



THE CITY COUNCIL OF THE CITY OF HENDERSON, TEXAS, WILL MEET ON THURSDAY, THE 25TH DAY OF SEPTEMBER 2025, AT 9:00 A.M. FOR A SPECIAL CALLED COUNCIL MEETING, IN THE THOMAS WARD COUNCIL CHAMBERS AT THE MUNICIPAL SERVICES COMPLEX, 300 W. MAIN STREET, FOR THE FOLLOWING PURPOSES:

Mayor:

Henry Pace

Mayor Pro Tem

Gina Juarez

Council Members:

Stephen Strong

Michael Searcy

Greg Jackson

Melissa Morton

City Manager:

Jay Abercrombie

City Secretary

Cheryl Jimerson

CALL TO ORDER: *The Mayor will call the meeting to order, declare a quorum if present, and declare notices legally posted pursuant to Open Meetings Act.*

INVOCATION AND PLEDGE OF ALLEGIANCE:

CITIZENS COMMENTS

Comments shall be limited to three (3) minutes and taken in the order they are received. By State law, no action may be taken on items not on the agenda.

PRESENTATIONS/ANNOUNCEMENTS

COUNCIL BUSINESS – REGULAR SESSION

1. Consideration and possible action upon a recommendation from the Planning and Zoning Commission on an application for a zoning change submitted by Perry and Carolyn Tenbrink. They are requesting to change the zoning from the General Commercial (C2) District to the Medium Density Single-family Residential (R2) District for a property they own. The property is described as LT 1 BLK 702 STONE ADDN AP VAUGHN SUR 200 Hubbard Drive, Henderson, TX. (Breitenberg)
2. Consideration upon the first reading of Ordinance 2025-09-04 changing the zoning from the General Commercial (C2) District to the Medium Density Single-family Residential (R2) District for a property they own. The property is described as 200 Hubbard Drive. (Jimerson)

ADJOURNMENT

3. Adjourn

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

ACCESSIBILITY STATEMENT

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (903) 657-6551.

CERTIFICATE

I certify the foregoing notice was posted on the notice board in front of the Municipal Services Complex, Henderson, Texas, on this 17 day of September, 2025.

Cheryl Jimerson, City Secretary



City Council

Agenda Item # 1.

SUBJECT: Consideration and possible action upon a recommendation from the Planning and Zoning Commission on an application for a zoning change submitted by Perry and Carolyn Tenbrink. They are requesting to change the zoning from the General Commercial (C2) District to the Medium Density Single-family Residential (R2) District for a property they own. The property is described as LT 1 BLK 702 STONE ADDN AP VAUGHN SUR 200 Hubbard Drive, Henderson, TX. (Breitenberg)

MEETING DATE: September 25, 2025

DEPARTMENT: Community Development

CONTACT:

RECOMMENDED CITY COUNCIL ACTION: Approval of recommendation from P & Z

ITEM SUMMARY: Mr. Tenbrink would like to build a house on this lot that sits on the corner of State Hwy 43 and Hubbard Drive. A residential structure would be prohibited under the Current zoning. The house would face Hubbard Drive and has been assigned an address of 200 Hubbard Drive. The parcel is approximately 1.31 acres in size and meets the developmental standards for minimum size lot dimensions in the R2 district. There is water and sewer readily available on Hubbard Drive.

BACKGROUND INFORMATION: Parcel 26009 at the corner of TX-43 and Hubbard Drive is currently zoned C2 presumably because it has frontage on State Hwy 43 and sits adjacent to other parcels along Hwy 43 that are currently owned by a logging company. The parcel also has frontage on Hubbard Drive where other residential development exists that is currently zoned R2. If the recommendation is approved by this commission and by the City Council, the development of this land will increase the amount of property tax, water, and sewer revenue collected.

SPECIAL CONSIDERATIONS: none

SUPPORTING MATERIALS:

1. TinBrink Property located on Corner of HWY 43 and Hubbard Drive



APPLICATION TO AMEND THE PLANNING AND ZONING MAP OR TEXT

Applicant Perry A. TenBrink P.O. Box 163 Henderson TX. 75653
(Name) (Address, City and Zip)

775-771-7065 asaphome3256@gmail.com
(Phone) (E-Mail Address)

Property Owner Perry & Carolyn TenBrink P.O. Box 163 Henderson Tx 775-771-7065
(Name) (Address, City and Zip) (Phone)

Section 7 of the Henderson Zoning Ordinance

☒ Request a Zoning map amendment to rezone property as described (rezoning) section 7.12
Currently Zoned

☐ Request a Zoning text amendment section 7.13
Section to amend

Describe and explain in detail why it is being requested. (Use additional sheets if necessary)

Property currently zoned commercial. Would like to build
1778 sq ft. residence w/ carport. Need zoning change to
residential (as is other side of street.)

