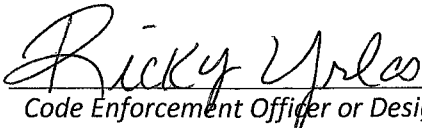




**City of Crockett**  
**Planning & Zoning Commission and City Council**  
**Action Taken for Specific Use Permit Application**

<b>Applicant's/Property Owner's Information.</b>	
Applicant's Full Name: Jeff Darst for Possum Grape II, LLC	
Property Owner's Full Name: Possum Grape II, LLC	
Property Address Under Consideration: 205 E. Goliad; HCAD Parcel 76; E PT LOT 43, BLK 35, Crockett	
Nature of Specific Use Permit Request: District C-3 Horizontal Mixed Commercial & Residential Use	
Present Zoning District: C-3	Requested Zoning District (if applicable): No Change Requested
<b>Criteria for Specific Use Permit. (Used as basis for approving a specific use permit.)</b>	
Will the proposed use 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:	
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe reason for substantial depreciation:	
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:	
How will the proposed use 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:	
How will the proposed use 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 use 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:	
<div><div> Code Enforcement Officer or Designee</div><div><u>8-5-2022</u> Date (mm/dd/yyyy)</div></div>	



**City of Crockett**  
**Specific Use Permit Application for**  
**C-3 Commercial and Residential Mixed-Use**

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 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 blue-line 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: <u>Jeffrey W. Darst</u>	
Mailing Address: <u>P.O. Box 369, Crockett, TX 75835</u>	
Email Address: <u>NA</u>	Phone Number: <u>713.416.6641</u>
Are you the property owner for the C-3 district property proposed for mixed-use? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
<i>If no, provide the following information for property owner.</i>	
Property Owner's Full Name: <u>Possum Grape II, LLC</u>	
Mailing Address: <u>P.O. Box 369, Crockett, TX 75835</u>	
Email Address: <u>NA</u>	Phone Number: <u>713.416.6641</u>
<b>Part II. Proposed C-3 Mixed Use</b>	
Property Address: <u>205 E. Goliad, Crockett, TX 75835</u>	
<input checked="" type="checkbox"/> One-Story Building <input type="checkbox"/> Two-Story Building <input type="checkbox"/> Three-Story Building	
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: <u>1</u>	
First floor residential use will be: <input type="checkbox"/> more than <input checked="" 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.	



**City of Crockett**  
**Specific Use Permit Application for**  
**C-3 Commercial and Residential Mixed-Use**

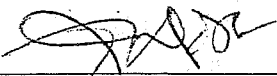
**Part III. Acknowledgements and Signature**

I certify that:

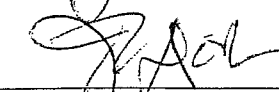
- all information provided on and with this application (deed, project plan, etc.) is true and correct to the best of my knowledge;
- no requested information has been withheld; and
- I understand that I must notify the Code Enforcement Official of any changes to the information provided on or with this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

I understand that if the specific use permit is granted,

- 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 is discontinued and not resumed within 90 days from the last day in which the use existed, the specific use permit will lapse and be of no other 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

6-2-2022  
\_\_\_\_\_  
Date (mm/dd/yyyy)

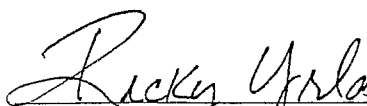
 (for Possum Grove II, LLC)  
\_\_\_\_\_  
Signature of Property Owner (if different)

6-2-2022  
\_\_\_\_\_  
Date (mm/dd/yyyy)

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

Date Application Received: 6-2-2022    Comments (if any):

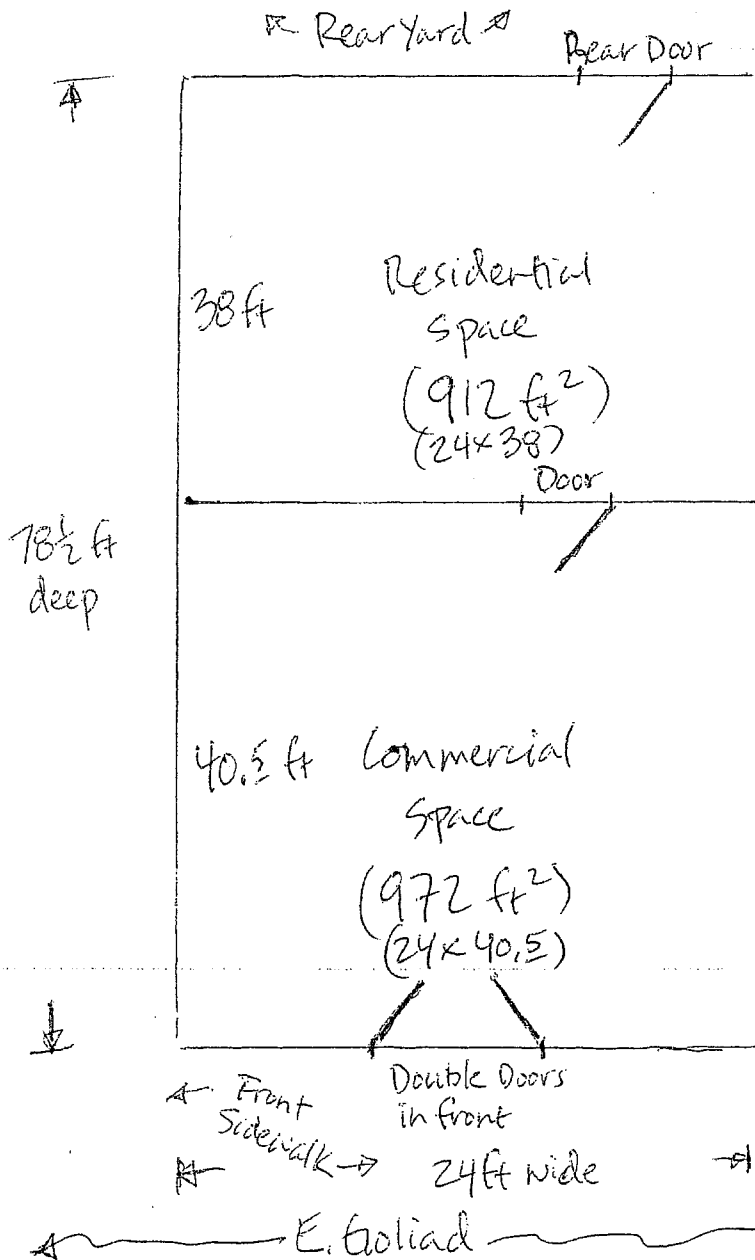
\$100 Fee Paid: ☐ Cash    ☒ Check # 1017    ☐ Card    Date Paid: 6-2-2022

