



NAVARRO COUNTY

Stanley Young - Director

syoung@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. _____ DATE: 7/28/2025
NAME OF PROPERTY OWNER: Lisa Washington-Watts
ADDRESS: 9915 Acklin Drive, Dallas, TX, 75243
JOB ADDRESS: _____
PHONE NUMBER: 214-537-6252

LOCATION OR ADDRESS OF PROPERTY FOR SPECIFIC USE REQUEST:
ABS A10636 F Procello Abst Tract 61A (Legal Description),
No address assigned yet.



NAVARRO COUNTY

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TAX ID NUMBER (APPRAISAL DISTRICT NUMBER) 54237

PRESENT ZONING DISTRICT: _____

PRESENT USE OF PROPERTY: Vacant land.

SPECIFIC USE REQUESTED: Approval to build a tiny home out of a 20 foot shipping container.

DESCRIPTION OF THE PROPOSED USE: Residential use - primarily on Weekends. Personal use only. There are other tiny

APPLICANT INTEREST IN PROPERTY: homes down the road and all surrounding properties have a variety of home types.
 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 \$300.00 to Navarro County Office of Planning and Development.

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

SIGNATURE: Lisa Washington Date: July 28, 2025

9915 Acklin Drive
Dallas, TX 75243

March 6, 2026

Stanley Young, Director
Navarro County Office of Planning & Development
601 N. 13th Street, Suite 1
Corsicana, TX 75110

Re: Special Use Permit Application for Container Home (Property ID – 54237)

Dear Mr. Young:

You have indicated that our Special Use Permit application pertaining to the above referenced property is being considered again by the Commissioners on Monday, March 9, 2026. You asked if I was able to attend, but due to work commitments, I would only be able to attend virtually or telephonically, but not in person. If that is indeed an option as I asked via email, please let me know and I will endeavor to rearrange my schedule accordingly.

You shared that one parcel owner is opposing our application. Via this correspondence, I wanted to provide a little bit of background about us and explain why we want to put a tiny container home on our parcel and also explain our connection to the area.

My Dad, Roy Washington, was born in 1928, grew up in Kerens and was a Veteran. He was always proud of his upbringing and is the reason I know the original Big Tex was Kerens' town Santa Claus. My Mom was born in 1931, grew up in Corsicana and also always appreciated that area.

Our family has owned the property in question since 1989. There was never previously a dwelling on it, but our family always maintained the land properly. After the last of our parents passed away in 2012, my husband and I began maintaining the property – mowing and ensuring it was in great condition.

I have been a practicing attorney since 2002. My husband has worked in maintenance for the second largest school district in Texas for nearly 30 years. We have owned homes in Dallas since 1996. We have endeavored to be good neighbors and good stewards for our properties and have never had any issues. This endeavor in Kerens will be no exception.

As we've gotten older, we've come to realize that we would like to do more than just maintain the parcel – we would actually like to enjoy it with our family. This is why we

determined that putting a tiny container home on the parcel for us to utilize on weekends and other times and actually stay there made sense.

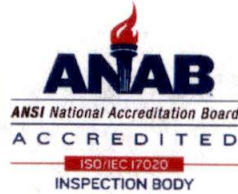
In the area in question, there are parcels (mobile homes and other structures) that are in complete disrepair or complete ruin. We want to create a habitation that actually beautifies the area and also has a small footprint. We've noticed that there have been some recent dwellings that clearly want to advance this same goal. In fact, there is a tiny wooden home community that rents out its offerings just down the road. Our tiny home would advance this goal and have an unobtrusive footprint and will be beautiful.

Again, what we are proposing will be beautiful, responsibly sustainable, and greater than well constructed. We are using a professional company that has an exceptional reputation in this space. This container home will be for personal use and will in no way detract from the ever evolving aesthetics of the area, but will instead enhance its appeal.

Again, I am more than willing to answer any questions the Commissioners may have. Please just let me know. Thank you for your consideration.

Sincerely,
Lisa Washington-Watts
214/537-6252
Lisalawyer54@yahoo.com

44704 HINES RALPH A & LORI R HERON 704 KATHY CT, NAPERVILLE IL 60540
44712 MUHAMMAD MALIKA 617 DR MARTIN LUTHER KING JR BLVD, CORSICANA
TX 75110
44713 MCCRANEY DAMIAN J & RAYNA J 220 ELM ST, KERENS TX 75144
44714 HARLE CHARLES E EST 8608 BLOSSOM LN, DALLAS TX 75227-6009
44720 IRANI GEV & JEROO IRANI 12933 JASONCREST TRL, DALLAS TX 75243
44721 BUFFORD DONEL EARL & EVELYN EST 221 COLD WATER DR, DESOTO TX 75115
44722 ARMSTRONG MELVIN E 2590 EVERTON DR, LANCASTER TX 75134
44723 ARMSTRONG MELVIN E 2590 EVERTON DR, LANCASTER TX 75134
57147 LAWSON TONY C/O JARROD L LAWSON 3177 LOOKOUT TR,
TALLAHASSEE FL 32309
57148 MCKEE-STOVALL DELORME 1144 N 3RD ST, SAN JOSE CA 95112
57149 MCKEE-STOVALL DELORME 1144 N 3RD ST, SAN JOSE CA 95112
65080 LINCOLN LEONARD & RUTHIE 723 FM 633, KERENS TX 75144



February 5, 2026

RE: NOAH Verification Letter

To whom it may concern:

The purpose of this letter is to provide verification that Mike Bryson with QOL Homes, PO Box 22358, Hot Springs, AR 71903, has officially started the process of inspecting and certifying their units with NOAH Certified. These units will be inspected to the the NOAH Dwelling standard which will be listed on their Certificate of Compliance, as well as the NOAH Seal and data plate.

All NOAH Certified builds are inspected and verified compliant to the standard chosen which is either the NOAH+ Standard or the NOAH Dwelling Standard. The NOAH+ Standard is comprised of NFPA 1192, ANSI 119.5, and NFPA 70 (NEC) and residential requirements (energy and structural standards from the home building industry) as part of its certification process. **The NOAH Dwelling standard is comprised of NFPA 70 (National Electric Code) IRC (International residential Code and other I Codes with amendments.** These standards can be viewed here noahcertified.org/noah-standard/.

In reference to the NOAH Certified inspection process, all of the homes are inspected by NOAH's ICC Certified Inspectors at 5 critical stages of construction and once the final inspection is complete, a NOAH Certificate of Compliance and seal are issued, along with a data plate.

Since September 2021, NOAH Certified has been nationally accredited by ANAB/ANSI. [NOAH-Certified-Incorporated-dba-NOAH-Remote-Digitized-Inspections-Cert-and-Scope-File-09-08-2025_1757346433.pdf](#)

If I can answer any questions for you, please feel free to reach out.