SW corner of hwy 43 east and Hubbard.
Parcel # 26009

The description of the property involved in this request is as follows:

Legal Description of Property Lot 1 Block 702 Stone Addn AP Vaughn Sur Commercial
(Lot, Block, and Subdivision or Abstract, Survey, Tract and Section) (Current Zone)

Street Address TBD Proposed Use Build Residence (Home)

Has any previous application been filed in connection with these premises? ☐ Yes ☒ No
If Yes when: N/A for what purpose: N/A

Are there deed restrictions to this property? ☐ Yes ☒ No
If yes, please provide a copy of the deed restrictions with the application.

What is the applicant's interest in the premises affected? Owner/Builder/Occupier
{Agent or Lessee must provide a letter from the owner authorizing this request} (Owner, Agent, Lessee)

Perry A. TenBrink
(Applicant's Signature)
08/07/2025
(Date)

FOR OFFICE USE ONLY

APPLICATION FEE: \$150.00
CASE NO: 20250807
PERMIT NO:

General

Owner R74589

Owner

JACKSON JOHNNY RAY EST & MARY E

Ownership

J R & M E JACKSON REVOCABLE TRUST

Agent/Mtg Codes

311 E MAIN ST

Homestead Link

Parcel Link

Henderson TX 75652

Land

☐ Value Override ☐ Protest ☐ Timber

Building

Drawing

Note

Land Hs: 0

Image

New Land Hs: 0
* included in land hs value

Document

Land Nhs: 11,240

Income

New Land Nhs: 0
* included in land nhs value

Sales

Productivity Market: 0

Previous Owner

Productivity Value: 0

Inquiry

Productivity Type:

Protest

Improvement Hs: 0

Task

Improvement Nhs: 0

Estimator

New Improvement Hs: 0

History Overview

New Improvement Nhs: 0

Sequence:

1 ☐ Exempt

Interest:

1.000000

Agent:

Homestead:

Ceiling:

0.00 0

Disabled

0

Veteran:

0

Last Appraiser Information

Last App Year:

2025

Appraiser Code:

...

Appraisal Date:

Select a date

15

Rendition Status

☐ Status:

...

Date:

Select a date

15

Print

0

Notice Date: 04/09/2024

Notice:

Date:

☐ Late Ag ☐ Late Freeport☐ Abatement☐ Miscellaneous Exemptions☐ Disaster☐ VLA☐ Omitted Property

Parcel:

26009

Account:

02720-00010-00000-000000

Property Type:

R

Category

C1

Code:

Acres:

1.3300 Larger Tract:

0.0000

Legal 1:

LT 1 BLK 702 STONE ADDN

Legal 2:

A P VAUGHN SUR

Legal 3:

Legal 4:

Prop Address:

SH 43

Prop City/St/Zip:

DBA:

GPS Coordinate:



SIC Code:

Codes

Route Code:

Order/SubOrder:

0

Road Type:

...

Utility:

...

Neighborhood:

...

Map:

...

Mortgage Code:

Loan Number:

Zoning:

...

GPS X/Y:

-94.7 32.17

GDN Number:

Reminder Codes:

...



