



NAVARRO COUNTY

Stanley Young – Director

syoun@navarrocounty.org

601 N. 13th Street Suite 1
Corsicana, Texas 75110
Ph. 903-875-3312
Fax 903-875-3314

SPECIFIC USE PERMIT APPLICATION

ALL APPLICATIONS FOR SPECIFIC USE PERMITS SHALL BE ACCOMPANIED BY A SITE
PLAN SHOWING THE GENERAL ARRANGEMENT OF THE PROJECT TOGETHER WITH THE
ESSENTIAL REQUIREMENTS SUCH AS SIZE, HEIGHT, CONSTRUCTION MATERIALS AND
LOCATIONS OF BUILDINGS AND THE USES TO BE PERMITTED. IF THE APPLICATION IS FOR
THE TEMPORARY USE OF A RECREATIONAL VEHICLE DURING THE CONSTRUCTION OF A
HOME, PICTURES OF THE RV MUST ACCOMPANY THIS APPLICATION. NO BUILDING OR
LAND USE UNDER A SPECIFIC USE PERMIT MAY BE ENLARGED, MODIFIED,
STRUCTURALLY ALTERED, OR OTHERWISE SIGNIFICANTLY CHANGED UNLESS A
SEPARATE SPECIFIC USE PERMIT IS GRANTED FOR SUCH ENLARGEMENT,
MODIFICATION, STRUCTURAL ALTERATIONS, OR CHANGE

PERMIT NO. 25-492 DATE: 8/13/2025
NAME OF PROPERTY OWNER: Aaron Dretel
ADDRESS: 218 ELM, Kerens, TX 75144
JOB ADDRESS: 218 ELM ST KERENS, TX 75144
PHONE NUMBER: 903-519-5688

LOCATION OR ADDRESS OF PROPERTY FOR SPECIFIC USE REQUEST:

218 ELM, Kerens, TX, 75144

ABS A10636 F PROCELLO ABST TRACT 59 12.152 ACRES



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TAX ID NUMBER (APPRAISAL DISTRICT NUMBER) 44711

PRESENT ZONING DISTRICT: Agricultural

PRESENT USE OF PROPERTY: Residential + Agriculture

SPECIFIC USE REQUESTED: Private helicopter base

DESCRIPTION OF THE PROPOSED USE: 8 take off and landing's
Estimated monthly, 15x40 Hanger w/ 12x15 Roll UP door

APPLICANT INTEREST IN PROPERTY:

☒ OWNER () OPTION () AGENT () LEASE () OTHER

ARE THERE DEED OR SUBDIVISION RESTRICTIONS WHICH COULD PREVENT THIS PROPERTY FROM BEING USED IN THE MANNER HEREIN PROPOSED? () YES (☒) NO

The following items must accompany this application: (incomplete applications will not be considered).

1. One copy of a site plan for the property showing the lot, structures, any improvements and any other information necessary to determine the ability to meet the Zoning Ordinance standards and physical compatibility with the neighborhood.
2. Picture (if applicable) of proposed use.
3. Vicinity map (may be included on the site plan).
4. A list of adjacent property owners within 200 feet of all property lines/boundaries.
5. Fee of ~~\$150.00~~ to Navarro County Office of Planning and Development.

\$ 300.00

I UNDERSTAND THAT IT IS NECESSARY FOR ME OR MY AUTHORIZED AGENT TO BE PRESENT AT THE PLANNING AND ZONING COMMISSION PUBLIC HEARING.

SIGNATURE: [Signature]

Date: 8/13/2025



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AFFIDAVIT FOR AUTHORIZED AGENT

Description of property: (legal description must be attached)

ABS A10636 F PROCELLO ABST TRACT 59 12.152 ACRES

This is to be completed only if a person other than the owner is representing this application.

I, _____ hereby certify that I am the record owner of the property listed above and I hereby authorize _____ to act on my behalf in the application process for a Specific Use Permit.

Signature: _____ Date: _____

STATE OF TEXAS
COUNTY OF NAVARRO
KNOW ALL MEN BY THESE PRESENTS:

Before me, the undersigned authority, a notary public in and for the State, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing and acknowledged to me that he executed the same for the purpose herein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS THE _____ DAY OF _____, 20____.

