



THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A MEETING ON TUESDAY, FEBRUARY 27, 2024, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Mayor Wright called the Council Meeting to order at 6:00 P.M.

PRESENT

Mayor John Wright
Mayor Pro-Tem Travis Townsend
Council Member Cecil Booth
Council Member Terry Roberts
Council Member Tanner Sartin
Council Member Christiene Daniel

City Manager Chris Whittaker
City Secretary Michelle Perez
City Attorney Judith El Masri

PLEDGE OF ALLEGIANCE

Council Member Sartin led the Pledge of Allegiance.

INVOCATION

Council Member Booth led the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Linda Englert, Angleton resident, addressed Council and stated that the home at 504 Ferra Street is deplorable, and the city needs to do something about it. There's abandoned vehicles, rats and e.t.c there. Also mentioned an accident at the corner of orange street and the stop sign was never replaced after the accident.

CONSENT AGENDA

1. Discussion and possible action on approving the November 14, 2023, City Council meeting minutes.

Council Member Roberts requested a correction to remove Council Member Gongora's under present and replace with his name.

Upon a motion by Council Member Roberts and seconded by Council Member Daniel, Council approved consent agenda item 1. Discussion and possible action on approving the November 14, 2023, City Council meeting minutes. The motion passed on a 6-0 vote.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a hearing, discussion, and take possible action on Ordinance No. 20240227-002 approving a request for a Specific Use Permit, for approximately 2.7 acres of land, currently zoned "C-G", Commercial General District, allowing for a daycare use on a tract of land located at 2700 E. Mulberry Street/E. SH 35 @ Rab Rd., also described as A0318 T S LEETRACT 38C1 ACRES 2.7 (ANGLETON), Brazoria County, Texas.

Otis Spriggs, Director of Development Services presented the agenda item.

Upon a motion by Council Member Booth and seconded by Council Member Daniel, Council approved to open the public hearing at 6:09PM. The motion passed on a 6-0 vote.

Matt Sebesta addressed Council and spoke against the Specific Use Permit. Mr. Sebesta stated that he lives on Raab Road behind the property. He stated the road at highway 35 is a blind, halfpin curved road, the speed limits are transitioning at that intersection, and it is a passing zone coming into town. Approving a daycare would ultimately have 170 children plus staff coming in and out of the busiest times of day, along with buses. Mr. Sebesta is not against the daycare; he would like the city to make the road safe before approving.

Veronica and David King, the owners of the daycare, addressed Council and stated the daycare is not licensed for 170 children. They own 7 to 8 daycares in Angleton and neither of them have traffic lights or stop signs. There is a caution light at the intersection to warn people to slow down. How can it be made safe from their end.

Upon a motion by Council Member Roberts and seconded by Council Member Tanner, Council approved to close the public hearing at 6:24. The motion passed on a 6-0 vote.

Upon a motion by Council Member Daniel and Seconded by Council Member Roberts, Council moved to *deny* Ordinance No. 20240227-002 a request for a Specific Use Permit, for approximately 2.7 acres of land, currently zoned "C-G", Commercial General District, allowing for a daycare use on a tract of land located at 2700 E. Mulberry Street/E. SH 35 @ Rab Rd., also described as A0318 T S LEETRACT 38C1 ACRES 2.7 (ANGLETON), Brazoria County, Texas. The motion passed on a 5-0 vote. Mayor Pro-Tem Townsend recused himself from the vote due to professional obligations.

Council stated that they want to receive more information from Texas Department of Transportation (TxDOT) on how they will move forward with the street to satisfy the traffic concern before council can move forward.

3. Conduct a hearing, discussion, and take possible action on Ordinance No. 20240227-003 approving a request to rezone approximately 0.1799 acres of land from the “SFA”, Single Family Attached District to the “C-G”, Commercial General District with a Specific Use Permit to allow for a small daycare addition on a tract of land located adjacent and south of 2924 N Valderas St., Angleton, TX 77515, Angleton, Texas, legally described as A0380 J DE J VALDERAS TRACT 125B7 (MOODY TR 2 (PT)) (ANGLETON) ACRES 0.1799, Brazoria County, Texas.

Otis Spriggs, Director of Development Services presented the agenda item.

Upon a motion by Council Member Roberts and seconded by Council Member Daniel, Council approved to open the public hearing at 6:51PM. The motion passed on a 6-0 vote.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council approved to close the public hearing at 6:51PM. The motion passed on a 6-0 vote.

Miguel Saucedo, Baker & Lawson, addressed Council on the owners behalf and stated a second building will be added to house the current afterschool students, the stacking requirement was increased to 12 or 14, increasing the parking lot count from 17 to 26, one way lanes to enter and exit will be added, will add sidewalks, and stated the parking lot will be draining into the inlets that are in the right-of-way of Valderas. There is a portion behind the new building where there will be area grades to drain towards the detention pond on the south side of the property that will drain into the Henderson Road ditch.