Thank you.

Leanne Fleischer, Client Support
NOAH Certified, Inc.

Office 866-664-NOAH (6624)
leanne@noahcertified.org



CERTIFICATE OF ACCREDITATION

The ANSI National Accreditation Board

Hereby attests that

NOAH Certified, Incorporated
dba NOAH Remote Digitized Inspectors
1576 Bella Cruz Drive, #425
The Villages, FL 32159

Fulfills the requirements of

ISO/IEC 17020:2012

In the field of

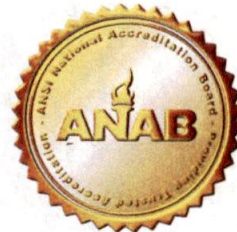
INSPECTION

This certificate is valid only when accompanied by a current scope of accreditation document.
The current scope of accreditation can be verified at www.anab.org.

Jason Stine, Vice President

Expiry Date: 09 September 2027

Certificate Number: AI-3016



An inspection body's fulfilment of the requirements of ISO/IEC 17020:2012 means the inspection body meets both the technical competence requirements and management system requirements that are necessary for it to consistently deliver technically valid inspection results (refer to joint ISO-ILAC-IAF Communiqué dated Sept 2013).



SCOPE OF ACCREDITATION TO ISO/IEC 17020:2012

**NOAH Certified Incorporated
dba NOAH Remote Digitized Inspections**

1576 Bella Cruz Drive, #425
The Villages, FL 32159
www.NOAHCertified.org
866.664.6624

**INSPECTION
TYPE A (THIRD-PARTY) BODY**

ISO/IEC 17020 Accreditation Granted: **08 September 2025**

Certificate Number: **AI-3016**

Certificate Expiry Date: **09 September 2027**

Construction Materials Inspection, Building Codes

Items, Materials OR Products Inspected	Type and Range of Inspection	Methods and Procedures
Tiny Homes on Wheels	Remote Inspection of: Fuel Systems and Equipment Health, Fire and Life Safety Electrical Systems Plumbing Systems Structural Systems	NFPA 1192. ANSI 119.5. NFPA 70 (NEC), IRC, plus energy and construction guidelines. (see NOAH Inspection Methods 2.a, 3.b (See Note #2), NOAH RDI NOAH Standards
Factory built/modular homes.	Remote Inspection of: Building, Plumbing, Electrical, Mechanical and Structural Systems, Fire Safety, Accessibility and Energy Code Requirements of Modular Factory Built Construction	IRC, IBC, IPC, IMC, IECC, Accessibility. 2017 - NEC Per state and local building codes. (See NOAH inspection methods 8a. b. and c. (See Note #2)
Residential- New Homes, Additions and/or Alterations	Remote Inspection of: Foundation, Building, Plumbing, Electrical, Mechanical and Structural Systems, Fire Safety, Accessibility and Energy Code	IRC, IPC, IMC, IFC, ANSI A117.1, IECC, NFPA 70 (NEC) Perform inspections in Compliance per state and local code and amendments and NOAH Inspection Methods 2.c, 2.d, 3.a (See Note #2)



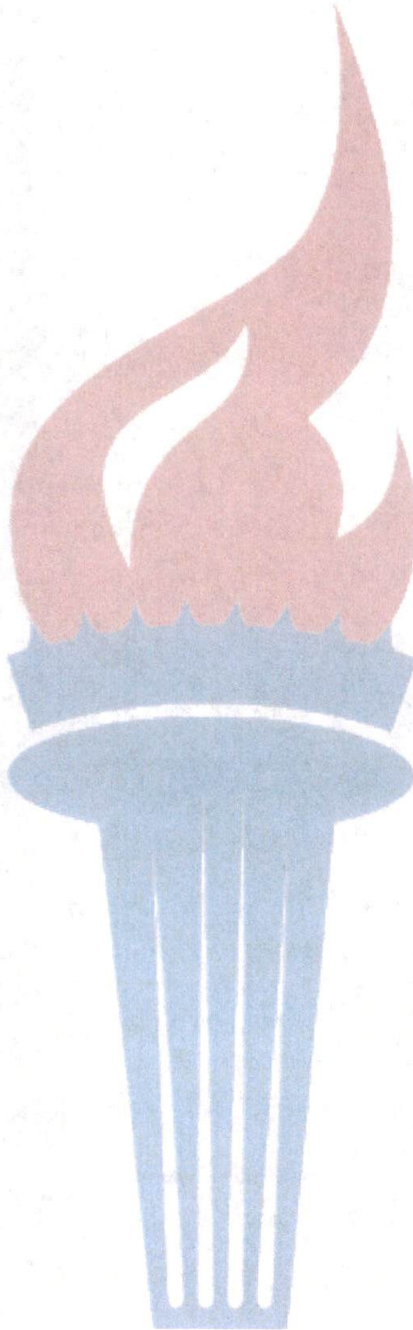


Note:

1. NOAH Inspection Methods



Jason Stine, Vice President





OFFICIAL NOTICE OF PUBLIC HEARING

DATE MAILED: February 13, 2026

The Navarro County Lake Planning and Zoning Commission will conduct a meeting on Thursday, March 5th, 2026 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: Lisa Washington-Watts

Address of Applicant: 9915 Acklin Drive Dallas, Texas 75243

Applicant request: Request for Specific Use Permit to place Dwelling of Nonconventional Construction.

Legal Description: ABS A10636 F PROCELLO ABST, TRACT 61-A

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)

