



**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: Shannon Parris on behalf of Femme Tribe Tours & Travel, LLC.

Property Owner's Full Name: Femme Tribe Tours & Travel, LLC.

Property Address Under Consideration: 103 S. 2<sup>nd</sup> Street (Parcel 4229)

Nature of Specific Use Permit Request: C-3 mixed-use horizontal

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 The purpose of C-3 mixed use is to encourage commercial development within the C-3 district. Therefore, if the property owner continues to have an active commercial use in the same building as the residential use, C-3 mixed use is an appropriate use of the area. There is a permitted C-3 mixed use property in the adjacent block on the east side of Parcel 4229.

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 See response to first question.

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

Yes  No If no, explain: Yes. The zoning code states that the C-3 district is intended to encourage and facilitate the maintenance and redevelopment of Crockett's City Shopping District with a mixture of retail, office and residential uses while preserving the historic identity of downtown.

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 impact because the traffic circulation would be the same if the property remained only commercial use.

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:  
 Allowing C-3 mixed use may increase the safety of the community by having additional residential presence in the community 24/7.

  
 \_\_\_\_\_  
 Code Enforcement Officer or Designee

03/26/2021  
 \_\_\_\_\_  
 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: 4/11/2024

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: 18

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: G. Simon

Vote on Motion. For: 3

Against: 0 Bruner + Steban abstained

David J...  
P&Z Chairman

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

**Action Taken by City Council**

Date of City Council Meeting: 4/15/2024

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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Property Owner's Full Name: Femme Tribe Tours & Travel, LLC.

Property Address Under Consideration: 103 S. 2<sup>nd</sup> Street (Parcel 4229)

Nature of Specific Use Permit Request: Hotel

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

No anticipated adverse impact, but final determination will be made after public hearings.

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

No substantial depreciation anticipated, but final determination will be made after public hearings.

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

Yes  No If no, explain: Yes. The zoning code allows a hotel by specific use permit in the C3-district.

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 impact because the traffic circulation would be the same if the property is used for another C-3 use permitted by right, such as a restaurant or indoor theater.

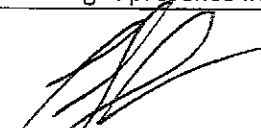
How will the proposed use affect the public utilities of the district in which it is proposed?

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:

No negative impact anticipated. Allowing a hotel may increase the safety of the community by having an additional overnight presence in the area.

  
\_\_\_\_\_  
Code Enforcement Officer or Designee

03/26/2024  
\_\_\_\_\_  
Date (mm/dd/yyyy)



**City of Crockett**  
**Planning & Zoning Commission and City Council**  
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Planning & Zoning Commission's Motion:

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Recommend disapproval of permit. Reasons:

Table application for following reasons:

Motion Made by: W. Thomas

Motion Seconded by: G. Simon

Vote on Motion. For: 3

Against: 0

Brunner & Steban abstained

David Dyer  
P&Z Chairman

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

**Action Taken by City Council**

Date of City Council Meeting: 4/15/2024

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)



## Specific Use Permit Application for C-3 Commercial and Residential Mixed-Use and Other C-3 Specific Use

Instructions: Schedule an initial feasibility review discussion with the Code Enforcement Official at City Hall (936-544-5156). 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 with legal description;
- a detailed description of the first-floor commercial business (name of business, type of business, with copy of Sales Tax Permit if applicable), and proposed business days and hours during which the commercial establishment will be open to the public.
- a project plan illustrating and describing the proposed mixed use, to include a blueline or blackline print of the location and dimensions of all buildings on the lot, identification of square footage for commercial space and for each residential unit, all existing streets, sidewalks, and points of access to the mixed-use building, entryways, description of building façade, including windows, balconies, porches, stoops, or similar architectural features; placement and length of awnings and signs; estimated number of residential parking spaces required and proposed plans for on-street parking or for off-street parking areas with parking spaces individually drawn and counted.
- \$100 fee to cover costs of application review and processing (cash, check or money order made out to City of Crockett, or credit card).