Soil Types

Land: 11,240

Improvement: 0

Market Value: 11,240 Taxable Value: 11,240

1.000000

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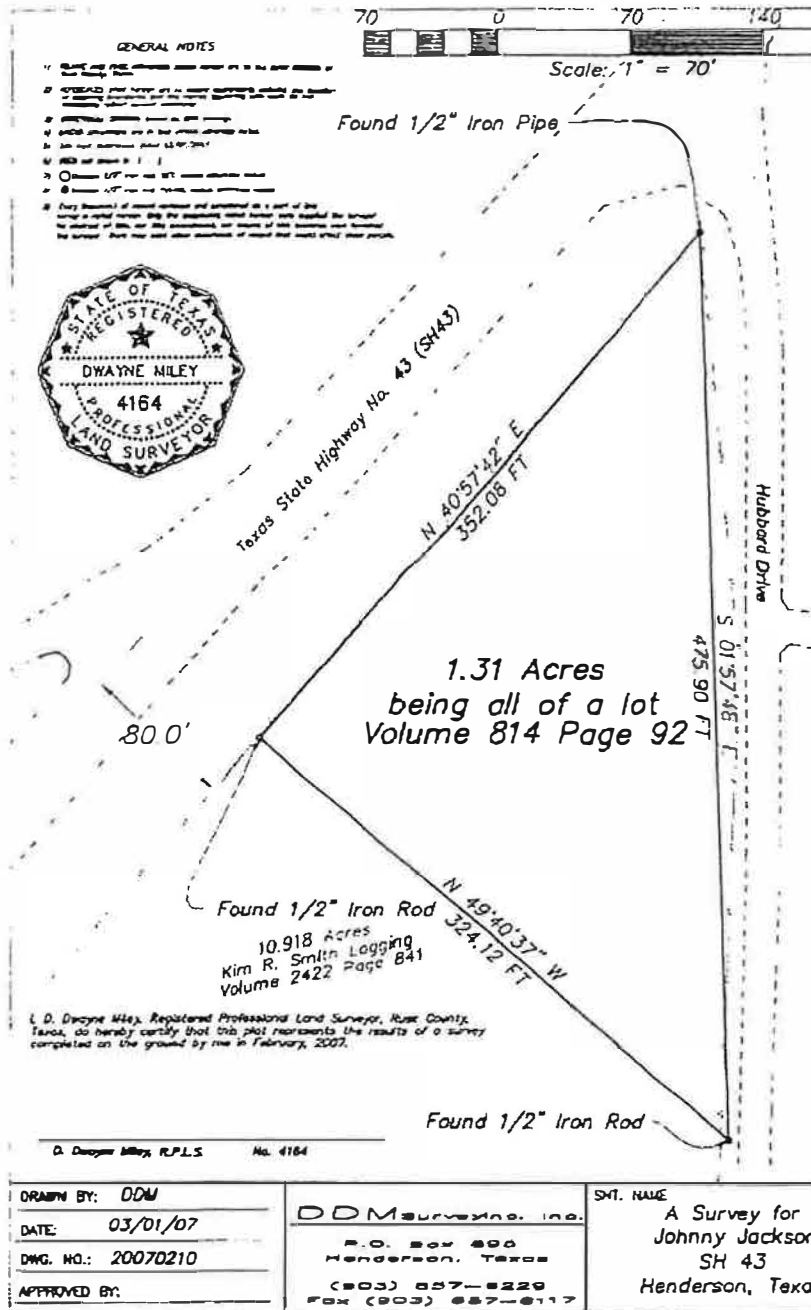
11,240

