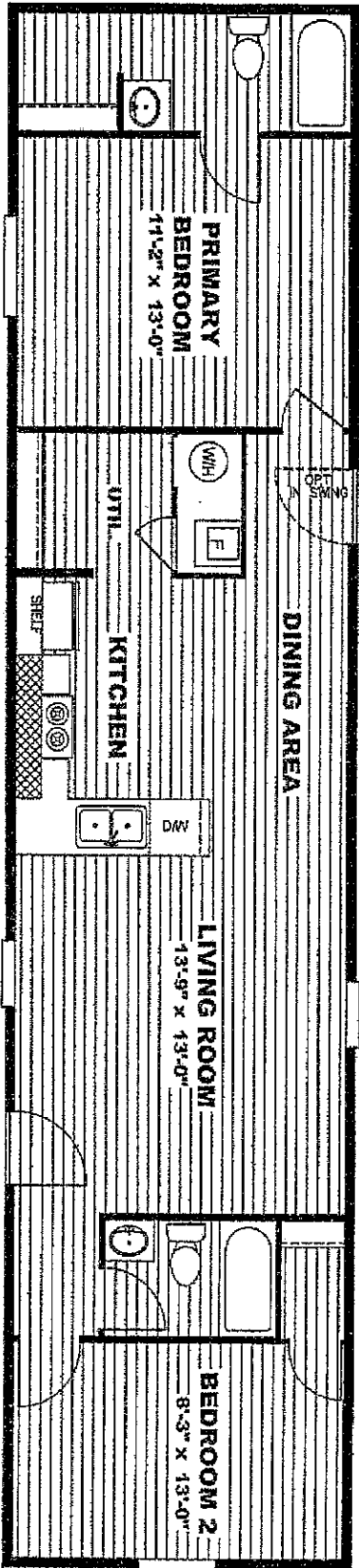
# DELIGHT

TR14602A // 2 beds // 2 baths // 820 sq. ft. // 14x60

year - 2022

Linda Riggin

206 W Howard St

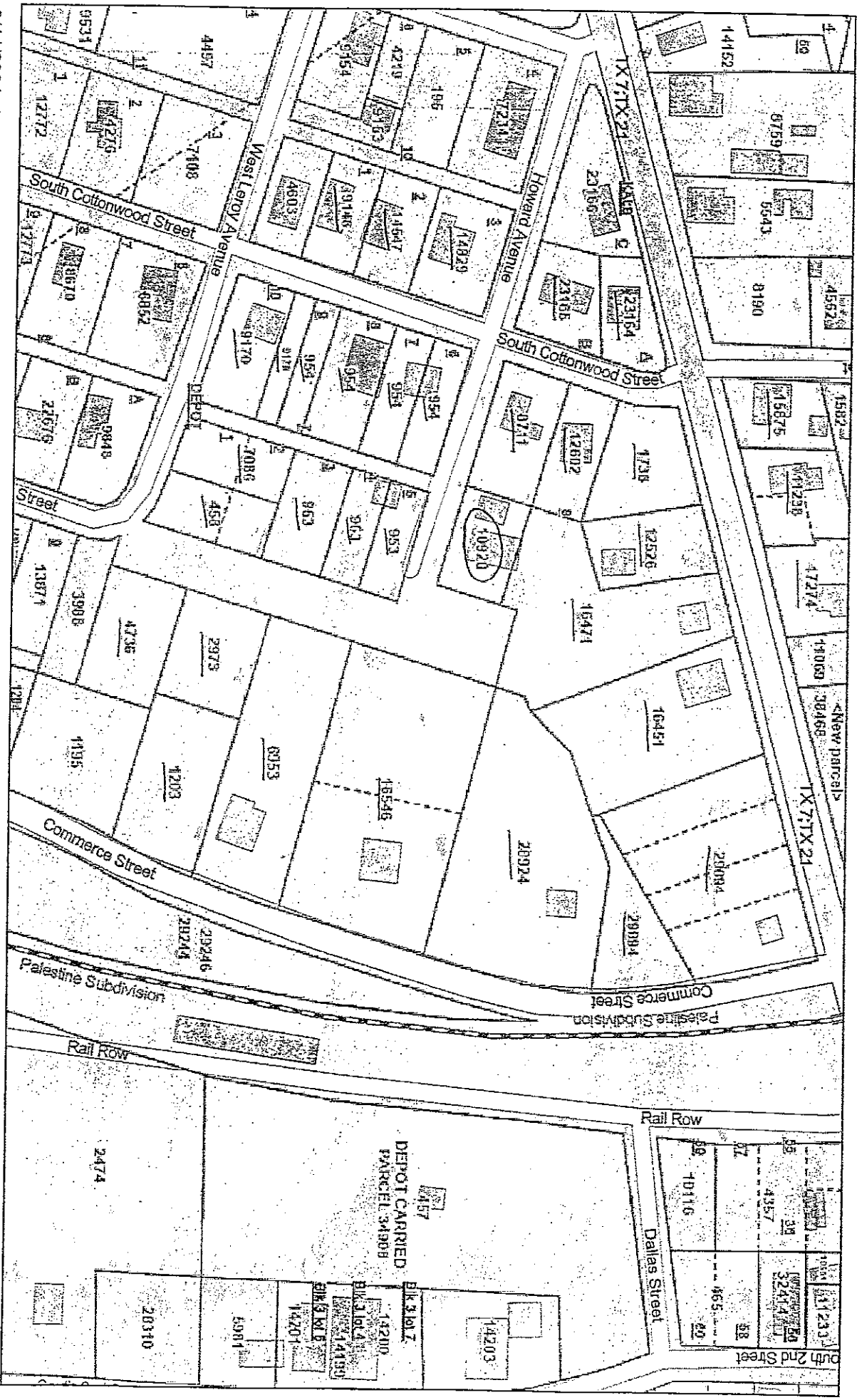


# OWN IT

The home ranges and floor plans indicated will vary by retailer and state. Your local Home Center can advise you on specific pricing and items of purchase for specific homes. TRU reserves the right to change specifications and floor plans without notice. All home series floor plans are subject to change without notice. Dimensions are nominal and length and width of items are in feet and inches. All items are subject to change without notice. Dimensions are nominal and length and width of items are in feet and inches. All items are subject to change without notice.

OWNTRU.com

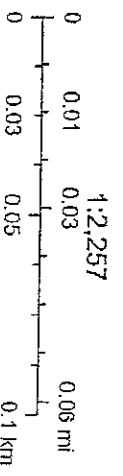
Parcels within 300 feet  
of Parcel 10920 are underlined. Houston CAD



3/14/2024, 1:32:39 PM

School Districts  Parcels

History Line



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 Houston CAD

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*Conf. destial  
