



THE CITY OF JACKSONVILLE

**PLANNING AND ZONING BOARD MEETING
JACKSONVILLE CITY HALL COUNCIL CHAMBERS
315 S. RAGSDALE
TUESDAY, JANUARY 18, 2022
12:00 PM**

**CLAUDE ARMSTRONG
BECKY PAVLETICH
ELAINE MCDONALD
BRENDA STAHELIN
ANDY CALCOTE**

- 1. CALL TO ORDER**
- 2. PUBLIC HEARING**
- 3. APPROVAL OF MINUTES**
- 4. REVIEW AND CONSIDER AN APPLICATION SUBMITTED FOR A REQUESTED ZONE CHANGE FROM "P - PLANNED DEVELOPMENT" TO "C - MULTI-FAMILY LOW DENSITY" LOCATED AT 600 COLLEGE AVENUE.**
- 5. REVIEW AND CONSIDER AN APPLICATION SUBMITTED FOR A REQUESTED ZONE CHANGE FROM "E - MULTI-FAMILY HIGH DENSITY" TO "A - SINGLE FAMILY" TO ALLOW FOR THE APPLICANT TO BUILD SINGLE FAMILY RESIDENCES LOCATED IN THE 400 BLOCK OF TALLEY NICHOLS DRIVE.**
- 6. REVIEW AND CONSIDER AN APPLICATION SUBMITTED FOR A SPECIAL USE PERMIT TO ALLOW FOR THE APPLICANT TO RESIDE AT THE LOCATION OF HER BUSINESS LOCATED AT 400 W LARISSA.**
- 7. CITIZEN PARTICIPATION**
- 8. QUESTIONS, COMMENTS, DISCUSSION**
- 9. ADJOURN**

**JACKSONVILLE PLANNING AND ZONING BOARD MEETING
TUESDAY, JANUARY 18, 2022
JACKSONVILLE CITY HALL COUNCIL CHAMBERS
315 S. RAGSDALE
12:00 PM**

Meeting Items

CALL TO ORDER

Mr. Armstrong called the meeting to order at 12:04 PM.

PUBLIC HEARING

APPROVAL OF MINUTES

Mr. Calcote made a motion to approve the minutes as written. Mrs. McDonald seconded the motion. Vote to pass the minutes was unanimous.

REVIEW AND CONSIDER AN APPLICATION SUBMITTED FOR A REQUESTED ZONE CHANGE FROM "P - PLANNED DEVELOPMENT" TO "C - MULTI-FAMILY LOW DENSITY" LOCATED AT 600 COLLEGE AVENUE.

Mr. Silvey explained in detail to the board the item on the agenda. Mr. Silvey stated that the track of land is currently zoned under "P - Planned Development" from Lon Morris. Mr. Armstrong opened the meeting up to the applicant or those in favor. Jack Webb, the applicant, was present. Mr. Webb stated that the four-unit apartment was the cooper house dormitory and he recently bought it from the previous owners. Mr. Webb stated he would like the zone changed to allow it to be turned back into apartments. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the meeting up to those in opposition. No one was present. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the board up for discussion. Mrs. McDonald stated it is a great use of the facility. Mr. Armstrong closed that portion of the meeting. Mrs. McDonald made a motion to approve the zone change as requested. Mrs. Stahelin seconded the motions. Mr. Armstrong asked for a vote. All members voted "aye". Motion carries.

REVIEW AND CONSIDER AN APPLICATION SUBMITTED FOR A REQUESTED ZONE CHANGE FROM "E - MULTI-FAMILY HIGH DENSITY" TO "A - SINGLE FAMILY" TO ALLOW FOR THE APPLICANT TO BUILD SINGLE FAMILY RESIDENCES LOCATED IN THE 400 BLOCK OF TALLEY NICHOLS DRIVE.

Mr. Silvey explained to the board in detail the item on the agenda. Mr. Armstrong opened the meeting up for the applicant or for those in favor. Mike McEwen, a representative for the applicant, was present. Mr. McEwen stated that the owners of the land are the apartment complex next door. Mr. McEwen stated that the property goes uphill and will offer nice views and will conform with the area of Southridge. Greg Gunthy, a homeowner to the south of the location, was present. Mr. Gunthy was neither in approval nor opposition. Mr. Gunthy stated that he was concerned due to the land being steep and a sand hill that it would cause flooding issues to his property and to Bealls Chapel Church as it previously did in the past when the apartments were built. Mr. McEwen replied he is in communication with the developer and would relay the concerns. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the meeting up to those in opposition. No one was present. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the board up for discussion. Mrs. Pavletich asked if anyone from the city would ever see the construction. Mr. Silvey replied that an engineer would be overseeing the project, Mr. Calcote stated he remembers the issues from the past and believes we have learned from past mistakes. That the City can always use more housing. Mr. Armstrong closed that portion of the meeting. Mrs. McDonald made a motion to approve the zone change as requested. Mrs. Stahelin seconded the motion. Mr. Armstrong called for a vote. All members voted "aye". Motion carries.

REVIEW AND CONSIDER AN APPLICATION SUBMITTED FOR A SPECIAL USE PERMIT TO ALLOW FOR THE APPLICANT TO RESIDE AT THE LOCATION OF HER BUSINESS LOCATED AT 400 W LARISSA.

Mr. Silvey explained to the board in detail the item on the agenda. Mr. Silvey stated they currently have a permit for the building. Mr. Armstrong opened the meeting up to the applicant, or to those in favor. Maria Trujillo, the applicant, was present. Mrs. Trujillo stated they would like to live in the location with the business, which will be a boutique and salon. Mrs. Trujillo stated that in 2019 they received a letter from JEDCO to do something with the location since it was an eyesore. Mrs. Trujillo stated they had their business in the country at their home, but that they had sold the location to work on the 400 W Larissa location. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the meeting up to anyone in opposition. No one was present. Mr.

Armstrong closed that portion of the meeting. Mr. Armstrong opened the board up for discussion. Mrs. Stahelin stated that both residential and commercial are in the area. Mr. Calcote stated it was a great improvement. Mrs. McDonald asked which side the store front would be. Mrs. Trujillo replied to Larissa. Mr. Silvey stated only 25-30% of the building will be used for the boutique. Mrs. McDonald asked if there was an entry off of HWY 79. Mrs. Trujillo replied that there is an entry on both Larissa and HWY 79. Mr. Armstrong closed that portion of the meeting. Mrs. Pavletich made a motion to approve the Special Use Permit as requested. Mrs. McDonald seconded the motion. Mr. Armstrong called for a vote. All members voted "aye". Motion carries.