3:03

Gmail



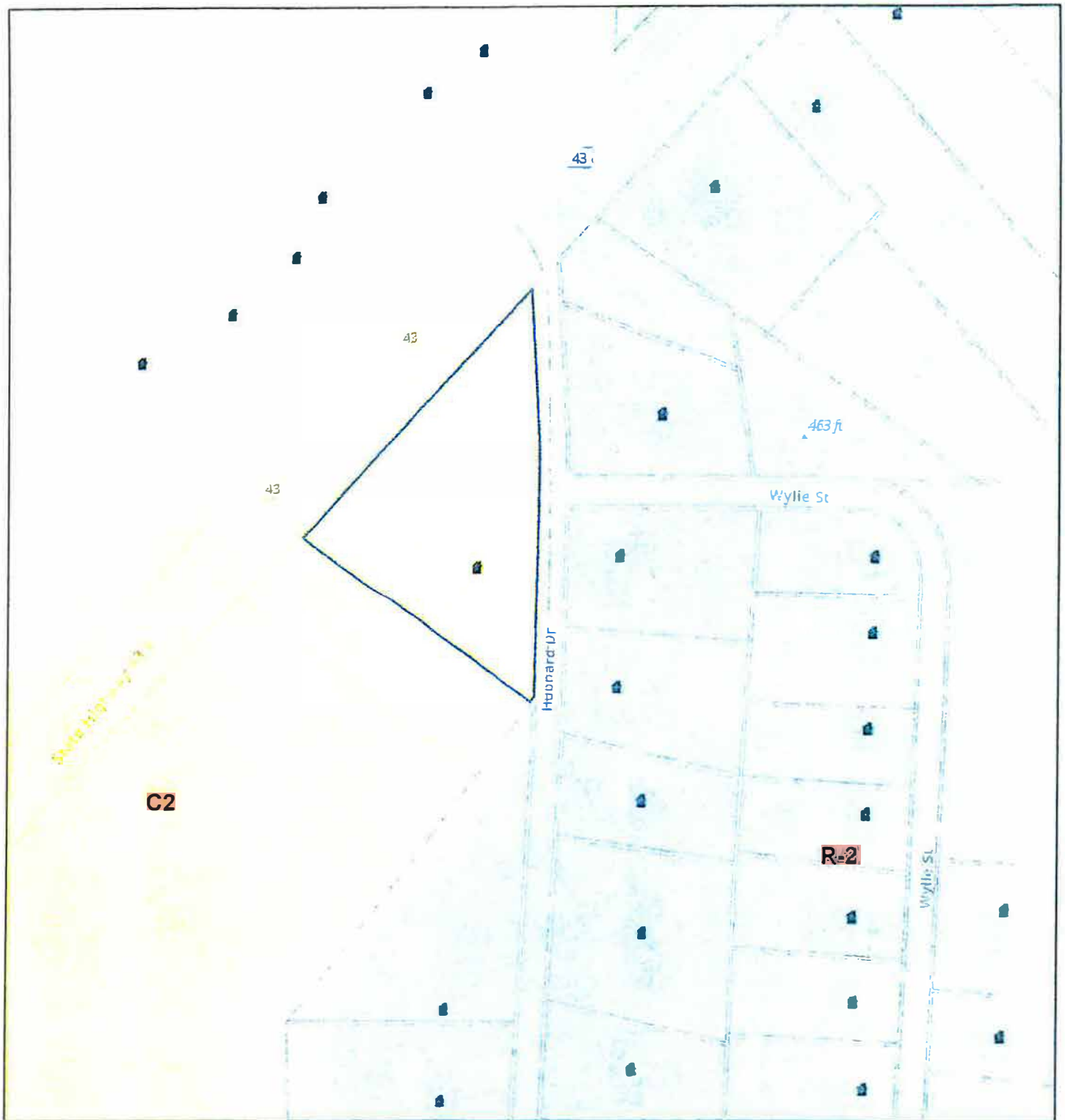
sign.skyslope.com



Doc 4/7: Survey_scan.pdf



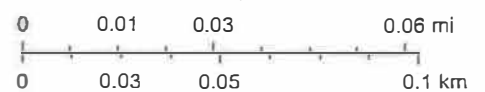
Parcel 26009-200 Hubbard Drive-Tenbrink



8/20/2025, 3:20:14 PM

1:2,257

- Address Points
- City Boundaries
- Rusk County Parcels
- Zoning Areas
- Medium Density Single-Family Residential
- Low Density Single-Family Residential
- General Commercial District
- Parks and Recreation



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



City Council

Agenda Item # 2.

SUBJECT: Consideration upon the first reading of Ordinance 2025-09-04 changing the zoning from the General Commercial (C2) District to the Medium Density Single-family Residential (R2) District for a property they own. The property is described as 200 Hubbard Drive. (Jimerson)