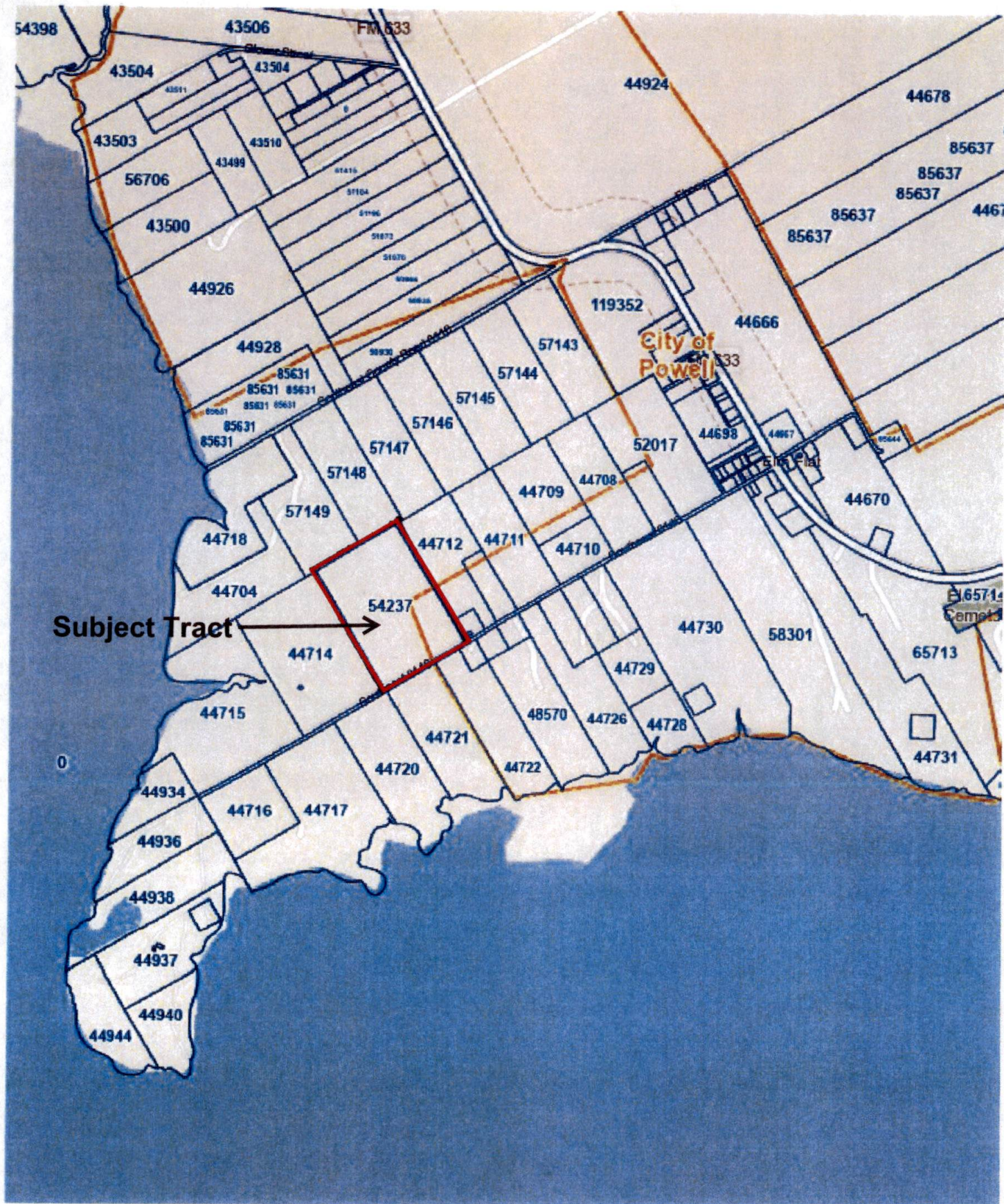
If you wish to oppose this application, you must do so in writing, before or at the public hearing. Comments may be returned to the Navarro County Planning and Development office, 601 N 13th St. Suite #1 Corsicana, Texas 75110. Attention: Stanley Young, Director

COMMENTS:

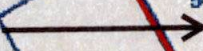
Signature: _____

Printed name: _____





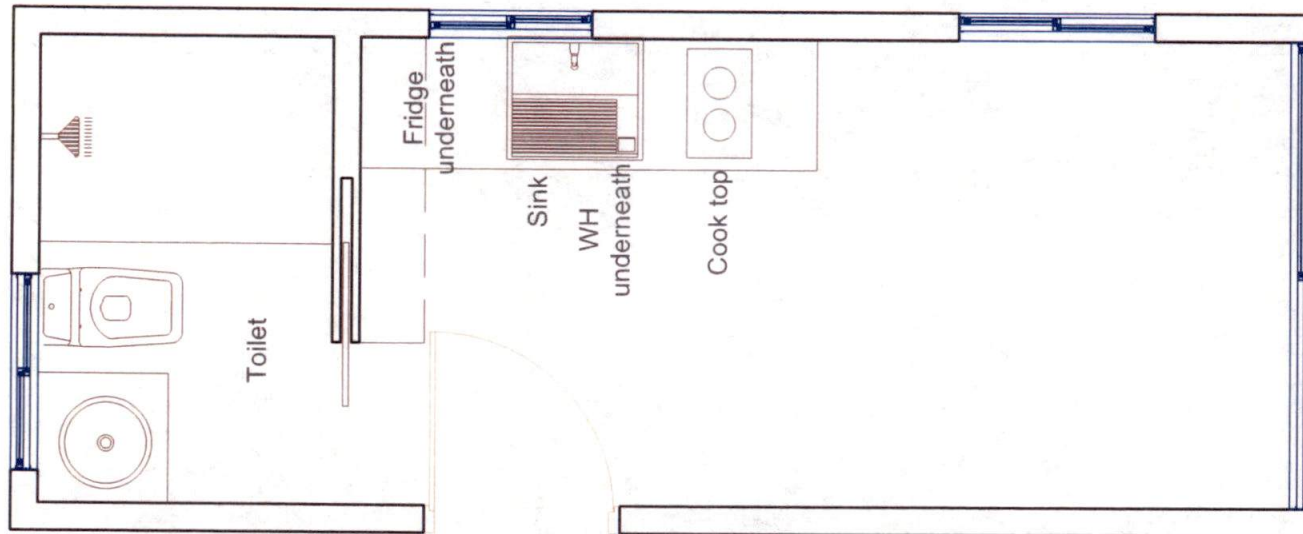
Subject Tract



City of Powell

65714 Cemetery

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FURNITURE LAYOUT

SCALE: 3/8"=1'-0"

A

0.0

P-01

BUILDING DOCUMENT SET
SCHEDULE OF REVISIONS DATE

16 November 2025

SCALE : PROVIDED

CHECKED AND APPROVED:

TASMIA JAMAN

MIAB : J-039

20' CONTAINER

MIKE BRYSON
Texas, USA

CONSULTANT :

NOTES :

THIS NOTE IS VALID FOR DRAWINGS RELATED TO THIS PROJECT:

1. PLEASE DONOT SCALE FROM THIS DRAWING.
2. CONTRACTORS AND SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AT THE SITE.
3. THE CONTRACTOR IS TO NOTIFY THE CONSULTANT ABOUT ANY DISCREPANCIES/DIFFERENCES CONTAINED IN THE DRAWING IN RELATION TO OTHER DRAWINGS BEFORE BEGINNING WORK.