CITIZEN PARTICIPATION

QUESTIONS, COMMENTS, DISCUSSION

ADJOURN

Mr. Armstrong adjourned the meeting at 12:25 PM.



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[Legal Notices](#)

[Public Notices](#)



Public Notice

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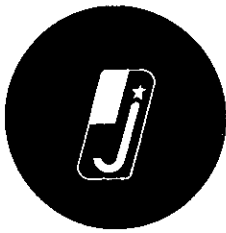
Source Jacksonville Progress

Category Public Notice

Published Date January 4, 2022

Notice Details

NOTICE OF PUBLIC HEARING Notice is hereby given that Texas Ruby Properties has submitted a request for a zone change from "P - Planned Development" to "C - Multi- Family Low Density" to allow for the 4 unit apartment built in 2012 to be zoned as it was prior to the LMC auction. Lot 1-2 Block 187 Notice is hereby given that Zimmerman Properties Development LLC has submitted a request for a Zone Change from "K - Industrial" to "A - Single Family" to allow for the development of detached single-family dwellings. Lots 2A & 3B Block 400 Notice is hereby given that Mario and Mary Trujillo has submitted a request for a Special Use Permit from "G - Commercial" to "G-Commercial with a Special Use Permit" to allow for the applicant to reside at the location with her business Lot7 Block 178 A Public Hearing has been scheduled for Tuesday, JANUARY 18, 2022; AT 12:00 PM AT 315 S RAGSDALE ST and all property owners desiring to be heard should attend meeting or provide written documentation. A Second Public Hearing has been scheduled for Tuesday, FEBRUARY 8, 2022; AT 6:00 PM AT 315 S RAGSDALE ST and all property owners desiring to be heard should attend or provide written documentation PLANNING AND ZONING COMMISSION



THE CITY OF JACKSONVILLE

NOTICE OF PUBLIC HEARING

Notice is hereby given that Texas Ruby Properties has submitted a request for a zone change from "P – Planned Development" to "C – Multi- Family Low Density" to allow for the 4 unit apartment built in 2012 to be zoned as it was prior to the LMC auction.

Lot 1-2
Block 187

Notice is hereby given that Zimmerman Properties Development LLC has submitted a request for a Zone Change from "K – Industrial" to "A – Single Family" to allow for the development of detached single-family dwellings.

Lots 2A & 3B
Block 400

Notice is hereby given that Mario and Mary Trujillo has submitted a request for a Special Use Permit from "G - Commercial" to "G - Commercial with a Special Use Permit" to allow for the applicant to reside at the location with her business.

Lot 7
Block 178

A Public Hearing has been scheduled for **Tuesday, JANUARY 18, 2021; AT 12:00 PM**
AT 315 S RAGSDALE ST and all property owners desiring to be heard should attend meeting or provide written documentation.

A Second Public Hearing has been scheduled for **Tuesday, FEBRUARY 8, 2022; AT 6:00 PM AT**
315 S RAGSDALE ST and all property owners desiring to be heard should attend or provide written documentation.



CITY OF JACKSONVILLE
1220 S Bolton St., Jacksonville, TX 75766
Phone: 903-589-3510 customerservice@jacksonvilletx.org
Call or email for Inspection

ZONE CHANGE PERMIT

PERMIT #: 440

JOB ADDRESS: 600 College Avenue

Date Issued: 12/22/2021

Issued By: jkv.kmarks

Description of Work: ZONE CHANGE

Parcel No:

Subdivision:

Zoning:

Building Valuation:

Occupancy	Type	Factor	Sq Feet	Valuation
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TOTALS

Owner: Texas Ruby Properties
PO BOX 117
Jacksonville TX 75766

Owner Phone:

Contractor: Texas Ruby Properties
PO BOX 117
Jacksonville TX 75766

Email:
Phone:
Business Lic:

FEE CODE	QTY	DESCRIPTION	AMOUNT
BOA/PZ		BOARD OF ADJ/APPEALS/CODES/ZONING	\$ 75.00
TOTAL			\$ 75.00

This permit is non-transferable and expires 180 days from issue if work has not commenced, or if construction ceases for a period of 180 days. The undersigned applicant acknowledges that he is responsible for calling for each inspection required for this project before beginning the next phase of construction. THIS INCLUDES A FINAL INSPECTION FOR ALL TYPES OF CONSTRUCTION. Permission is hereby given to commence the above described work, according to the conditions hereon and in accordance with the approved plans and specifications pertaining thereto. The permit or approval granted hereby, or any inspections conducted on the site hereafter, shall not be construed as authorizing any activity in violation of any applicable City of Jacksonville ordinances, federal or state law or regulation, including but not limited to the federal Endangered Species Act and its regulations and the Americans with Disabilities Act. City staff may advise the applicant of issues regarding State and Federal laws that the City staff member believes would be helpful to the applicant, but any such advice or comment is not a determination or interpretation of Federal or State law or regulation.

All commercial dumpsters must be provided by Republic per City Ordinance. (800) 678-7274

Signature: Chris Silvey

Date: 12-22-21

CITY OF JACKSONVILLE
ZONING APPLICATION

PART I.

A. Requesting: Please check the type of zoning you are requesting:

- ☒ General Zone Change (\$ 75.00) Non-refundable regardless of outcome
() Special Use Permit (\$ 75.00) Non-refundable regardless of outcome
() Temporary Use Permit (\$ 25.00) Non-refundable regardless of outcome

A General Zone Change is a request by an Applicant for a change in a designated Zoning District within the City limits of the City of Jacksonville to seek recommendation of the Planning & Zoning Commission for approval/denial of a request to change the designated Zoning to meet an applicant's specific request for use of their property. Recommendations are presented to the City Council for final approval. The process generally takes approximately 60-90 days. (REQUEST A COPY OF THE APPROVED USES OF ZONING DESIGNATIONS)

A Special Use Permit is a permit requested in a designated Zoning District that is not a permissible use of the Zoning District in which the special use permit is being sought. Each Zoning District has specific Special Use Permits, which are required to be submitted before the Planning and Zoning Commission. (Examples: Included, but not limited to: Daycare Centers, Bed & Breakfast, Churches, Public Parks, Playground, Public or Private School & etc.) (REQUEST A COPY OF THE APPROVED USED OF ZONING DESIGNATIONS)

A Temporary Use Permit is a request initiated by a property owner or his authorized agent by filing an application with the Planning and Zoning Commission. The application shall be accompanied by a site plan, drawn to scale, showing the location and arrangement of the proposed temporary use. A Temporary Use Permit is for temporary use of property for an event or action that is not to be construed as permanent. A Temporary Use Permit shall be considered by the Planning and Zoning Commission and City Council and shall include specific time limits. (Examples: included, but not limited to: Carnival, Circus, Temporary Skating Rink, Temporary Church Revival, Tent Revival, Amusement Development for temporary or seasonal periods of time.)