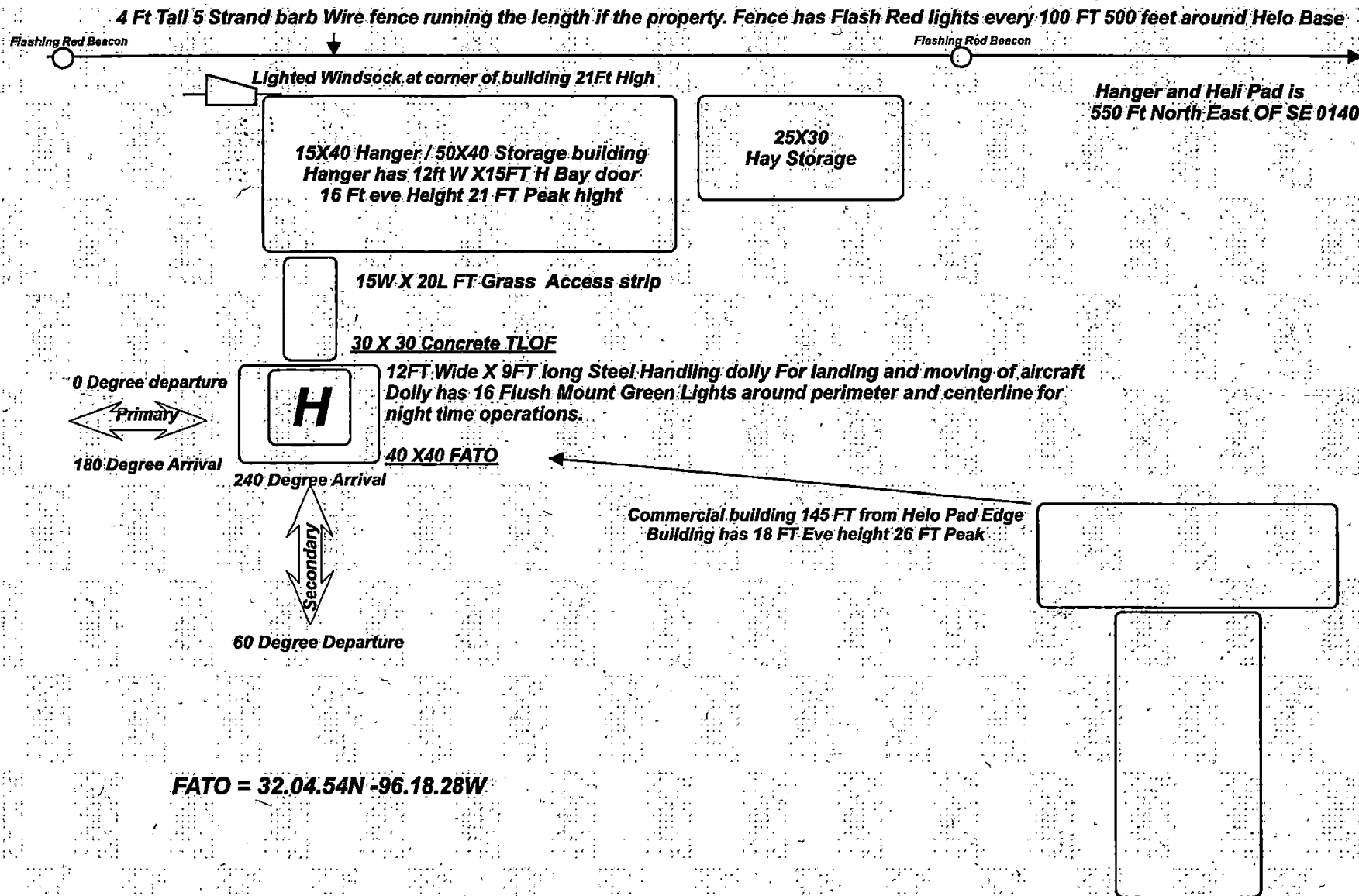
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES _____

Table A - Schedule of Uses

Type Use [Pg. No for definition is in brackets]	A Agricultural	SF-1 Single Family Dwelling	SF-2 Single Family Dwelling	SF-3 Single Family Dwelling	MF Multi Family Dwelling	C Commercial	I Industrial	PD Planned Development
TRANSPORTATION RELATED USES								
Airport, Landing Field, Heliport [8]	S	S	S	S	S	S	S	*** ***
Bus station [12]						*** ***	*** ***	*** ***
Moving or Storage Company [26]						*** ***	*** ***	*** ***
Parking lot or Structure, Commercial [27]						*** ***	*** ***	*** ***
Railroad Right-of-Way and Related Facilities [33]	*** ***	*** ***	*** ***	*** ***	*** ***	*** ***	*** ***	*** ***
Railroad or Motor Freight Terminal [33]						*** ***	*** ***	*** ***
Truck Parking lot [39]						*** ***	*** ***	*** ***
VEHICLE SERVICE USES								
Vehicle Repair, Painting or Body Shop [39]						*** ***	*** ***	*** ***
Vehicle Sales and Repair (in Building)						*** ***	*** ***	*** ***
Auto or Boat Sales, New or Used, Outdoor						*** ***	*** ***	*** ***
Parking lot or Structure, Commercial [27]						*** ***	*** ***	*** ***
Railroad Right-of-Way and Related Facilities [33]	*** ***	*** ***	*** ***	*** ***	*** ***	*** ***	*** ***	*** ***
Railroad or Motor Freight Terminal [33]						*** ***	*** ***	*** ***