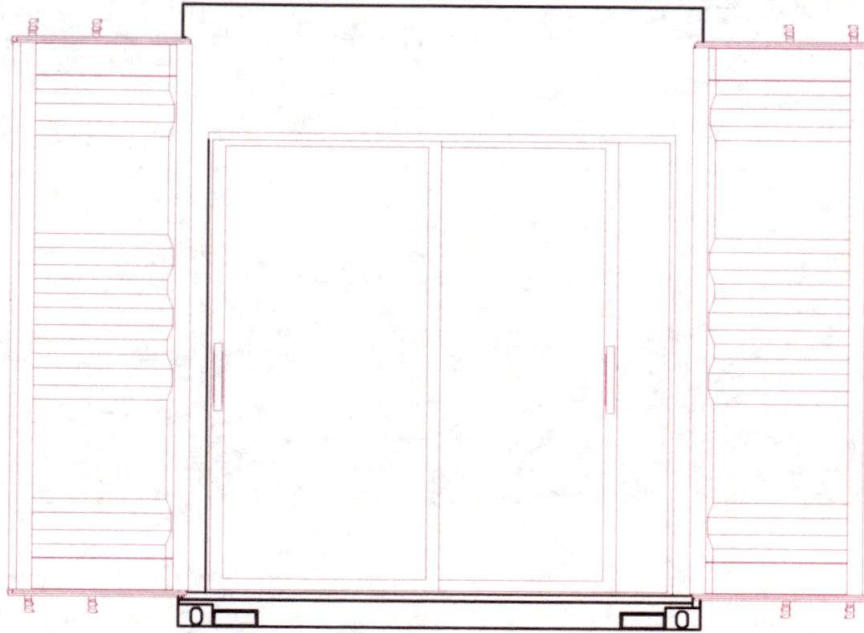
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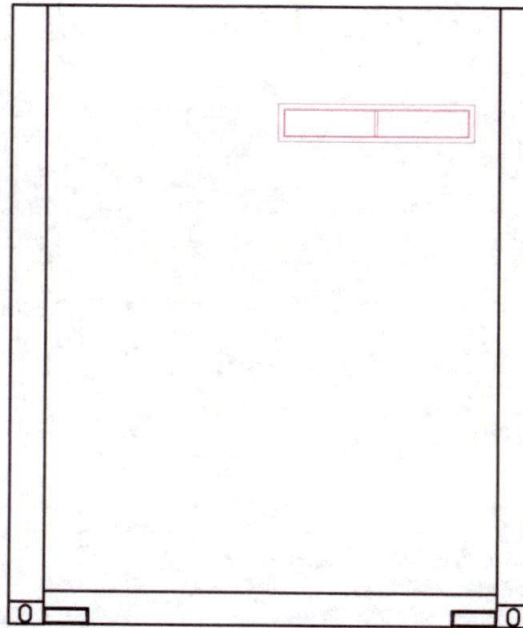
[Article-7, Condition for engagement of Architects, Section-3.IAB Rules & Regulations]

PROJECT ARCHITECT
FARJANA SARKAR

FRONT ELEVATION
SCALE: 3/8"=1'-0"



BACK ELEVATION
SCALE: 3/8"=1'-0"



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0.0

P-02

BUILDING DOCUMENT SET
SCHEDULE OF REVISIONS DATE

16 November 2025

SCALE : PROVIDED

CHECKED AND APPROVED:

TASMIA JAMAN
MIAB : J-033

20' CONTAINER

MIKE BRYSON
Texas, USA

CONSULTANT :

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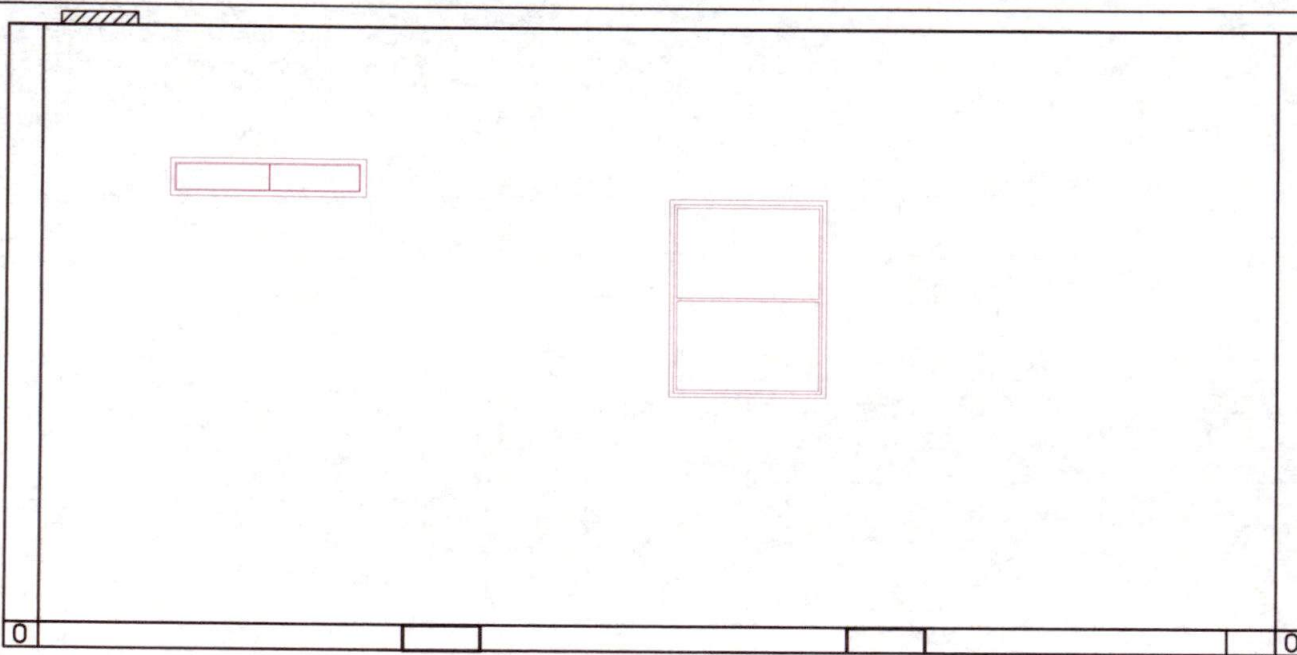
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[Article-7, Condition for engagement of Architects, Section-3, IAB Rules & Regulations]

PROJECT ARCHITECT
FARJANA SARKAR



RIGHT ELEVATION
SCALE: 3/8"=1'-0"



LEFT ELEVATION
SCALE: 3/8"=1'-0"

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0.0

P-03

BUILDING DOCUMENT SET
SCHEDULE OF REVISIONS DATE

16 November 2025

SCALE : PROVIDED

CHECKED AND APPROVED:

TASMIA JAMAN
MIAB : J-039

20' CONTAINER
MIKE BRYSON
Texas, USA

CONSULTANT :

NOTES :

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[Article-7, Condition for engagement of Architects, Section-3,IAB Rules & Regulations]

PROJECT ARCHITECT
FARJANA SARKAR

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P. 04

BUILDING DOCUMENT SET
SCHEDULE OF REVISIONS DATE

27 August 2024

SCALE : PROVIDED

CHECKED AND APPROVED:

TASMIA JAMAN
MIAB : J-039



20' CONTAINER

MIKE BRYSON
Texas, USA

CONSULTANT :