B. Applicant (s) Name and Address

Applicant (s): TEXAS RUBY PROPERTIES / JACK WEBB
Address: PO BOX 117
City and State: JACKSONVILLE, TX 75766
Telephone No. 903 284-1613

Description & Location of Property requested to be changed:

Lot, Block & Addition: LOT 1-2 BLK 187
Property Address/Location: 600 COLLEGE AVE.

Plat Page No (s): (If applicable): _____

PRESENT ZONING DESIGNATION	PROPOSED ZONING REQUEST
CLASSIFICATION: <u>PLANNED DEVELOP</u>	CLASSIFICATION: <u>C MULT-FAMILY LOW</u>
AREA (ACREAGE): <u>0.3058</u>	AREA (ACREAGE): <u>0.3058</u> DENSITY

C. REASON (S) FOR REQUEST (Please be specific):

UNUSED NEW BUILT 4 UNIT APARTMENT IN APR 2012. CITY CHANGED LMC ZONE TO PLANNED DEVELOPMENT. REQUEST MULTI-FAMILY ZONING AS WAS PRIOR TO LMC AUCTION.

D. STATEMENT REGARDING RESTRICTIVE COVENANTS/DEED RESTRICTITON:

I have searched all applicable records and, to my best knowledge and belief, there are no restriction covenants that apply to the property as described in Part I (B) which would be in conflict with this rezoning request.

CITY OF JACKSONVILLE
ZONING APPLICATION

E. Attached hereto the sum of: NONE COPY ATTACHED
75 (\$ 75.00) Zone Change/Special Use Permit
(\$ 25.00) Temporary Use Permit

I do hereby understand that regardless of the outcome of this request, the processing fees stated above are non-refundable.

ALL REQUESTS FOR ZONING MUST INCLUDE THE FOLLOWING INFORMATION:

1. A site plan of all proposed uses on property under consideration to include but not limited to:
 - a. The zoning classification of all abutting zoning districts.
 - b. All public and private rights-of-way and easements bounding and intersecting the land under consideration.

Cherokee CAD

Property Search Results - 11/16/2021 LON MORRIS COLLEGE
 600 COLLEGE AVE JACKSONVILLE, TX 75766

2021

Property

Account

Property ID: 223118000 Legal Description: LOT 1 BLK 187 & 2 JACKSONVILLE
 Geographic ID: 146000-01870-0001000 Zoning:
 Type: Real Agent Code: 9812267
 Property Use Code:
 Property Use Description:

Location

Address: 600 COLLEGE AVE Mapsco:
 JACKSONVILLE, TX 75766
 Neighborhood: JA COMM AVE SECONDARY Map ID:
 Neighborhood CD: JCA-2

Owner

Name: LON MORRIS COLLEGE Owner ID: 401080
 Mailing Address: 800 COLLEGE AVENUE % Ownership: 100.000000000000%
 JACKSONVILLE, TX 75766
 Exemptions: EX-XJ

Value

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$258,450	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$35,420	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$293,870	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$293,870	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$293,870	

Taxes Available

Owner: LON MORRIS COLLEGE
 % Ownership: 100.000000000000%
 Total Value: \$293,870

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
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37	CHEROKEE COUNTY	0.410000	\$293,870	\$0	\$0.00
46	JACKSONVILLE ISD	1.318400	\$293,870	\$0	\$0.00
CAD	Cherokee County Appraisal District	0.000000	\$293,870	\$0	\$0.00
JA	JACKSONVILLE CITY	0.689950	\$293,870	\$0	\$0.00
LR	LATERAL ROAD	0.170000	\$293,870	\$0	\$0.00
Total Tax Rate:		2.588350			

Taxes w/Current Exemptions: \$0.00

Taxes w/o Exemptions: \$7,606.38

Improvement / Building

Improvement #1: COMMERCIAL State Code: B2 Living Area: 2694.0 sqft Value: \$254,340

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	LIVING AREA	56DG		2009	2694.0
CA	CANOPY	85DG		2009	330.0
2	2ND STORY	2		2009	2694.0

Improvement #2: COMMERCIAL State Code: B2 Living Area: 3510.0 sqft Value: \$4,110

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	LIVING AREA	PA-C		2009	3510.0

Land *

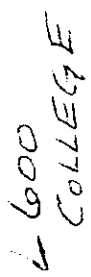
#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	M_APTS	MUNICIPAL APARTMENTS	0.3058	13325.00	0.00	0.00	\$35,420	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$258,450	\$35,420	0	293,870	\$0	\$293,870
2020	\$258,450	\$16,460	0	274,910	\$0	\$274,910
2019	\$258,450	\$16,460	0	274,910	\$0	\$274,910
2018	\$269,920	\$16,460	0	286,380	\$0	\$286,380
2017	\$269,920	\$16,000	0	285,920	\$0	\$285,920
2016	\$269,920	\$15,110	0	285,030	\$0	\$285,030
2015	\$269,920	\$15,110	0	285,030	\$0	\$285,030
2014	\$269,920	\$26,780	0	296,700	\$0	\$296,700
2013	\$269,920	\$26,780	0	296,700	\$0	\$296,700
2012	\$208,880	\$5,170	0	214,050	\$0	\$214,050
2011	\$208,880	\$5,170	0	214,050	\$0	\$214,050
2010	\$208,880	\$7,610	0	216,490	\$0	\$216,490
2009	\$0	\$6,930	0	6,930	\$0	\$6,930
2008	\$0	\$6,930	0	6,930	\$0	\$6,930

