



Minutes

Public Hearing

The Anson City Council held a public hearing on the 20th day of April 2026 at 6:00pm at the Anson City Hall, 1301 Commercial Avenue, Anson, TX 79501. Members of the Council in attendance Robert Patterson and Mayor Pro-tem Linda Powell. Also in attendance President of the Zoning and Planning Commission Cody Burleson, City Secretary LeeAnn Blankenship, City Attorney Chad Cowan, Police Chief Daniel Graziose, and Interim City Manager Eddie Hernandez Jr. Members of the public in attendance Gabriel Flores, Santina Flores, Anthony Kane, Don Heller, Brooks Hagler, Jon Cook, Cody Cochran, Cole Mayfield, Rhome LaBonde, Conner Rice, Bryce Roda, Jacob Rodgers, and Beth Yargus.

Mayor Pro-tem Linda Powell opened the public hearing for comment and discussion at 6:00pm.

- A. Regarding an application to amend the zoning map from Santos and Gabriel Flores, 2023 Avenue L, Anson Texas 79501, The Applicants are requesting that 0.50 acres of land, more or less, more particularly described as approximately the northeast quarter of BLOCK 6, J.H. Edmonds Addition to the Town of Anson, 2002 Avenue L, Anson, TX 79501 be rezoned from SF Sing-Family Residential District zoning to a mixed use of MHS Manufactured Housing Subdivision District and SF Sing-Family Residential District. The applicant would like to sell the land and new owner will place a new HUD Code Manufactured Home on the property.**

Cody Burleson informed the council of the Zoning and Planning Commission's unanimous approval of the application from Santos and Gabriel Flores, and that there were no members of the public in opposition of the application. The council reviewed the application and congratulated them on getting a new mobile home.

- B. Regarding a request for a Special Use Designation from Timothy V. Smith, 1082 CR 347, Hawley, TX 79525. The applicant is requesting a Special Use Designation that 4.64 acres of land out of a 5.77 acre tract in the south one-half of Survey #14, Block #1, T&NO RR Company Survey in Anson, Texas, and being a portion of that 5.77 acre tract as set out in the deed filed in Instrument #252920, Official Public Records, Located at 124 Commercial Avenue, Anson, Texas 79501, formerly known as the Northside Baptist Church, in the NW corner of the City, amend current AO Agriculture Open (AO) District zoning to a C3 (Heavy Commercial) District. The property is zoned as AO Agriculture Open and currently there is an application to re-zone it to C-3 (Heavy Commercial) district and plans are in place to operate a Recreational (RV) Park there and a retail sales shop.**

Mayor Pro-Tem Linda Powell called Agenda Items B and C concurrently. Cody Burleson informed the city council that the Zoning and Planning Commission denied the Special Use Designation that would allow for development of an RV park but approved the application to rezone the property from AO to C-3. City Attorney Chad Cowan provided a brief explanation of types of businesses allowable with a C-3 zoning designation.



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Jon Cook, Cody Cochran, Beth Yargus, and several other members of the public expressed strong opposition to permitting another RV park in Anson. Public comments cited concerns including increased traffic, potential criminal activity, the presence of sex offenders, drug use, safety risks to children, and the perceived lack of long-term positive impact on the community. Members of the public urged the City Council to give serious consideration to these concerns before taking action. Timothy Smith, who was in attendance of the meeting, addressed the council regarding the proposed RV park. He stated that two RV parks had previously been approved in the area. Mr. Smith explained that he would make efforts to screen residents to prevent sex offenders from residing in the park. He shared his personal experience living in RV parks and indicated that he had not witnessed significant criminal activity during that time. He further stated that crime and criminal acts can occur anywhere and are not limited to RV parks.

- C. Regarding an application to amend the zoning map from Timothy V. Smith, 1082 CR 347, Hawley, TX 79525. The applicant is requesting that 4.64 acres of land out of a 5.77 acre tract in the south one-half of Survey #14, Block #1, T&NO RR Company Survey in Anson, TX, and being a portion of that 5.77 acre tract as set out in the deed filed in instrument #2529250, Official Public Records, 124 Commercial Avenue, formerly known as the Northside Baptist Church, in the NW corner of the city, be re-zoned from the current AO Agriculture Open (AO) District zoning to a C-3 (Heavy Commercial) District. The applicant would like to transform the property around the former church into an RV Recreational Vehicle Park.**

(see B)

- D. Regarding an application to amend the zoning map from Timothy V. Smith, 1082 CR 347, Hawley, TX 79525. The applicant is requesting 1.13 acres of land out of a 5.77 acre tract in the south one-half of Survey #14 Block #1, T&NO RR Company Survey in Anson, Texas, and being a portion of that 5.77 acre tract as set out in the attachment hereto deed filed in Instrument #252920, Official Public Records, 124 Commercial Avenue, Anson, Texas, formerly known as the Northside Baptist Church, in the NW Corner of the City, amend the current AO Agriculture Open District (AO) District zoning to a C-1 (Local Commercial District Zoning). The applicant would like to transform the former church into dwelling units with a shared dining area and bathroom “stalls” rather than a kitchen and bath in each unit. The targeted customer on this is single construction workers and the lease will be at least month to month. This is defined as “Group Living” under ordinance.**

Cody Burleson informed the council of the Z&P Commission’s approval of the application to allow a Group Living Facility although there were several members of the public in attendance in opposition to the Application. City Attorney Chad Cowan provided an explanation of the area to be rezoned.

Jon Cook, Cody Cochran, Beth Yargus, and several other members of the public expressed strong opposition to permitting a Group Living Facility “man camp” in Anson. Public comments cited concerns including increased traffic, potential criminal activity, the presence of sex offenders, drug use, safety risks to children, what bathroom facilities would be provided, and the perceived lack of long-term



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positive impact on the community. Members of the public urged the City Council to give serious consideration to these concerns before taking action.

Timothy Smith informed the council that the facility would be equipped with a security surveillance system. He stated that individual rooms within the Group Living Facility would each be occupied by two people and would be equipped with locks, and that the bathrooms would also be secured with locks. He explained that he would make efforts to screen residents to prevent sex offenders from residing in the facility and expressed his belief that the facility would not increase criminal activity. Mr. Smith further noted that the facility was nearing completion and, if approved, would open on May 1, 2026.

City Secretary

Mayor Pro-tem