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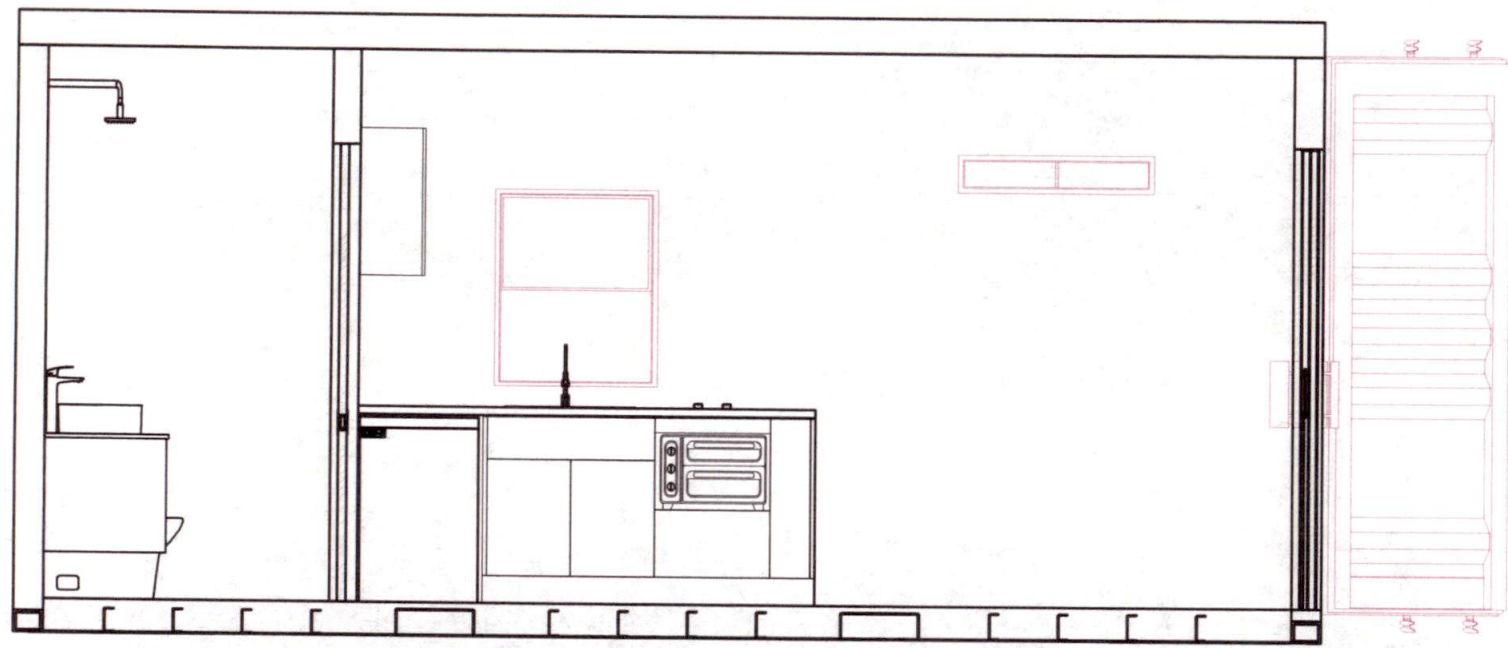
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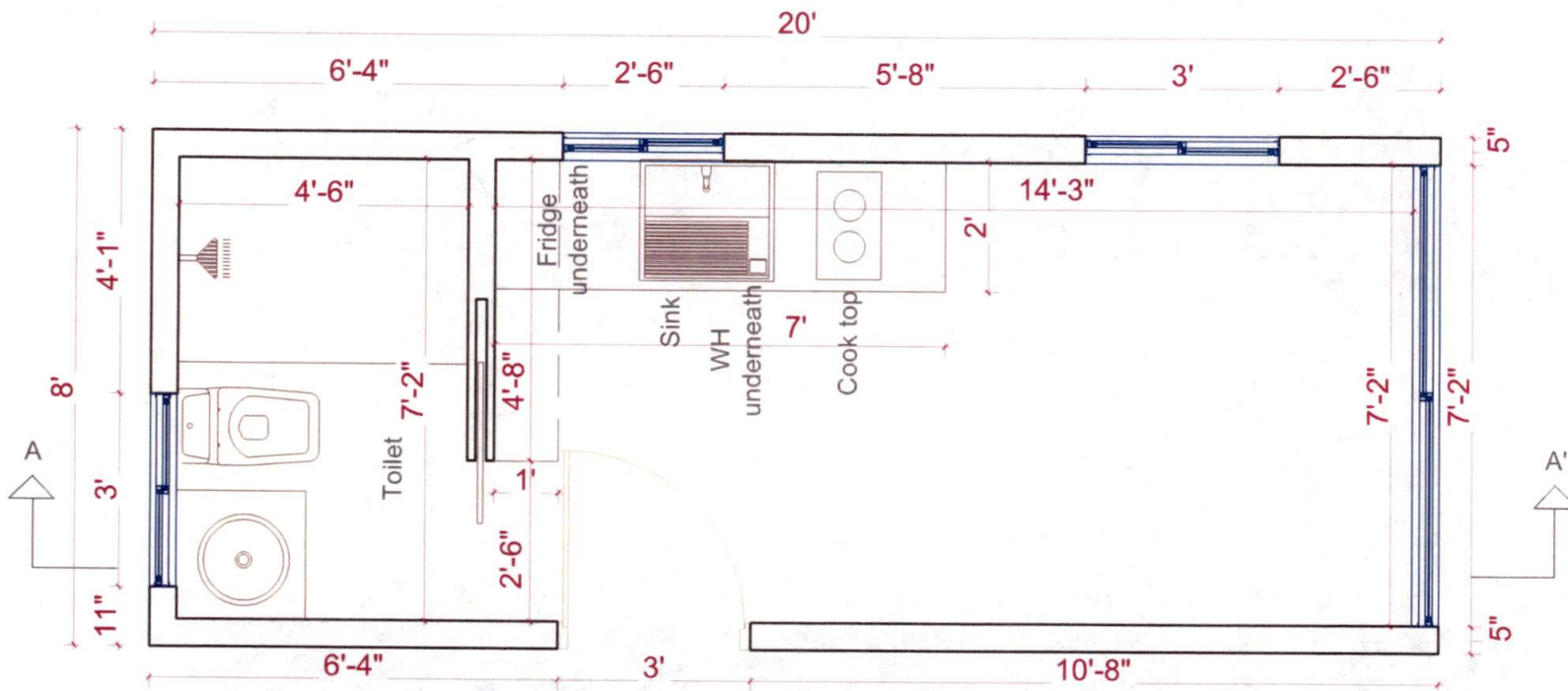
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[Article-7. Condition for engagement of Architects, Section-3, IAB Rules & Regulations]