4. Adjoining Property: For purposes of this ordinance, a tract or lot shall be considered to adjoin another tract or lot if it is contiguous to that tract or lot or is separated from that tract or lot by a public right-of-way other than a US highway, a state highway or a farm-to-market road.
5. Animal Keeping [A-10]: Boarding and care services for more than four dogs or cats or any combination thereof not to exceed a combined total of four such animals three months of age or older, including the keeping of dogs or cats as pets. Animal keeping includes kennel, animal shelter, breeding facility, pet motel, pet ranch, and dog training center, but does not include animal clinic, animal hospital or veterinary care.
 - a. Not more than four dogs may be kept outdoors within six hundred feet of a protected use or tract in separate ownership.
 - b. The Administrator and such assistants as the Administrator may require shall be permitted to inspect any and all animals and the premises where such animals are kept at any reasonable time during normal business hours.
6. Airport, Landing Field or Heliport [A-8]: A landing facility for fixed and rotary wing aircraft including terminal, fueling, repair, and storage facilities and subject to approval by the County/State/Federal governments
Alcoholic Care: See "Child or Adult Care Facility - "
7. Amusement, Commercial Indoor [A-7]: An amusement or entertainment enterprise wholly enclosed in a building which is treated acoustically so that noise generated by the enterprise is not perceptible at the bounding property line and including but not limited to a bowling alley or billiard parlor.
8. Animal Clinic or Hospital (No Outside Pens) [A-12]: The facility of a veterinarian for the treatment and boarding of animals being treated, which facility is contained within one or more buildings and does not include outdoor pens, corrals, or other open areas.



Gone Nuts Private Use Heli Base

8/8/2025

SPECIFIC USE PERMIT 25-492

MAILING LIST

44709 & 44710

WILLIAMS ALFORD EST
% CASTLE JULIUS
7513 FOLKSTONE DR
FOREST HILL, TX 76140

44712

MUHAMMAD MALIKA
617 DR MARTIN LUTHER KING JR
BLVD
CORSICANA, TX 75110

44726

MOORE WILLA L LIVING TRUST
C/O MOORE WILLA A TRUSTEE
1551 E CHEVY CHASE DR
UNIT 328
GLENDALE, CA 91206-6801

51221

GUINN LILLIE MAE
%KATRENIA MITCHELL
1328 GRAND TETON DR
DESOTO TX 75115, TX 75110

52583

HARLE CHARLES E EST
8608 BLOSSOM LN
DALLAS, TX 75227-6009

57145

MITCHELL BARBARA
C/O MICHELLA CURRY
1288 COLUMBUS AVE #189
SAN FRANCISCO, CA 94133

57146

GARCIA ENRIQUE &
MADELOSANGELES GARCIA
7649 BUFORD DR
DALLAS, TX 75241

57147

LAWSON TONY
% JARROD L LAWSON
3177 LOOKOUT TR
TALLAHASSEE, FL 32309

54002

TAYLOR EMILY
3218 ROSS AVE
FT WORTH, TX 76106

60403

WILLIAMS VALERIE
106 CHURCH ST
KERENS, TX 75144



OFFICIAL NOTICE OF PUBLIC HEARING

DATE MAILED: August 15, 2025

The Navarro County Lake Planning and Zoning Commission will conduct a meeting on Thursday, September 4th, 2025 at 5:00 P.M. in the conference room located in the Navarro County Annex Building 601 N. 13th St. Corsicana, TX 75110. They will be asked to consider the following request. As an interested property owner, you are invited to attend these hearings.

Name of Applicant: Aaron Dretel

Address of Applicant: 218 Elm Kerens, Texas 75144

Applicant request: Request for Specific Use Permit to construct a Hanger with Heliport.

Legal Description: ABS A10636 F PROCELLO ABST TRACT 59 12.152 ACRES

If a more detailed property description or additional information, is desired, please contact the Planning and Development Office located in the Navarro County Annex Building 601 N. 13th St. Corsicana, TX 75110 or you may call 903-875-3312.

(DETACH HERE)

If you wish to oppose this application, you must do so in writing, before or at the public hearing. Comments may be returned to the Navarro County Planning and Development office, 601 N 13th St. Suite #1 Corsicana, Texas 75110. Attention: Stanley Young, Director

COMMENTS:

Signature: _____

Printed name: _____