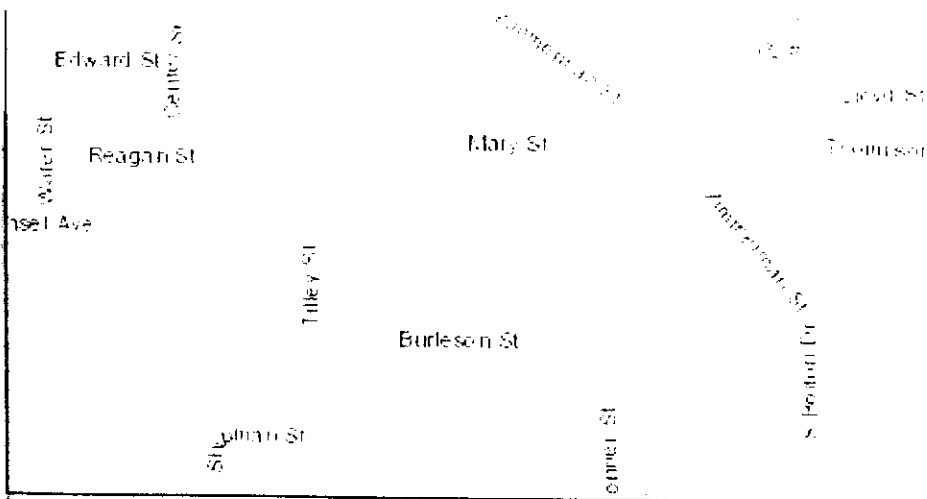
Deed History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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[illegible]

M L EARLE'S MAP OF GREATER JACKSON!
CABINET A. SLIDE 154B

CHEROKEE CAD



ET AVE

228

SUNSET

COLLEGE AVE

801

600
COLLEGE

225115000

0

100

10m
40ft

11X17 INC. (WWW.11X17.COM)
903-541-0100
P.O. BOX 117
JACKSONVILLE, TX 75766

88-2323/1119

5371

DATE 12-21-21

SECURE PRINTING
SECURITY PRINTING



PAY TO
THE ORDER OF

CITY OF JACKSONVILLE TX \$ 75.00

DOLLARS

Heat
Reactive
Ink

TEXAS BANK AND TRUST

2323 West Grande Boulevard • P.O. Box 6100
Tyler, Texas 75711 • 903-579-8100

MEMO ZONE - GOOD COLLEGE

[Signature]

⑆111923238⑆ 5371 04 9907 2⑆

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

Zone Change Request

Jack Webb

 600 College Ave.



Sirena Brown
228 Sunset
Jacksonville, TX 75766

Texas Ruby Properties LLC
625 College Ave
Jacksonville, TX 75766

William Adcock
612 College Ave
Jacksonville, TX 75766

Mayra Martinez
607 Brown
Jacksonville, TX 75766

Richard East
506 College Ave
Jacksonville, TX 75766

Freddy Suarez
518-520 College Ave
Jacksonville, TX 75766

Wili A Lopez-Sanchez
601 Brown
Jacksonville, TX 75766

Marcela Romero
226 Sunset
Jacksonville, TX 75766

Patricia Jistel
624 College Ave
Jacksonville, TX 75766

Miles Wanda Pope Life Estate
608 Brown
Jacksonville, TX 75766

Richard East
510 College
Jacksonville, TX 75766

Richard East
506 College
Jacksonville, TX 75766

Roxie Ann Cross
602 Brown
Jacksonville, TX 75766

Glenn & Dianna Smith
224 Sunset
Jacksonville, TX 75766

Glenn & Dianna Smith
611 Brown
Jacksonville, TX 75766

Texas Ruby Properties LLC
PO BOX 117
Jacksonville, TX 75766

MARTINEZ MAYRA AND MA IRENE
TRUJILLO RAMIREZ
109 TUCKER LANE
JACKSONVILLE, TX 75766

SMITH GLENN L AND DIANNA
4144 CR 1405
JACKSONVILLE, TX 75766

MUNOZ TONY AND CANDACE CROW
623 BROWN ST
JACKSONVILLE, TX 75766

HOUSTON CAROL
611 PEBBLE BEACH DR
JACKSONVILLE, TX 75766

HOUSTON CAROL
608 BROWN ST
JACKSONVILLE, TX 75766

TYLER KALEN AND JONATHAN
4341 STATE HWY 135 N
JACKSONVILLE, TX 75766

TYLER KALEN AND JONATHAN
616 BROWN ST
JACKSONVILLE, TX 75766

LOPER DAVID BARBER
624 BROWN
JACKSONVILLE , TX 75766

SUAREZ FREDDY
520 COLLEGE AVE
JACKSONVILLE, TX 75766

BROWN SIRENNA A
6226 NORTH WILBUR AVE.
PORTLAND, OR 97217

NADOSH LLC
100 KENTUCKY CT
BULLARD, TX 75757

NADOSH LLC
510 COLLEGE AVE
JACKSONVILLE, TX 75766

SMITH GLENN L AND DIANNA
4144 CR 1405
JACKSONVILLE, TX 75766

Sirena Brown
228 Sunset
Jacksonville, TX 75766

Texas Ruby Properties LLC
625 College Ave
Jacksonville, TX 75766

William Adcock
612 College Ave
Jacksonville, TX 75766

Mayra Martinez
607 Brown
Jacksonville, TX 75766

Richard East
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Jacksonville, TX 75766

MARTINEZ MAYRA AND MA IRENE
TRUJILLO RAMIREZ
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HOUSTON CAROL
611 PEBBLE BEACH DR
JACKSONVILLE, TX 75766

HOUSTON CAROL
608 BROWN ST
JACKSONVILLE, TX 75766

TYLER KALEN AND JONATHAN
4341 STATE HWY 135 N
JACKSONVILLE, TX 75766

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616 BROWN ST
JACKSONVILLE, TX 75766

LOPER DAVID BARBER
624 BROWN
JACKSONVILLE , TX 75766

SUAREZ FREDDY
520 COLLEGE AVE
JACKSONVILLE, TX 75766

BROWN SIRENNA A
6226 NORTH WILBUR AVE.
PORTLAND, OR 97217

NADOSH LLC
100 KENTUCKY CT
BULLARD, TX 75757

NADOSH LLC
510 COLLEGE AVE
JACKSONVILLE, TX 75766

SMITH GLENN L AND DIANNA
4144 CR 1405
JACKSONVILLE, TX 75766

Property Identification # 223118000

Property Information: 2022

Owner Identification # 401080

Geo ID:
Situs: 600 COLLEGE AVE JACKSONVILLE,
Address: TX 75766
Property Type: Real
State Code: B2

Legal Description: LOT 1 BLK 187 & 2
JACKSONVILLE
Abstract: 146000
Neighborhood: JA COMM AVE SECONDARY
Appraised Value: N/A
Jurisdictions: 37, LR, 46, JA, CAD

Name: LON MORRIS COLLEGE
Exemptions: EX-XJ
DBA: Null



Cherokee CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Cherokee County Appraisal District expressly disclaims any and all liability in connection herewith.