PROJECT ARCHITECT
FARJANA SARKAR



SECTION AA'
SCALE: 3/8"=1'-0"



DIMENSION LAYOUT: FLOOR PLAN

SCALE: 3/8"=1'-0"

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05

BUILDING DOCUMENT SET
SCHEDULE OF REVISIONS DATE

16 November 2025

SCALE : PROVIDED

CHECKED AND APPROVED:

TASMIA JAMAN

MIAB : J-039

T. Jaman

20' CONTAINER

MIKE BRYSON
Texas, USA

CONSULTANT :

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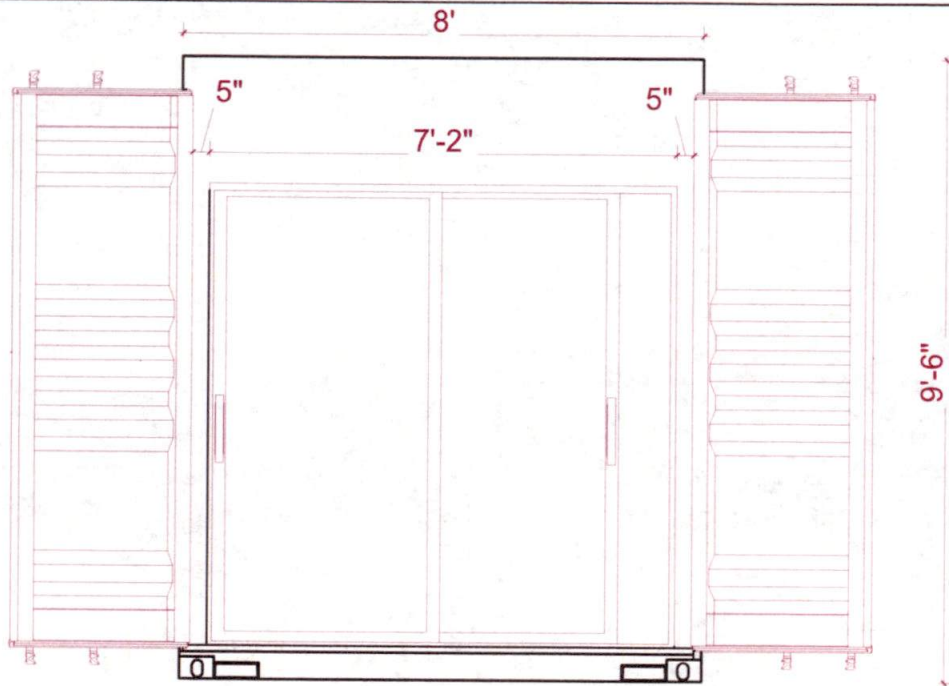
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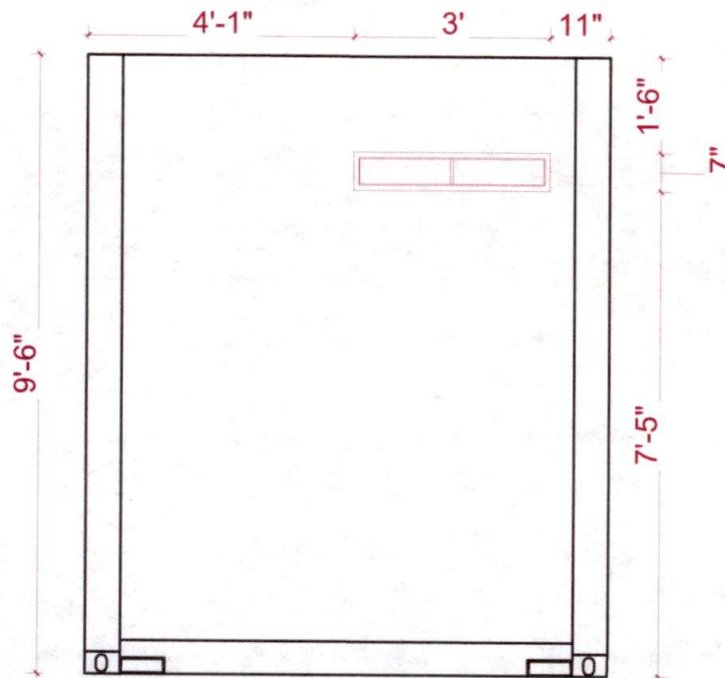
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[Article-7, Condition for engagement of Architects, Section-3.1AB Rules & Regulations]

PROJECT ARCHITECT
FARJANA SARKAR



DIMENSION LAYOUT: FRONT ELEVATION
SCALE: 3/8"=1'-0"



DIMENSION LAYOUT: BACK ELEVATION
SCALE: 3/8"=1'-0"

A

0.0

P-06

BUILDING DOCUMENT SET
 SCHEDULE OF REVISIONS DATE

16 November 2025

SCALE : PROVIDED

CHECKED AND APPROVED:

TASMIA JAMAN
 MIAB : J-039

20' CONTAINER

MIKE BRYSON
 Texas, USA

CONSULTANT :