Property Owner*

Parcel ID: 16546

Samuel Angerstein  
c/o Timothy Ard  
Parcel ID: 6953

Arnold Cotton Co.  
Parcel ID: 458

Isaac & Patrina Baker  
Parcel ID: 12602

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

Bonnie Holley Brice  
c/o Nathaniel Brice  
Parcel ID: 7086

David L. Burns  
Parcel ID: 28924

Carter Roosevelt Est  
c/o Lenetha Carter  
Parcel ID: 4736

Frances L. Click  
Parcel ID: 11238

Virginia Estrada  
Parcel ID: 14547

Jordan Griffin  
Parcel ID: 1203

Bridget K. Lamb  
Parcel ID: 23165

Ronald Mask  
Parcel ID: 12526

James McKnight Est.  
Parcel ID: 15875

Robert & Jacquelyn Meadows  
Parcel ID: 16451

Robert & Jacquelyn Meadows  
Parcel ID: 29094

Ruben Gil Morales Jr.  
Parcel ID: 2973

Trandy L. Poncio  
Parcel ID: 953

Trandy L. Poncio  
Parcel ID: 954

Virginia Sanchez Ramirez  
Parcel ID: 9146

Guillermo & Maria Sanchez  
Parcel ID: 9170

Maria Carlota  
Parcel ID: 8711

David Sosa  
Parcel ID: 17274

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

Opal Woolbright  
Parcel ID: 16471

Eustacio Zambrano  
Parcel ID: 14829