CITY OF JACKSONVILLE
1220 S Bolton St., Jacksonville, TX 75766
Phone: 903-589-3510 customerservice@jacksonvilletx.org
Call or email for Inspection

SPECIAL USE PERMIT

PERMIT #: 460

JOB ADDRESS: 400 W Larissa

Date Issued: 1/12/2022

Issued By: jkv.kmarks

Description of Work: SPECIAL USE PERMIT

Parcel No:

Subdivision:

Zoning:

Building Valuation:

Occupancy	Type	Factor	Sq Feet	Valuation
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TOTALS

Owner: Maria Trujillo
400 W Larissa
Jacksonville TX 75766

Owner Phone:

Contractor: Maria Trujillo
400 W Larissa
Jacksonville TX 75766

Email:
Phone:
Business Lic:

FEE CODE	QTY	DESCRIPTION	AMOUNT
BOA/PZ		BOARD OF ADJ/APPEALS/CODES/ZONING	\$ 75.00
TOTAL			\$ 75.00

This permit is non-transferable and expires 180 days from issue if work has not commenced, or if construction ceases for a period of 180 days. The undersigned applicant acknowledges that he is responsible for calling for each inspection required for this project before beginning the next phase of construction. THIS INCLUDES A FINAL INSPECTION FOR ALL TYPES OF CONSTRUCTION. Permission is hereby given to commence the above described work, according to the conditions hereon and in accordance with the approved plans and specifications pertaining thereto. The permit or approval granted hereby, or any inspections conducted on the site hereafter, shall not be construed as authorizing any activity in violation of any applicable City of Jacksonville ordinances, federal or state law or regulation, including but not limited to the federal Endangered Species Act and its regulations and the Americans with Disabilities Act. City staff may advise the applicant of issues regarding State and Federal laws that the City staff member believes would be helpful to the applicant, but any such advice or comment is not a determination or interpretation of Federal or State law or regulation.

All commercial dumpsters must be provided by Republic per City Ordinance. (800) 678-7274

Signature: _____

Chris Silver

Date: _____

12-27-21



CITY OF JACKSONVILLE
ZONING APPLICATION

PART I.

- A. Requesting: Please check the type of zoning you are requesting:
- () General Zone Change (\$ 75.00) Non-refundable regardless of outcome
 - ☒ Special Use Permit (\$ 75.00) Non-refundable regardless of outcome
 - () Temporary Use Permit (\$ 25.00) Non-refundable regardless of outcome

A General Zone Change is a request by an Applicant for a change in a designated Zoning District within the City limits of the City of Jacksonville to seek recommendation of the Planning & Zoning Commission for approval/denial of a request to change the designated Zoning to meet an applicant's specific request for use of their property. Recommendations are presented to the City Council for final approval. The process generally takes approximately 60-90 days. (REQUEST A COPY OF THE APPROVED USES OF ZONING DESIGNATIONS)

A Special Use Permit is a permit requested in a designated Zoning District that is not a permissible use of the Zoning District in which the special use permit is being sought. Each Zoning District has specific Special Use Permits, which are required to be submitted before the Planning and Zoning Commission. (Examples: Included, but not limited to: Daycare Centers, Bed & Breakfast, Churches, Public Parks, Playground, Public or Private School & etc.) (REQUEST A COPY OF THE APPROVED USED OF ZONING DESIGNATIONS)

A Temporary Use Permit is a request initiated by a property owner or his authorized agent by filing an application with the Planning and Zoning Commission. The application shall be accompanied by a site plan, drawn to scale, showing the location and arrangement of the proposed temporary use. A Temporary Use Permit is for temporary use of property for an event or action that is not to be construed as permanent. A Temporary Use Permit shall be considered by the Planning and Zoning Commission and City Council and shall include specific time limits. (Examples: included, but not limited to: Carnival, Circus, Temporary Skating Rink, Temporary Church Revival, Tent Revival, Amusement Development for temporary or seasonal periods of time.)

B. Applicant (s) Name and Address

Applicant (s): Mario And Mary Trujillo
Address: 6541 US 79 West
City and State: Jacksonville Texas
Telephone No: 903-393-4927 + 903 589-1175

Description & Location of Property requested to be changed:

Lot, Block & Addition: Lot 7 Block # 178
Property Address/Location: 460 W. Larissa St
Jacksonville Texas 75766
Plat Page No (s): (If applicable): _____

PRESENT ZONING DESIGNATION

CLASSIFICATION: _____

AREA (ACREAGE): _____

PROPOSED ZONING REQUEST

CLASSIFICATION: _____

AREA (ACREAGE): _____

C. REASON (S) FOR REQUEST (Please be specific): I am setting up a Boutique/Salon
on the front facing W. Larissa St and I want to live in
the back part of the building facing W. Rusk St

D. STATEMENT REGARDING RESTRICTIVE COVENANTS/DEED RESTRICTITON:

I have searched all applicable records and, to my best knowledge and belief, there are no restriction covenants that apply to the property as described in Part I (B) which would be in conflict with this rezoning request.

CITY OF JACKSONVILLE
ZONING APPLICATION

_____ NONE _____ COPY ATTACHED
E. Attached hereto the sum of: _____ (\$ 75.00) Zone Change/Special Use Permit
_____ (\$ 25.00) Temporary Use Permit

I do hereby understand that regardless of the outcome of this request, the processing fees stated above are non-refundable.

ALL REQUESTS FOR ZONING MUST INCLUDE THE FOLLOWING INFORMATION:

1. A site plan of all proposed uses on property under consideration to include but not limited to:
 - a. The zoning classification of all abutting zoning districts.
 - b. All public and private rights-of-way and easements bounding and intersecting the land under consideration.

CITY OF JACKSONVILLE
ZONING APPLICATION

PART II.

A. Authorization of Agent:

I (we), the undersigned, being owner (s) of the real property described above, do hereby authorize (PLEASE PRINT NAME) _____ to act as our agent in the matter of this request. The term agent shall be construed to mean any lessee, developer, option holder, or authorized individual who is legally authorized to act in behalf of the owner (s) of said property. (Application must be signed by all owners of subject property).