<b>Part I. Applicant's/Property Owner's Personal Information</b>	
Applicant's Full Name: Shannon Parris on behalf of Femme Tribe Tours & Travel LLC	
Mailing Address: 112 E. Goliad Street, Crockett, TX 75835	
Email Address: shannonparris@femmetribetours.com	Phone Number: 346-668-7081
Are you the property owner for the C-3 district property proposed for mixed-use? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
<b>Part II. Proposed C-3 Commercial Specific Use &amp; C-3 Mixed Use</b>	
Property Address: 103 S. 2 <sup>nd</sup> Street	
HCAD Parcel #: 4299	<input checked="" type="checkbox"/> One-Story Building <input type="checkbox"/> Two-Story Building <input type="checkbox"/> Three-Story Building
Proposed C-3 Commercial Specific Use: Hotel.	
Proposed Mixed-Use: [Check applicable box(es) indicating horizontal and/or vertical residential use.]	
<input checked="" type="checkbox"/> First Floor Horizontal Residential Use: Number of Proposed Residential Units: _____	
First floor residential use will be: <input type="checkbox"/> more than <input type="checkbox"/> less than 50 percent of gross floor area.	
<input type="checkbox"/> Upper Floor Vertical Residential Use: Number of Proposed Residential Units: _____	
Upper floor residential use will be: <input type="checkbox"/> more than <input type="checkbox"/> less than 50 percent of gross floor area.	



# Specific Use Permit Application for C-3 Commercial and Residential Mixed-Use and Other C-3 Specific Use

### Part III. Proposed C-3 Mixed Use & Other C-3 Specific Use(Cont.)

Commercial Business 11-Digit Texas Comptroller Taxpayer Number: 3-20862-7301-4

Commercial Business 9-Digit Federal Employer's Identification Number: 92-0872265

Commercial Business Legal Name: FEMME TRIBE TOURS & TRAVEL LLC

Business Trade Name/DBA Name:

Note: If business has a trade name, attach certified copy of registration filed with County Clerk.

Mailing Address:

Email Address:

Phone Number:

Type of Business:  Sole Ownership  Corporation  Partnership  Other

Commercial Business Use (refer to Crockett Zoning Code for list of uses permitted in C-3 district; attach another page or advertising materials as needed to describe business):

Days and Hours Commercial Business Open to Public: M-S b/w 9-5pm

### Part IV. Acknowledgements and Signature

I certify that:

- all information provided on and with this application (deed, project plan, etc.) is true and correct to the best of my knowledge;
- I have not withheld any requested information; 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 City Council grants the specific use permit,

- I must obtain an updated certificate of occupancy, and I may be required to obtain a building permit if certain upgrades are required (e.g., relating to plumbing, electricity, HVAC);
- if no construction has begun or no use established for which the specific use permit has been granted within 120 days from the date of approval by the city council, such specific use permit will lapse and be of no other effect;
- if the use for which a specific use permit is issued discontinues and does not resume within 90 days from the last day in which the use existed, the specific use permit will lapse and be of no other effect;
- if there is a change in property ownership or if there is a change in the nature or operations of the commercial business, the permit may lapse and become of no effect; and
- failure to honor and abide by the terms of the grant of the specific use permit constitutes immediate and automatic termination of the permit. The code enforcement official will provide notification of such a termination, and within thirty (30) days of such notification I must terminate all land use activities relating to the permit. Thereafter, the site may be used only for activities defined as uses permitted by right within the C-3 district.

Signature of Applicant

11/31/24

Date (mm/dd/yyyy)



# Specific Use Permit Application for C-3 Commercial and Residential Mixed-Use and Other C-3 Specific Use

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

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

**Part V. To be Completed by Code Enforcement Official or Designee**

Date Application Received: 2/1/24 Comments (if any):