MEETING DATE: September 25, 2025

DEPARTMENT: City Secretary

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

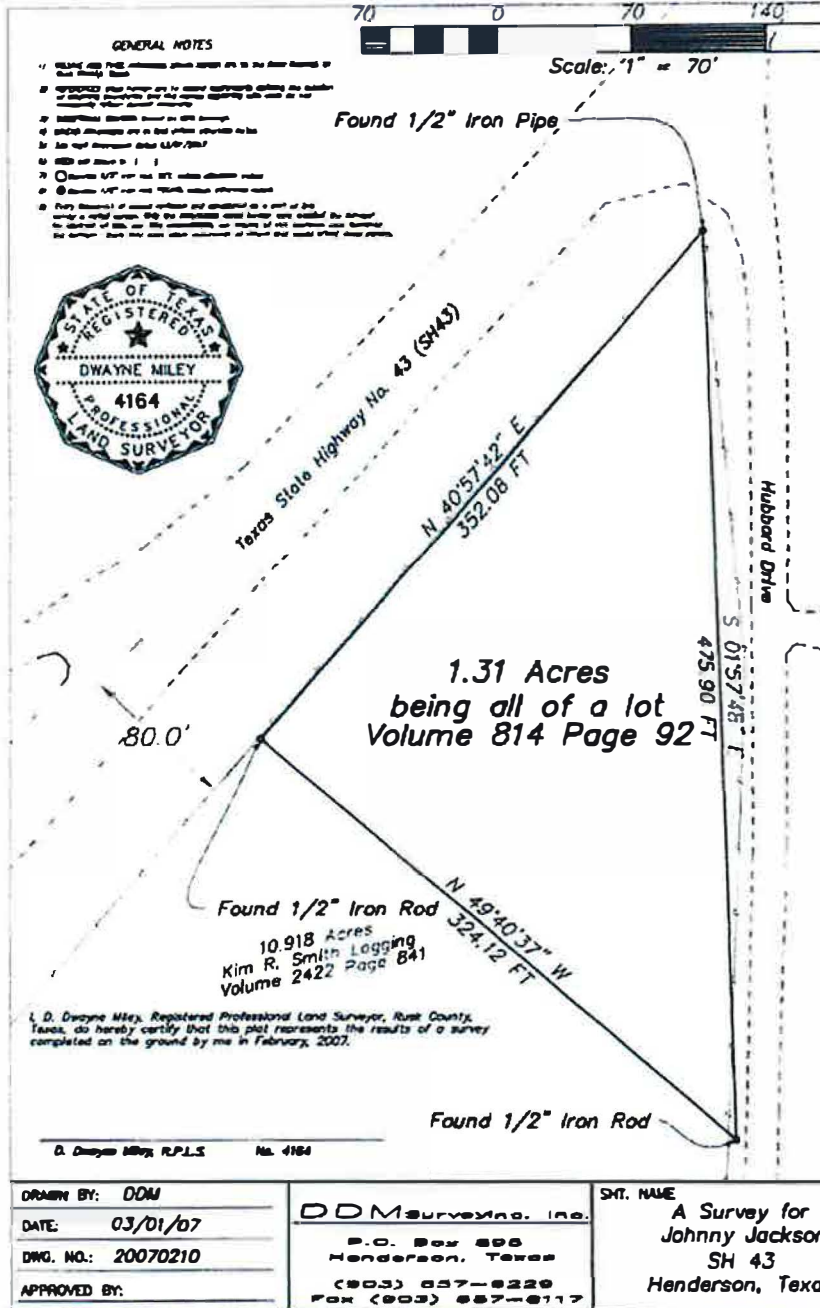
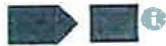
1. Exh. A Parcel 26009 Tenbrink Survey
2. Exh. B-200 Hubbard Drive Tenbrink Deed
3. Ordinance 2025-09-04 Tenbrink Zoning Change-FINAL

3:03

Gmail



sign.skyslope.com



Doc 4/7: Survey_scan.pdf



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.

STATE OF TEXAS

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§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF RUSK

That MARY ELIZABETH JACKSON, TRUSTEE OF THE JOHNNY RAY JACKSON AND MARY ELIZABETH JACKSON REVOCABLE TRUST, (the Grantor herein), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto:

PERRY TENBRINK AND CAROLYN TENBRINK
(the Grantee herein, whether one or more)

Address: P. O. Box 163
Henderson, TX 75653

of the County of Rusk, State of Texas, the real property situated in Rusk County, Texas, more particularly described as follows:

1.31 acres being all of a called lot conveyed to Wilbur Rives and wife, Edith Rives by the Trustees of the SHAWNEE VILLAGE BAPTIST CHURCH and recorded in Volume 814 Page 92 of the Deed Records of Rusk County, (RCDR), situated in the A. P. Vaughn Survey, A-802 at the intersection of Hubbard Drive with Texas State Highway NO. 43 (SH43), within the corporate limits of the City of Henderson, Texas and being described by metes and bounds as follows:

BEGINNING at an existing 1/2" Iron Pipe, found marking the North corner of said lot and being at the intersection of the West margin of said Hubbard Drive with the South right-of-way of said SH43;

THENCE with the East boundary line of said lot common with the West margin of said Hubbard Drive South 01 Degrees 57 Minutes 48 Seconds East a distance of 475.90 feet to an existing 1/2" Iron Rod, found marking the Northeast corner of a 10.918 acres conveyed to Kim R. Smith Logging and recorded in Volume 2422 Page 841 Official Public Records of Rusk County (OPRRC);

THENCE with the South boundary line of said lot common with the North boundary line of said 10.918 acres North 49 Degrees 40 Minutes 37 Seconds West a distance of 324.12 feet to an existing 1/2" Iron Rod, found marking the Northwest corner of said 10.918 acres;

THENCE with the West boundary line of said lot common with the South right-of-way of said SH43 North 40 Degrees 57 Minutes 42 Seconds East a distance of 352.08 feet to the BEGINNING and containing 1.31 acres.