Owner (s) Name: <u>Mario Trujillo</u>	Owner (s) Name: <u>Maria Trujillo</u>
Address: <u>6541 US 79 W</u>	Address: <u>6541 US 79 W</u>
City, State, Zip: <u>Jacksonville Texas 75766</u>	City, State, Zip: <u>Jacksonville Tx 75766</u>
Phone: <u>903-589-1175</u>	Phone: <u>903-393-4927</u>
Signature: <u>Mario Trujillo</u>	Signature: <u>Maria Trujillo</u>

The authorized Agent/Property Owner must sign this portion of the application in the presence of a Notary in and for the State of Texas. By signature of the Authorized Agent/Property Owner permission is being submitted to the Applicant to apply for the Zone Change.

AUTHORIZED AGENT'S/PROPERTY OWNERS NAME: _____

ADDRESS: _____

CITY, STATE, ZIP: _____

SIGNATURE OF AUTHORIZED AGENT/PROPERTY OWNER: _____

SUBSCRIBED TO AND SWORN BEFORE ME, this _____ day of _____, 20_____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

108024400
SOUTHERN PACIFIC TRANS CO

223072107
UNITED STATES PATENT

223072107
UNITED STATES PATENT

223072107
UNITED STATES PATENT

223072107
UNITED STATES PATENT

223072107
THOMPSON DENNIS SUBURSE

223072107
AURIT-BARRY

223072107
TEXAS D

223072107
LANGHA

223072107
PUBLIC

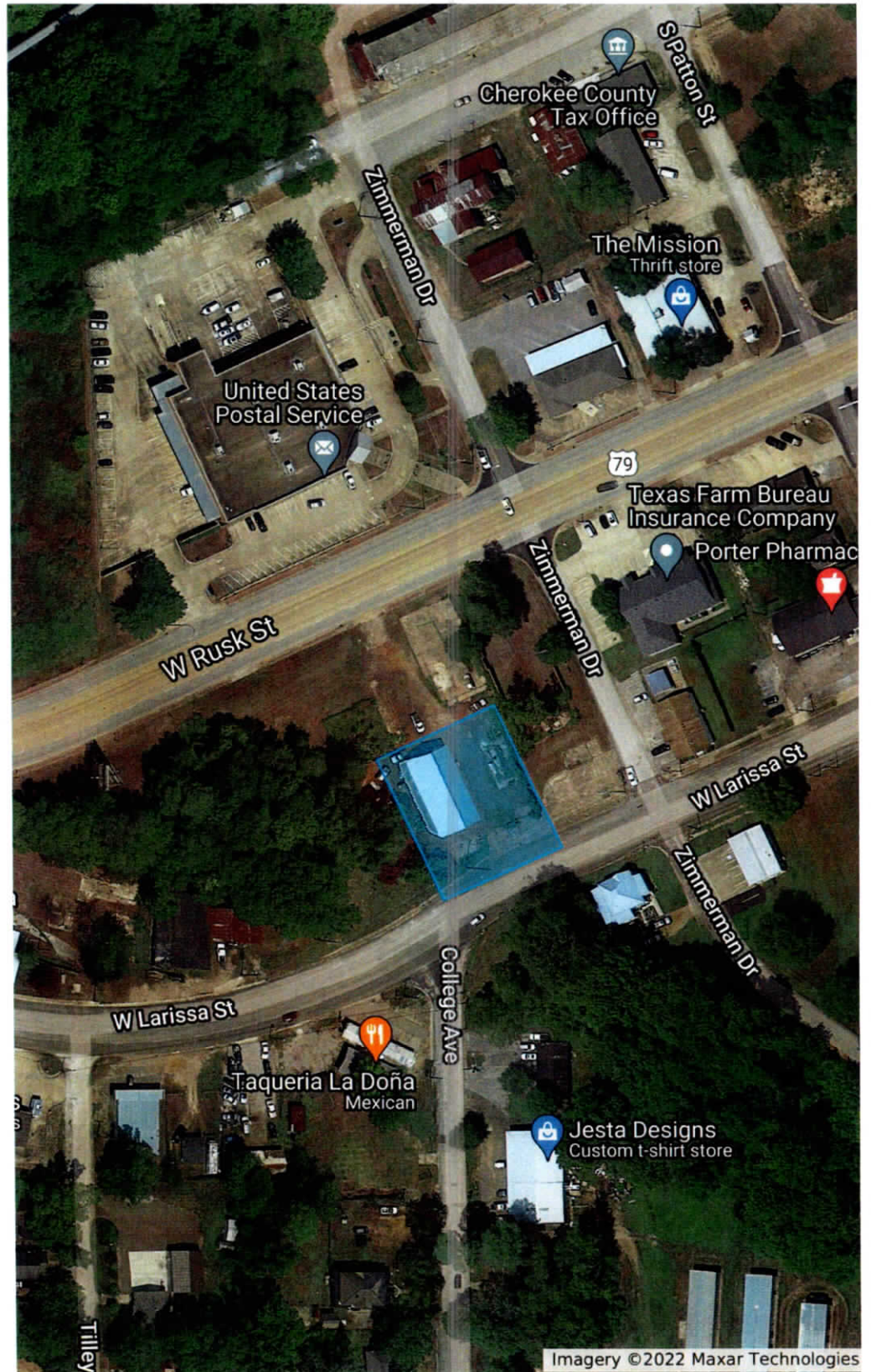
esri

not an official survey and represents only the

Request for Special Use Permit

Maria Trujillo

 400 W Larissa St.



Arlene Langham
401 Zimmerman
JACKSONVILLE, TX 75766

USPS
400 W Rusk
JACKSONVILLE, TX 75766

Barry Autrey
500 W Larissa
JACKSONVILLE, TX 75766

Eric & Catherine Evans
308 Larissa
JACKSONVILLE, TX 75766

Jacksonville Triangle Corp.
318 Zimmerman
JACKSONVILLE, TX 75766

County of Cherokee
State of Texas
320 Rusk St
JACKSONVILLE, TX 75766

George Payne
405 W Larissa
JACKSONVILLE, TX 75766

Mitchell Johnson
416 Larissa
JACKSONVILLE, TX 75766

Mario & Maria Trujillo
400 Larissa
JACKSONVILLE, TX 75766

Adolfo & Junith Cantua
400 College
JACKSONVILLE, TX 75766

Robert Haberle
307 W Rusk
JACKSONVILLE, TX 75766

Robert Lee Johnson
1200 Larissa
JACKSONVILLE, TX 75766

Lenzy III & Bertha Brooks
402 Zimmerman
JACKSONVILLE, TX 75766

UNITED STATES POSTAL SERVICE
475 L ENFANT PLAZA WEST SW
WASHINGTON, DC 20260

SOUTHERN PACIFIC TRANS CO
PROP TAX DEPT
1400 DOUGLAS ST STOP 1640
OMAHA , NE 68179

TRUJILLO MARIA
6451 US HWY 79 W
JACKSONVILLE, TX 75766

JOHNSON MITCHELL K
6912 POLO FARMS DR
SUMMERFIELD, NC 27358

HABERLE ROBERT N
2103 BAYLOR DR
JACKSONVILLE , TX 75766

JACKSONVILLE TRIANGLE CORP
WAYNE CESSNA
225 CR 3156
JACKSONVILLE, TX 75766

EVANS ERIC PAUL & CATHERINE C
6804 GLENEAGLES DR
TYLER, TX 75703

JOHNSON ROBERT LEE
814 CIRCLE DR
JACKSONVILLE, TX 75766

POWELL SCOTT
1507 CHISOLM TRL
LEWISVILLE, TX 75077

BROOKS LENZY III & BERTHA
20822 CR 113
TYLER , TX 75703

AUTRY BARRY
1025 SE LOOP 456
JACKSONVILLE, TX 75766

Owner Identification #: 9719552

Name: TRUJILLO MARIO AND MARIA
Exemptions:
DBA: Null



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Cherokee County Appraisal District expressly disclaims any and all liability in connection herewith.



CITY OF JACKSONVILLE
1220 S Bolton St., Jacksonville, TX 75766
Phone: 903-589-3510 customerservice@jacksonvilletx.org
Call or email for Inspection

COMMERCIAL ZONE CHANGE

PERMIT #: 427

Date Issued: 12/17/2021

JOB ADDRESS: Jacksonville Pines S/D

Issued By: jkv.kmarks

Description of Work: ZONE CHANGE

Parcel No:

Subdivision:

Zoning:

Building Valuation:

Occupancy	Type	Factor	Sq Feet	Valuation
-----------	------	--------	---------	-----------

TOTALS

Owner: Zimmerman Properties Dev.
1730 E Republic RD, Suite F
Springfeild MO 65804

