



# CITY OF ANSON

1301 Commercial Ave  
Anson, Texas 79501

A Star of the Texas Midwest

## Minutes

### Anson City Council Meeting

The Anson City Council held a meeting on the 12<sup>th</sup> day of January 2026 at 6:00pm, at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the council in attendance Robert Patterson, April Buchanan, and Mayor Pro-tem Linda Powell. Also in attendance Cody Burluson, City Manager Sonny Campbell, and City Attorney Chad Cowan.

Mayor Pro-tem Linda Powell called the meeting to order at 6:00pm and Robert Patterson provided the opening prayer.

- A. Presentation from Citizens. No formal action may be taken. (Limit 5 minutes per spokesperson).**  
None.
- B. Discuss and take action on the December 8, 2025 City Council meeting minutes.**  
Robert Patterson motioned to approve the minutes. April Buchanan seconded. All approved.
- C. Discuss and take action on the December 15, 2025 Special Called City Council meeting minutes.**  
Robert Patterson motioned to approve the Special called meeting minutes. April seconded. All approved.
- D. Discuss and take action on the December 16, 2025 Special Called City Council meeting minutes.**  
Robert Patterson motioned to approve the Special called meeting minutes. April Buchanan seconded. All approved.
- E. Discuss and consider Section 3 policy information for the City's TxCDBG Contract #CDM24-0019.**  
The council reviewed and discussed Section 3 policy information for the City's TxCDBG Contract #CDM24-0019.
- F. Discuss, consider, and take action to award the construction contract for the 2024 TxCDBG-Downtown Revitalization Program, No. CDM24-0019.**  
Emma Meek, representing Jacob and Martin Engineering firm, was in attendance of the meeting and recommended the city choose First Construction, LLC for \$447,079.00. Robert Patterson motioned to award the construction contract for the 2024 TxCDBG-Downtown Revitalization Program, No. CDM24-0019 to First Construction for \$447,079.00. April Buchanan seconded. All approved.
- G. Discuss and take action on a Resolution to publish notice to sell real property known as 2363 HWY 277 South, Anson, TX 79501.**  
Emma Meek explained she would like to purchase the property and open a lounge for beer and wine, a tv sports area, monthly reservation dinner services, and a children outdoor play area. City Attorney Chad Cowan explained the notice will need to be publish for two consecutive publications and a bid



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can be accepted 14 days after the 2<sup>nd</sup> publication. Robert Patterson motioned to approve the Resolution, and April Buchanan seconded. All approved.

- H. Discuss and take action on an Application to Amend the Official Zoning Map (the “Map”) of the City of Anson as allowed under Section 208 of the Zoning Ordinance (Anson City Ordinance # 810) and second Application for a Special Use Permit for an RV Park as allowed under Section 206 of the Zoning Ordinance (Anson City Ordinance # 810). The Applications affect the same tract of land and have been combined in this Notice. The applicant is LO&H Ventures PO BOX 232, Anson, TX 79501. The Applicant is first requesting that 2.066 ACRES OF LAND out of midpart of a 6.852 acre trach in Survey #14, Block#1, T&NO RR Company Survey in Anson, Texas, and being described in a deed filed in Volume 407, Page 224, Official Public Records, and located at 2165 US HWY 277 N, Anson, Texas, formerly known as the Tiger Pawn in the NW corner of the City currently zoned as AO Agriculture Open District be rezoned to Heavy Commercial District C-3. Secondly the Applicant is requesting that the same tract of land be approved for a Special Use Permit to operate a RV Park. The applicant would like to be able to sell the property, and the new buyer operate a RV Park on the property as well as a hunting shop and restaurant, which are retail sales as defined by the zoning ordinance.**

City Attorney Chad Cowan provided the council Section 206 of the Zoning Ordinance for review and consideration. The council discussed the pros and cons of allowing an RV park, the commercial use of the pawn shop, and the utilities needed to adequately supply the property.

Robert Patterson motioned to approve the application to amend the zoning map to Heavy Commercial District C-3 located at 2165 US HWY 277 N, Anson, Texas, and April Buchanan provided the second. All approved.

Robert Patterson made the motion that the location be approved for a Special Use Permit to operate a RV Park with the following stipulations; RVs must be spaced 40-foot center to center from each other, a 4,000 gallon minimum water storage must be placed with a 5in Storz fitting, a 6-foot tall L-shaped privacy fence to shield view of the RVs, and the site must be in complete compliance within 12 months. April Buchanan seconded. All approved.

- I. Discuss and take action on an application from Jack Naweji 1601 Peach Street, Abilene, TX 79602. The Applicant is requesting that 3.393 ACRES OF LAND out if Survey #14, Block #1, T&NO RR Company Survey; Anson, TX , and being located at 2322 US Hwy 277 N, Anson Texas, formerly known as the Bailey Barn in the NE corner of the City currently zoned as AO Agriculture Open be granted a Special use Permit to allow for an RV Recreational Vehicle Park. The applicant plans to operate a Recreational Vehicle RV on the property.**

City Manager Sonny Campbell informed the council that Mr. Naweji would need to obtain a permit from Jones County for the installation of an adequate septic system. City Manager Sonny Campbell informed Mr. Naweji that the property must be brought into compliance with all city ordinances. The council concluded that the same stipulations are imposed on this special use permit as the LO&H application with the addition of the Septic System Requirements.

Robert Patterson motioned to approve 2322 US Hwy 277 N, Anson Texas, formerly known as the Bailey Barn in the NE corner of the City currently zoned as AO Agriculture Open, be granted a Special use Permit to allow for an RV Recreational Vehicle Park with the following stipulations; RVs must be spaced



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40-foot center to center from each other, a 4,000 gallon minimum water storage must be placed with a 5in Storz fitting, a 6-foot tall L-shaped privacy fence to shield view of the RVs, obtain a permit and install appropriate septic system, and the site must be in complete compliance within 12 months. April Buchanan seconded. All approved.

- J. Discuss and take action on the Anson Development Corporation`s grant of \$64,011.21 for construction improvements and facilities to the Anson Opera House located at 1120 11th Street, Anson, TX 79501, namely the installation of a new elevator and flooring and construction, to real property owned by the City of Anson.**

Robert Patterson motioned to approve the ADC grant to the Anson Opera House for \$64,011.21. April Buchanan seconded. All approved.

- K. Update on 2<sup>nd</sup> Street and Avenue N lift station.**

City Manager Sonny Campbell informed the council of the check valves that failed, and replacements will cost approximately \$42,000.00.

- L. Discuss and take action on the 2026 Holiday Schedule.**

April Buchanan motioned to approve the 2026 Holiday Schedule, and Robert Patterson seconded. All approved.

- M. Discuss and take action on the Anson Hardware accounts payable.**

April Buchanan motioned to approve the Anson Hardware accounts payable, and Robert Patterson seconded. All approved. (Linda Powell, having signed an affidavit of conflict of interest, did not participate in the discussion nor the vote.)

- N. Discuss and take action on the accounts payable.**

Robert Patterson motioned to approve the accounts payable and April Buchanan seconded. All approved.

- O. Adjourn.**

Robert Patterson motioned to adjourn the meeting at 7:15pm and April Buchanan seconded. All approved.