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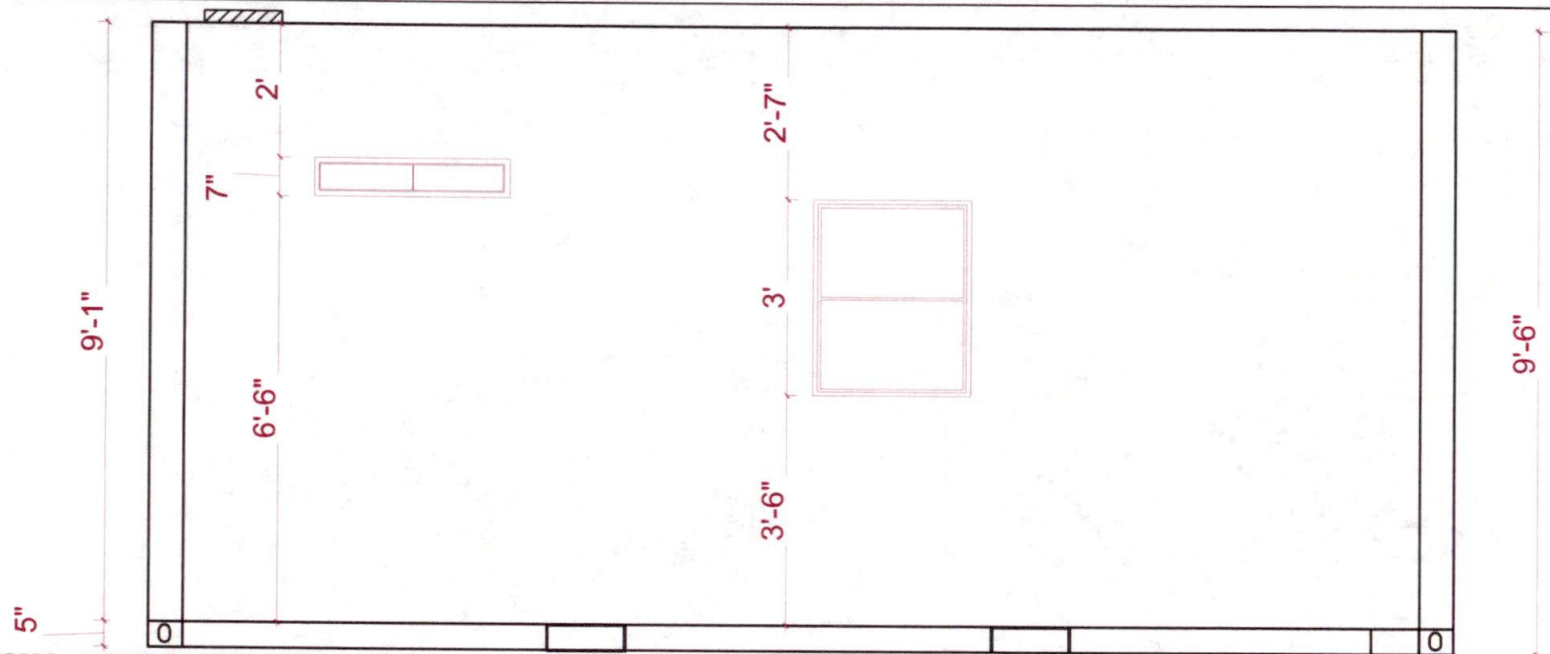
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[Article-7, Condition for engagement of Architects Section-3.IAB Rules & Regulations]

PROJECT ARCHITECT
FARJANA SARKAR



DIMENSION LAYOUT: RIGHT ELEVATION

SCALE: 3/8"=1'-0"



DIMENSION LAYOUT: LEFT ELEVATION

SCALE: 3/8"=1'-0"

A
0.0

P-07

BUILDING DOCUMENT SET
SCHEDULE OF REVISIONS DATE

16 November 2025

SCALE : PROVIDED

CHECKED AND APPROVED:

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MIKE BRYSON
Texas, USA

CONSULTANT :

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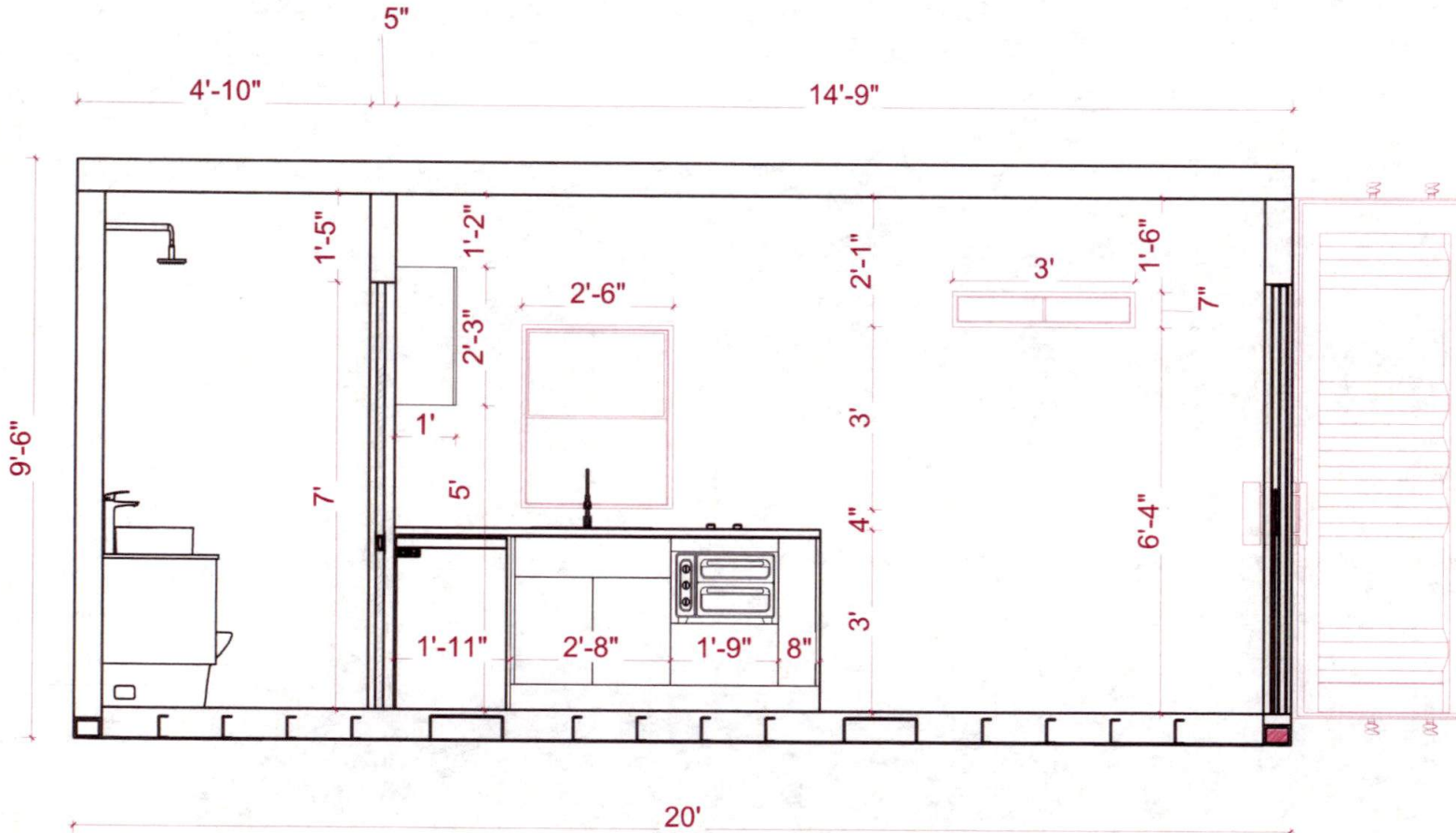
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[Article-7, Condition for engagement of Architects, Section-3.IAB Rules & Regulations]

PROJECT ARCHITECT
FARJANA SARKAR



DIMENSION LAYOUT: SECTION AA'
SCALE: 3/8"=1'-0"

A

0.0

17-08

BUILDING DOCUMENT SET
 SCHEDULE OF REVISIONS DATE

27 August 2024

SCALE : PROVIDED

CHECKED AND APPROVED:

TASMIA JAMAN
 MIAB : J-039

20' CONTAINER

MIKE BRYSON
 Texas, USA

CONSULTANT :

NOTES :