Owner Phone:

Contractor: Zimmerman Properties Dev.
1730 E Republic RD, Suite F
Springfeild MO 65804

Email:
Phone:
Business Lic:

FEE CODE	QTY	DESCRIPTION	AMOUNT
BOA/PZ		BOARD OF ADJ/APPEALS/CODES/ZONING	\$ 75.00
TOTAL			\$ 75.00

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All commercial dumpsters must be provided by Republic per City Ordinance. (800) 678-7274

Signature: _____

Chris Silvey

Date: _____

12-17-21

CITY OF JACKSONVILLE
ZONING APPLICATION

PART I.

- A. Requesting: Please check the type of zoning you are requesting:
- ☒ General Zone Change (\$ 75.00) Non-refundable regardless of outcome
- ☐ Special Use Permit (\$ 75.00) Non-refundable regardless of outcome
- ☐ Temporary Use Permit (\$ 25.00) Non-refundable regardless of outcome

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B. Applicant (s) Name and Address

Applicant (s): ZIMMERMAN PROPERTIES DEVELOPMENT, LLC
Address: 1730 EAST REPUBLIC ROAD, SUITE F,
City and State: SPRINGFIELD MO 65804
Telephone No. 417-883-1632

Description & Location of Property requested to be changed:

Lot, Block & Addition: LOTS 2A & 3B, JACKSONVILLE PINES SUBDIVISION
Property Address/Location: 400 BLOCK, TALLEY NICHOLS DRIVE

Plat Page No (s): (If applicable): _____

PRESENT ZONING DESIGNATION	PROPOSED ZONING REQUEST
CLASSIFICATION: <u>MULTI-FAMILY (HIGH DENSITY)</u>	CLASSIFICATION: <u>A</u>
AREA (ACREAGE): <u>5.501</u>	AREA (ACREAGE): <u>5.501</u>

C. REASON (S) FOR REQUEST (Please be specific): PURCHASER OF THE PROPERTY
WILL BE BUILDING SINGLE FAMILY RESIDENCES

D. STATEMENT REGARDING RESTRICTIVE COVENANTS/DEED RESTRICTITON:

I have searched all applicable records and, to my best knowledge and belief, there are no restriction covenants that apply to the property as described in Part I (B) which would be in conflict with this rezoning request.

CITY OF JACKSONVILLE
ZONING APPLICATION

X NONE _____ COPY ATTACHED
E. Attached hereto the sum of: 15.00 (\$ 75.00) Zone Change/Special Use Permit
_____ (\$ 25.00) Temporary Use Permit

I do hereby understand that regardless of the outcome of this request, the processing fees stated above are non-refundable.

ALL REQUESTS FOR ZONING MUST INCLUDE THE FOLLOWING INFORMATION:

1. A site plan of all proposed uses on property under consideration to include but not limited to:
 - a. The zoning classification of all abutting zoning districts.
 - b. All public and private rights-of-way and easements bounding and intersecting the land under consideration.

CITY OF JACKSONVILLE
ZONING APPLICATION

PART II.

A. Authorization of Agent:

I (we), the undersigned, being owner (s) of the real property described above, do hereby authorize (PLEASE PRINT NAME) MICHAEL W. WISEWEN to act as our agent in the matter of this request. The term agent shall be construed to mean any lessee, developer, option holder, or authorized individual who is legally authorized to act in behalf of the owner (s) of said property. (Application must be signed by all owners of subject property).

ZIMMERMAN PROPERTIES

Owner (s) Name: DEVELOPMENT, LLC

Owner (s) Name: _____

Address: 1730 EAST REPUBLIC ROAD

Address: _____

City, State, Zip: SPRINGFIELD, MO 65804

City, State, Zip: _____

Phone: 417-882-1632

Phone: _____

Signature: [Signature]

Signature: _____

The authorized Agent/Property Owner must sign this portion of the application in the presence of a Notary in and for the State of Texas. By signature of the Authorized Agent/Property Owner permission is being submitted to the Applicant to apply for the Zone Change.