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

6-2-2022  
\_\_\_\_\_  
Date (mm/dd/yyyy)

# Project Plan

~~231 E. Goliad~~ 205 E. Goliad  
(A.K.A. 205 E. Goliad)



Residential space to be an efficiency apartment. It is approx 912 sq. ft. One residential parking space is needed. It is available at the rear of building. Residential space has a rear door opening to the outside. It has a front door opening into the commercial space.

Commercial space is approx. 972 sq. ft. It has front doors (double doors) opening onto the front city sidewalk. The front building facade consists of brick, siding, and two doors.



## Description of First-floor Commercial Business

~~231 E. Goliad~~  
~~(A.K.A. 205 E. Goliad)~~  
205 E. Goliad

Name: Possum Grape II, LLC

Type of Business: Real Estate Management

The commercial space will be for a private business and will function as an office and warehouse space for management of the real estate owned by the business. Business owner will maintain the space. Space will not be open to the public.

## General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: January 28, 2022

Grantor: **ROBERT THOMPSON and spouse, LINDA FAYE THOMPSON**

Grantor's Mailing Address: 111 Alex McMearn Street  
Crockett, Houston County, Texas 75835

Grantee: **POSSUM GRAPE II, LLC, a Texas limited liability company**

Grantee's Mailing Address: Post Office Box 369  
Crockett, Houston County, Texas 75835

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property:

LOT 43, BLOCK NO. 35, Original Town of Crockett in Houston County, Texas being the same property conveyed to Earl P. Adams by June A. Amacker et al by deed dated July 5, 1966, recorded in Volume 423, Page 116, Houston County Deed Records.

**SAVE & EXCEPT:** the West 6 feet of Lot 43, Block No. 35, Original Town of Crockett, Houston County, Texas having been conveyed to The Magnolia Petroleum Company by instrument recorded in Volume 115, Page 315 of the Deed Records of Houston County, Texas.

**FURTHER SAVE & EXCEPT:** The West 24 feet of Lot No. 43, Block No. 35, Original Town of Crockett, Houston County, Texas having been conveyed by Robert Rice Thompson to Helen J. Brenner by Deed dated July 12, 2006 and recorded under Document #066186 of the Official Records of Houston County, Texas.

Reservations from Conveyance:

NONE

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Robert R. Thompson

ROBERT THOMPSON

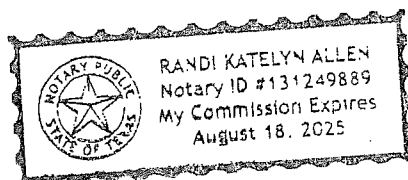
Linda F. Thompson

LINDA FAYE THOMPSON

THE STATE OF TEXAS:

THE COUNTY OF HOUSTON:

This instrument was acknowledged before me on this 28 day of January, 2022 by  
ROBERT THOMPSON and LINDA FAYE THOMPSON.



Randi Katelyn Allen  
NOTARY PUBLIC in and for the  
State of Texas  
My Commission Expires: 08/18/2025



# Properties w/in 100' of Parcel 76 Houston CAD





Property Owner of  
Property w/in 200'  
of Parcel 76

William Pipp Gillette  
815 CR 4037  
Crockett, TX 75835-4608

John Arthur Gilmartin  
2800 E. Houston Ave.  
Crockett, TX 75835

Glenda Jean Julian  
305 Cordell Drive  
Crockett, TX 75835-1303

Knox Furniture, Inc.  
300 E. Goliad Ave.  
Crockett, TX 75835-2018

P. J. Lucas  
8210 US Hwy 287 South  
Crockett, TX 75835-4926

Brenda Andrus  
2286 US Hwy 287 S  
Crockett, TX 75835

Robert G & Danette Millican  
1201 E. Redbud  
Crockett, TX 75835

Arnold Cotton Co.  
PO Box 308  
Crockett, TX 75835-0308

Robin Ogg  
202 E. Goliad Ave.  
Crockett, TX 75835

Crockett Housing Authority  
225 3<sup>rd</sup> Street  
Crockett, TX 75835

Pappaterra Ranch, LLC  
9074 SH 287 South  
Crockett, TX 75835

Davy Crk, LLC  
PO Box 369  
Crockett, TX 75835

Willie B. Walker Est  
518 Willow Oak  
Nacogdoches, TX 75961

Jurlinder F. Gentry  
1308 Mary Lee Lane  
Crockett, TX 75835