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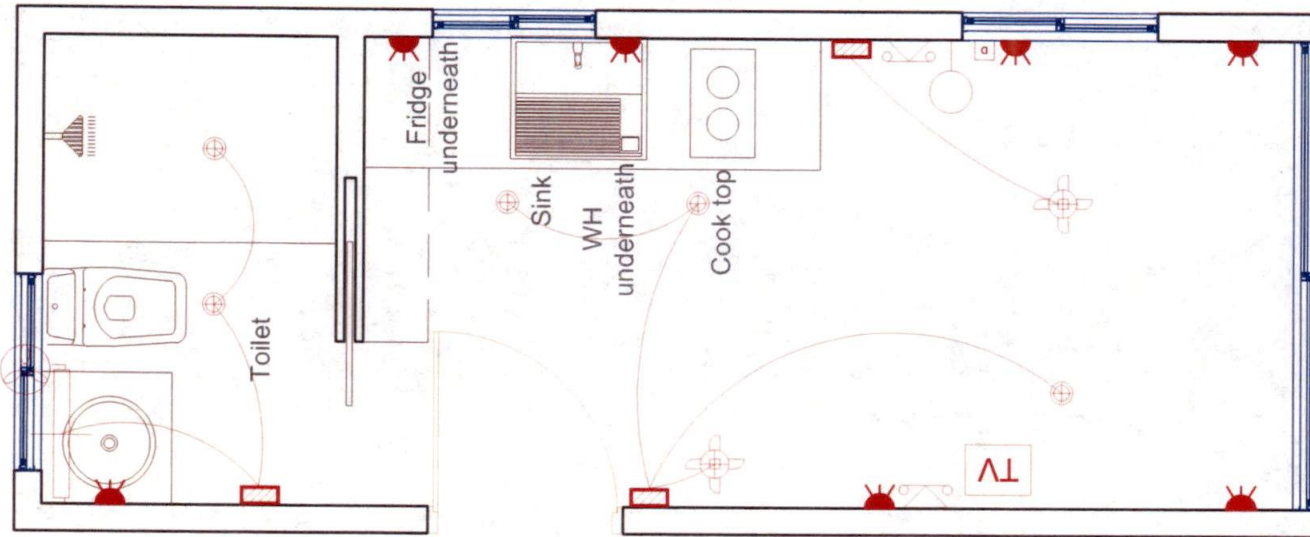
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[Article-7, Condition for engagement of Architects, Section-3.IAB Rules & Regulations]

PROJECT ARCHITECT
FARJANA SARKAR



ELECTRICAL,LAYOUT

SCALE: 3/8"=1'-0"

Electrical Layout Legend

Sl.	Symbol	Meaning	Position
01		Switch	30" F.F.F
02		Ceiling Recessed Light	On the ceiling
03		Ceiling Mounted Light	On the ceiling
04		Bell Push	40" F.F.F
05		Television	12" F.F.F
06		Internet Connection	12" F.F.F
07		Mirror Light	70" F.F.F
08		Telephone	12" F.F.F
09		Dimmer Switch	At wall
10		2 Pin Socket	At wall
11		3 Pin Socket	At wall
12		Wall Mounted Light	At scathing level
13		Pendant Light	On the ceiling
14		Exhaust	On the ceiling

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P. 09

BUILDING DOCUMENT SET
SCHEDULE OF REVISIONS DATE

16 November 2025

SCALE : PROVIDED

CHECKED AND APPROVED:

TASMIA JAMAN
MIAB : J-039

20' CONTAINER

MIKE BRYSON
Texas, USA

CONSULTANT :

NOTES :

THIS NOTE IS VALID FOR DRAWINGS RELATED TO THIS PROJECT.

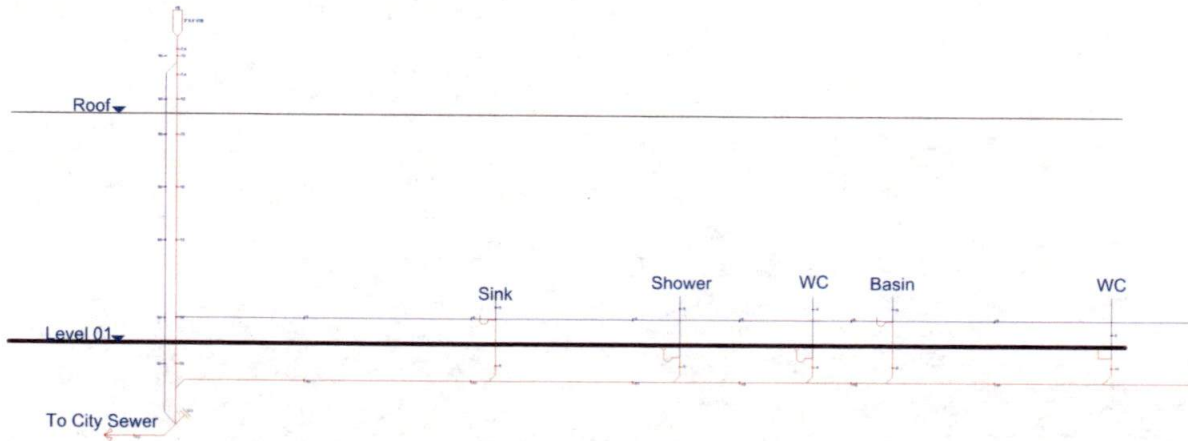
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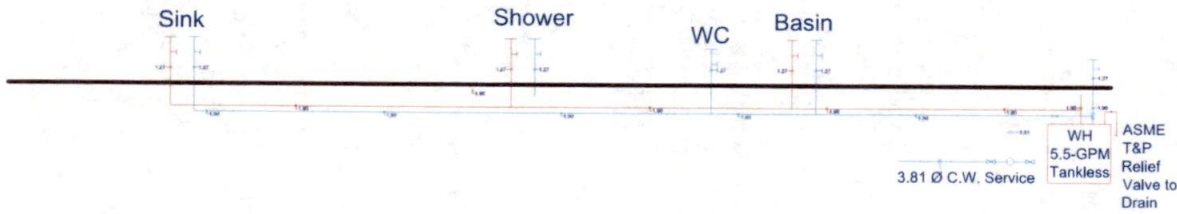
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[Article-7, Condition for engagement of Architects, Section-3, IAB Rules & Regulations]

PROJECT ARCHITECT
FARJANA SARKAR



WASTE & VENT DIAGRAM
SCALE: 3/8"=1'-0"



WATER SUPPLY DIAGRAM
SCALE: 3/8"=1'-0"

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0.0

0-10

BUILDING DOCUMENT SET
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CHECKED AND APPROVED:

TASMIA JAMAN
MIAB : J-039

20' CONTAINER

MIKE BRYSON
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PROJECT ARCHITECT
FARJANA SARKAR