AUTHORIZED AGENT'S/PROPERTY OWNERS NAME: MICHAEL W. WISEWEN

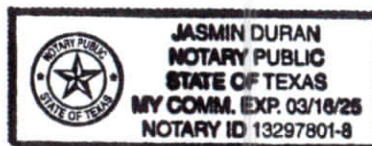
ADDRESS: 1624 C.R. 324

CITY, STATE, ZIP: JACKSONVILLE, TX 75766-7817

SIGNATURE OF AUTHORIZED AGENT/PROPERTY OWNER: [Signature]

SUBSCRIBED TO AND SWORN BEFORE ME, this 17th day of DECEMBER, 2021.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



IRVINGVILLE PINES
APARTMENTS

707'

5.501
Acres

JOSE PINEDA EAST

Distances App

389'

(1)

Given:

$B = 5000$

$A = 250000$

$CB = 1000000$

$C = 100000$

TALLEY NICHOLS DRIVE

156

WACOLE, LARRY AONES
JOE PINEIDA EAST 7
LEADING BRANT 8--
BLDOR 17

WEST 2000 AGENTS OF
JOSE MARIA EAST FOR
LEAVE GRANT A-ET.
BLOCK 17

PART OF TRACT NO. 1 (TALL) 22.044 AC.
JACKSONVILLE DEVELOPMENT CORPORATION
1284/781

PART OF TRACT NO. 1
(FALL BLUFF AC.)
ADRIANVILLE DEVELOPMENT CORPORATION
1980/801

CALL: 800-368-4642
HARRISVILLE, OHIO 44631
1-800-368-4642

Part of 2007 and 2008 (Fall, 2008 & 2009)
 Census and demographic information
 1114.650

LOCATION OF ALL UNDERGROUND FACILITIES ARE APPROPRIATE DUE TO THE FACT THAT THEY ARE KNOWN ABOUT BY INFORMATION PROVIDED BY OTHERS. IF THE ACTUAL LOCATION OF ANY OF THE UNDERGROUND STRUCTURES ARE CRITICAL TO THE DEED OR THE PLAN FOR THE STRUCTURE, DETAILS BE UNDERSTANDING OF OTHERS LOCATED BY THE OWNERS OF THE FACILITIES.

CONTENTS ARE BASED UPON ASSUMED ELEVATIONS
INDICATED BYIN ON PLAT.

Zone Change Request

ZIMMERMAN PROPERTIES

400 Block Talley Nichols Dr.



Francis Bateman
9931 FM 347 N
Jacksonville TX 75766

George Chandler
112 CR 3158
Jacksonville TX 75766

JEDCO
1801 Norman Drive
Jacksonville TX 75766

Jacksonville Pines
421 Tally Nichols
Jacksonville TX 75766

Howard Johnson
9857 FM 247 N
Jacksonville TX 75766

Builders Best
201 Broiles Dr
Jacksonville TX 75766

CP 5 (TX) LLC
420 Talley Nichols Drive
Jacksonville TX 75766

Jared & Sandra Turner
1816 S Bolton St
Jacksonville TX 75766

Kaixin Wood Products
320 Talley Nichols Drive
Jacksonville TX 75766

Cornerstone Baptist Church
1720 S Bolton
Jacksonville TX 75766

Larry & Tony Johnson
9857 FM 347 N
Jacksonville TX 75766

Dyess L N Estate
1732 S Bolton
Jacksonville TX 75766

Jerry Emerson
1804 S Bolton
Jacksonville TX 75766

Jarrod & Crystal Bateman
10866 FM 2138 N
Jacksonville TX 75766

Beach Camps
1801 Norman Drive
Jacksonville TX 75766

GUTHRIE RAYMOND T AND GREG A
2027 N JACKSON
JACKSONVILLE, TX 75766

ZIMMERMAN PROPERTIES LLC
1329 E LARK ST
SPRINGFIELD, MO 65804

JACKSONVILLE ECONOMIC
DEVELOPEMENT CORP
309 E COMMERCE
JACKSONVILLE, TX 75766

SHACKELFORD CREEK LAND COMPANY
LLC
2329 OAK ALLEY, SUITE 1
TYLER, TX 75703

TERRY JASON AND CONNIE
242 VALLEY VIEW LN
JACKSONVILLE, TX 75766

LOZANO SANTIAGO EMMANUEL
238 VALLEY VIEW LN
JACKSONVILLE, TX 75766

THOMAS JENNIFER DIANE
234 VALLEY VIEW LN
JACKSONVILLE, TX 75766

RICO JORGE
230 VALLEY VIEW LANE
JACKSONVILLE, TX 75766

DUNN KAREN K
226 VALLEY VIEW LN
JACKSONVILLE, TX 75766

SZENTGYORGYI VEDA
222 VALLEY VIEW LANE
JACKSONVILLE, TX 75766

BEALL CHAPEL BAPTIST CHURCH
1861 S JACKSON ST
JACKSONVILLE, TX 75766

CP 5 (TX) LLC
3141 HOOD ST STE 200
DALLAS, TX 75219

TEXAS STATE OF
TEXAS HWY DEPT
BEALL CHAPEL PARK
MONT BELVIEU , TX

MENARD LINDA J
P O BOX 73
JACKSONVILLE, TX 75766

MENARD LINDA J
246 VALLEY VIEW
JACKSONVILLE, TX 75766

TAYLOR MEAGAN AND BETH AND ALVY
MORRIS
250 VALLEY VIEW LN
JACKSONVILLE, TX 75766

BADILLO ARMANDO MARROQUIN
254 VALLEY VIEW LN
JACKSONVILLE, TX 75766

SHACKELFORD CREEK LAND COMPANY LLC
2329 OAK ALLEY, SUITE 1
TYLER, TX 75703

SHACKELFORD CREEK LAND COMPANY
LLC
258 VALLEY VIEW LANE
JACKSONVILLE, TX 75766

BRAKE INVESTMENTS LLC
218 VALLEY VIEW LANE
JACKSONVILLE, TX 75766

BRAKE INVESTMENTS LLC
240 CR 4220
JACKSONVILLE, TX 75766

RIDGELY BRIANNA
214 VALLEY VIEW LN
JACKSONVILLE, TX 75766

RAILROAD COMPANY-PROP TAX DEPT
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179

Owner Identification #: 9775366

Name: ZIMMERMAN PROPERTIES DEV LLC
Exemptions:
DBA: Null



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