\$100 Fee Paid:  Cash  Check # 1065  Card Date Paid: 02/01/2024

\_\_\_\_\_  
*Code Enforcement Official or Designee*

02/01/2024  
*Date (mm/dd/yyyy)*

Rev 1

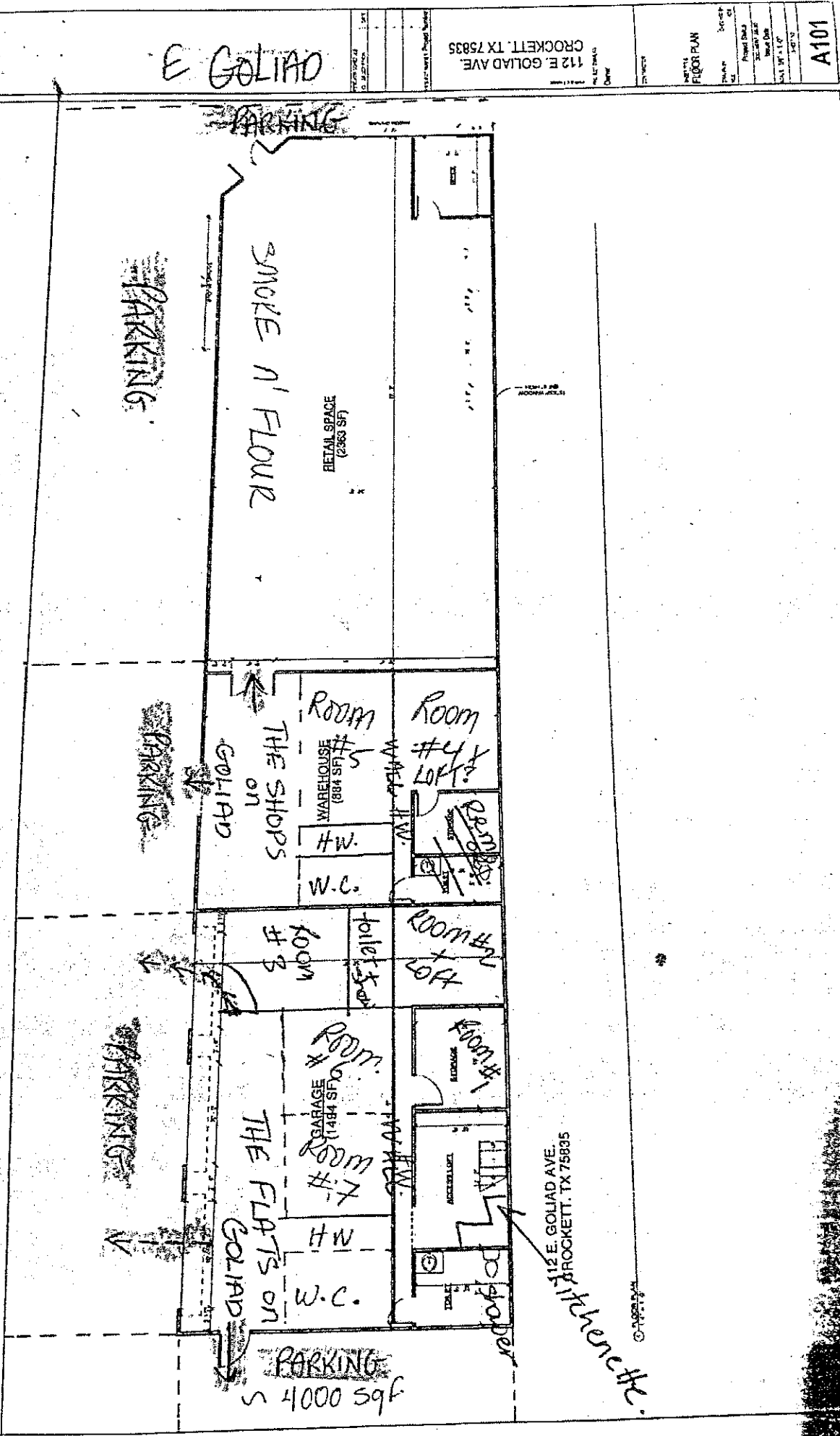
E GOLIAO

112 E. GOLIAO AVE.  
CROCKETT, TX 75835

FLOOR PLAN

A101

2ND STREET  
ROW 3  
3/20/24  
Handwritten signature

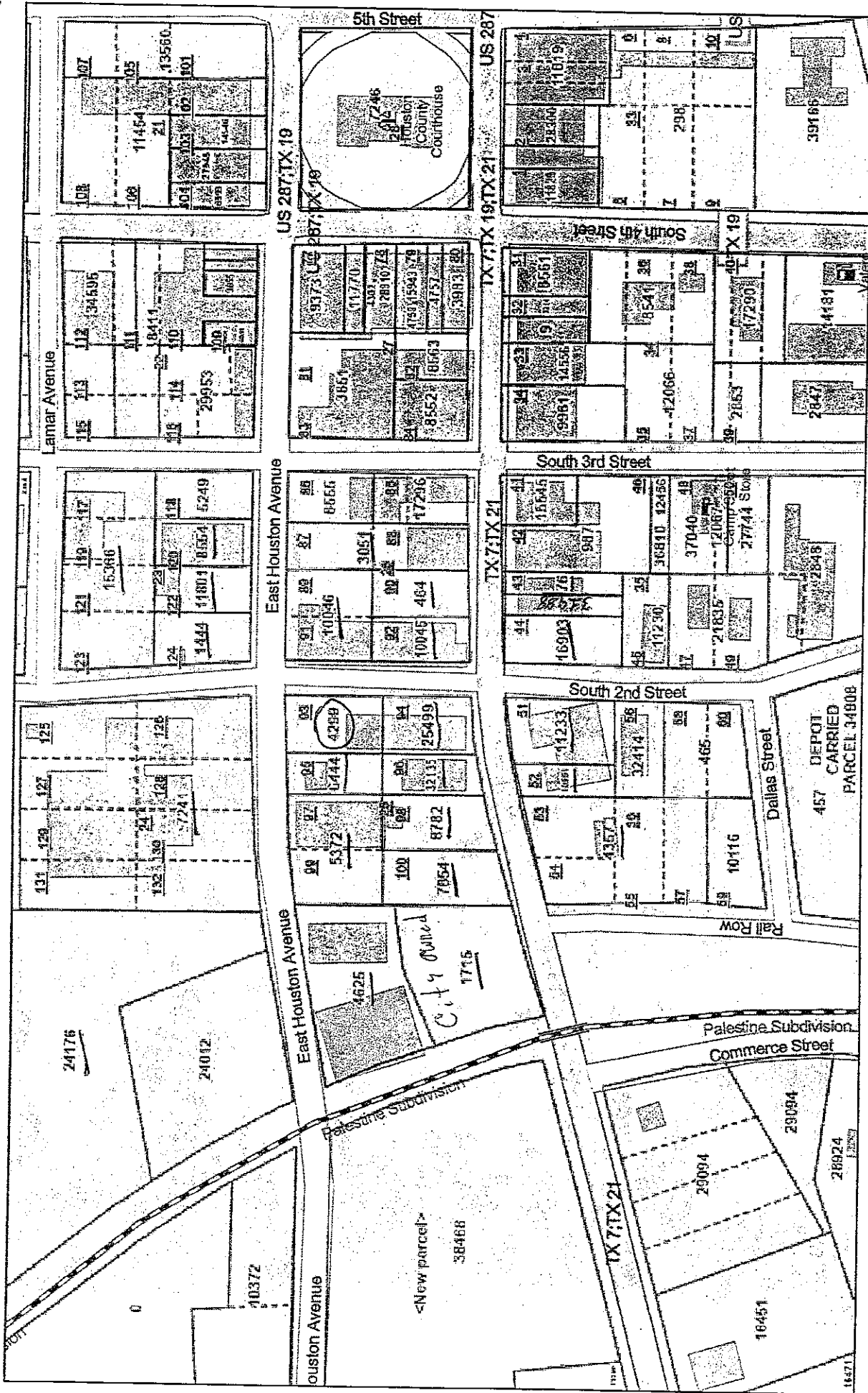


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CROCKETT, TX 75835

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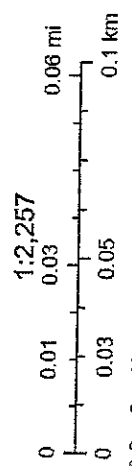


Parcels within 200 Feet Houston CAD of Parcel 4299 are underlined



3/25/2024, 11:32:36 AM

- School Districts
- Parcels
- History Line



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Houston CAD

Jose Juan & Angelica  
Parcel: 11801

David W. & Frances C. Baker  
Parcel: 3051

Joshua Blades  
Parcel: 1444 & 5372

Bryan K. Brown  
Parcel: 7854

Ray & Tami Bruner  
Parcel: 15366

Davy Crk LLC  
Parcel: 16903

Femme Tribe Tours & Travel LLC  
Parcel: 25499  
(applicant for SUP for Parcel 4299)

Jurlinder F. Gentry  
Parcel: 11233

Shanna Glawson  
Parcel: 6444

Tyler E. Hicks  
Parcel: 4357

Houston County  
Parcel: 24176

Houston County Jail  
Parcel: 7241

Glenda Jean Julian  
Parcel: 10551

Knox Furniture Store Inc  
Parcel: 8554

Teresa Land  
Parcel: 8782

Robert & Nancy Lawrence  
Parcel: 4625

Robin Ogg  
Parcel: 464, 10045 & 10046

Possum Grape II LLC  
Parcel: 76 & 31988

Jody Michael Whitehead  
Parcel: 32135