TenBrink WD/
GF No.: U252372

Exh. B

Grantor conveys the Property in its present "as is" condition as of this date, with all faults, and Grantor expressly disclaims and Grantee acknowledges and accepts that Grantor has disclaimed any and all representations, warranties or guaranties, of any kind, oral or written, express or implied, or arising by operation of law (except as to title), of or concerning the Property, including without limitation, the manner, construction, condition and state of repair or lack of repair of any improvements located thereon on the surface or subsurface thereof, whether or not obvious, visible or apparent, and there is expressly negated any warranty as to condition, habitability, fitness for any specific or particular purpose, merchantability or otherwise.

This conveyance is made and accepted subject to all easements, rights of way, prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; 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; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the Water Improvement District or other applicable governmental district, agency, authority.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said Grantee, Grantee's heirs and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors and administrators, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 23 day of July, 2025.

MARY ELIZABETH JACKSON, TRUSTEE OF
THE JOHNNY RAY JACKSON AND MARY
ELIZABETH JACKSON REVOCABLE TRUST

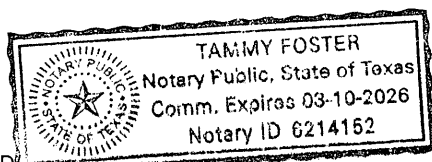
BY

Mary Elizabeth Jackson
MARY ELIZABETH JACKSON
TRUSTEE

STATE OF TEXAS

COUNTY OF RUSK

This instrument was acknowledged before me this the 23 day of July, 2025 by Mary Elizabeth Jackson, Trustee of the Johnny Ray Jackson and Mary Elizabeth Jackson Revocable Trust.



TenBrink WDI
GF No.: U252372

Tammy Foster
NOTARY PUBLIC, STATE OF TEXAS

After recording, return to:

Perry TenBrink and Carolyn TenBrink
P. O. Box 163
Henderson, TX 75653

STATE OF TEXAS	COUNTY OF RUSK	FILED FOR RECORD
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Rusk County, Texas as stamped hereon by me.		Jul 24, 2025 01:06P
OFFICIAL PUBLIC RECORDS		TRUDY MCGILL, COUNTY CLERK RUSK COUNTY, TEXAS

Jul 24, 2025 01:06P

TRUDY MCGILL, COUNTY CLERK
RUSK COUNTY, TEXAS

By: Cameron Rainwater, DEPUTY

TenBrink WD/
GF No.: U252372

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF HENDERSON, TEXAS, TO REZONE
PROPERTY CURRENTLY ZONED GENERAL COMMERCIAL (C2) TO
MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL (R2).**

WHEREAS Perry and Carolyn Tenbrink requested to change zoning of property they own currently zoned General Commercial (C2) to Medium-Density Single-Family Residential (R2). The property is described as:

**LT1 BLK 702 STONE ADDN AP VAUGHN SUR
200 Hubbard Drive
Henderson, TX**

WHEREAS the Planning and Zoning Commission met on Monday, September 15, 2025 and granted the request for a zoning change for property located at 200 Hubbard Drive, Henderson, Texas to change the current zoning from General Commercial (C2) to Medium Density Single-Family Residential (R2).

WHEREAS this change in zoning would have a positive impact on the City of Henderson in that both property taxes and future water sales would be collected on the now unimproved lot.

WHEREAS said affected property is described as follows:

See Attachments “A” and “B”

WHEREAS the City Council finds it to be in the best interest of the City of Henderson to approve the rezoning of this property as requested and approved.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF HENDERSON, TEXAS THAT:**

**LT1 BLK 702 STONE ADDN AP VAUGHN SUR A-802
200 Hubbard Drive
Henderson, TX**

1.31 is hereby rezoned from General Commercial (C2) to Medium Density Single-Family Residential (R2).

PASSED, APPROVED AND ADOPTED by an affirmative vote of all members of the City Council on this the _____ day of _____, 2025

APPROVED:

Mayor

ATTEST:

City Secretary