



CITY OF ANSON

1301 Commercial Ave
Anson, Texas 79501

A Star of the Texas Midwest

Minutes

Public Hearing

The Anson City Council held a public hearing on the 8th day of September 2025, at 6:00pm at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Linda Powell, Misti Seay, Gilbert Baladez, Robert Patterson, April Buchanan, Gilbert Baladez, and Mayor Richard Abila. Also in attendance Zoning and Planning Commission President Cody Burleson, City Manager Sonny Campbell, and City Attorney Chad Cowan. Members of the public in attendance Michael Marugg, Mitchell Hunter, Breanna Hunter, Elvira Ramirez and Blaze Reagan.

Mayor Richard Abila opened the public hearing at 6:00pm for comment and discussion.

A. **Regarding an Application to Amend the Zoning Map.** Karla Limon-Member/Manager Estates Heritage LLC, 907 Saddle Brook Drive, Highland Village, Texas 75077. The Applicant is requesting that 3.880 acres of land, more or less, more particularly described as LOTS 3-6, Block 10; Lot 1&2 Block 7; Lot 2 Block 8; Lots 1-14, Block 3, all in the Chapman Addition and the lot described as Abstract 777-44 all in the City of Anson, Jones County, Texas, such lots being located in the northeast portion of town and specifically near the southeast corner of 2nd street and Avenue J; almost the entire city block between Avenues H and I between 3rd Street and 2nd Street; the southeast corner of Avenue I and 3rd Street; the northeast corner of 5th Street and Avenue I; and a lot near the southeast corner of 3rd Street and Avenue H (a map showing the exact location of all lots is available at City Hall). Zoning Requested; Amend current SF Single Family Residential District zoning as to LOTS 3-6, Block 10; Lot 1&2 Block 7; Lot 2 Block 8; all in the Chapman Addition and the lot described as Abstract 777-44 all in the City of Anson, Jones County, Texas and the current Multi Family District zoning as to; Lots 1-14, Block 3, Chapman Addition to a mixed use of MHS Manufactured Housing Subdivision District and SF Single-Family Residential District/Zoning.

Michael Marugg voiced his opposition to Lots 3-6, Block 10, Chapman Addition being rezoned. Mr. Marugg expressed concern about the proposed density of Manufactured Housing and that he would be more in favor if only one home were placed per two lots. Mitchell & Breanna Hunter voiced their concerns that if the application were approved for Lots 1-14 in Block 3, Chapman Addition, it would closely resemble a Mobile Home Park.

B. **Regarding an Application to Amend the Zoning Map.** Elvira Ramirez, 1402 Avenue H, Anson, TX 79501. The Applicant is requesting that 0.5 acres of land, more or less, , more particularly described as Northeast Quarter (NE/4) of Block 163,Duvall Addition to the Town of Anson, also known as 807 14th Street & 1402 Avenue H be amended from the current SF Single-Family Residential District to a mixed use of MHS Manufactured Housing Subdivision District and SF Single-Family Residential District. The applicant has demolished the building at 807 14th Street and would like to place a new HUD Code Manufactured Home.

Elvira Ramirez was in attendance of the meeting and expressed her excitement at having a new HUD Manufactured house at 807 14th Street.

C. **Regarding the proposed City of Anson 2025-2026 Tax Rate.**

No Public Comment.

Mayor Richard Abila closed the public hearing at 6:44pm.