Upon a motion by Mayor Pro-Tem Townsend and Seconded by Council Member Roberts, Council approved Ordinance No. 20240227-003 approving a request to rezone approximately 0.1799 acres of land from the “SFA”, Single Family Attached District to the “C-G”, Commercial General District with a Specific Use Permit to allow for a small daycare addition on a tract of land located adjacent and south of 2924 N Valderas St., Angleton, TX 77515, Angleton, Texas, legally described as A0380 J DE J VALDERAS TRACT 125B7 (MOODY TR 2 (PT)) (ANGLETON) ACRES 0.1799, Brazoria County, Texas. The motion passed on a 6-0 vote.

REGULAR AGENDA

4. Update, discussion and possible action on General Commercial Zoning District use regulations as presented by the Development Services Department.

Otis Spriggs, Director of Development Services presented the agenda item. Mr. Spriggs stated that it is recognized that new types of land uses may frequently arise, and forms of land use not presently anticipated may seek to locate in the City of Angleton. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use in the use charts (subsection 28-81(b)) needs to be made and possible text amendments are typically initiated. Section 28-81 (4) (attached) allows for a separate process for dealing with new uses as well. He

discussed Use Regulations (Charts) and commercial uses from a land use compatibility perspective.

Council requested staff to move forward with the text amendments.

5. Update and discussion on the courthouse expansion and road improvements surrounding the courthouse.

Chris Whittaker, City Manager, introduced the agenda item.

Matt Hanks with Brazoria County Engineering addressed Council and gave an update on the Courthouse Project, parking and surrounding streets. He stated that the administration building is complete and occupied. The admin building has temporary courts on the first floor where they will come back and remodel into other county departments such as the Tax Office once the Justice Center is complete. They are continuing to expand the Justice Center and remodeling the 1976 space that should continue for another year. Mr. Hanks addressed parking and streets and stated parking is an issue and might have to consider no parking. A restriping plan is underway for some of the street parking where they might want to consider no parking and come back to visit with the city about that. He stated that the streets leading to the court will be repaired to its original condition or better prior to the construction and will entail some base repair.

6. Discussion and possible action to approve a revised overlay street list to meet Brazoria County's new criteria.

Hector Renteria, Director of Public Works introduced the agenda item.

Upon a motion by Council Member Roberts and seconded by Council Member Booth, Council approved the overlay list as presented.

Upon an amended motion by Council Member Roberts and seconded by Council Member booth, Council amended the motion to approve the first four on the list and add the fifth. The motion passed on a 6-0 vote.

W. Wilkins – Anchor Road to Loop 274; S. Walker – Bryan St. to City Limit; W. Cedar – N. Parrish to N. Walker to N. Columbia; Marshall – W. Live Oak – West Live Oak; and W. Locust to W. Myrtle.

7. Discussion and possible action to approve a proposal with Baker and Lawson for the topographical survey of SH 288B and related side city streets.

Presentation given by John Peterson, City Engineer with HDR.

Upon a motion by Council Member Booth and seconded by Council Member Daniel, Council approved a proposal with Baker and Lawson for the topographical survey of SH 288B and related side city streets. The motion passed on a 6-0 vote.

Mayor Wright moved to agenda item No. 11

11. Update and discussion on the Brazosport Water Authority with Morris Massingill, Angleton representative of the Brazosport Water Authority Board of Directors.

Morris Massingill, Brazosport Water Authority, addressed Council and presented a powerpoint on the update of the CDM Smith system, referred to as the Project Progress and on the desalinization of the brackish groundwater.

8. Update and discussion on the Henderson Road Project by City Engineer, John Peterson with HDR.

John Peterson with HDR, City Engineer, addressed Council and gave an update on the Henderson Road Project and discussed how HDR is proceeding with the Right-of-Way Alignment Project.

9. Discussion and possible action on Ordinance No. 20240227-009 amending the Fiscal Year 2022-2023 year-end budget to include the General Fund, Street Fund, Water Fund and miscellaneous minor funds; declaring a public necessity; providing a severability clause; providing a severability clause; providing an open meetings clause and an effective date.

Upon a motion by Council Member Roberts and seconded by Council Member Booth, Council approved Ordinance No. 20240227-009 amending the Fiscal Year 2022-2023 year-end budget to include the General Fund, Street Fund, Water Fund and miscellaneous minor funds; declaring a public necessity; providing a severability clause; providing a severability clause; providing an open meetings clause and an effective date. The motion passed on a 6-0 vote.

10. Discussion and possible action on extending the water bill due date to the 30th of each month.

Upon a motion by Council Member Roberts and seconded by Council Member Sartin, Council approved extending the water bill due date to the 25th of each month and keep the cutoff date for the fifth of every month. The motion passed on a 5-0 vote with Council Member Booth opposed.

EXECUTIVE SESSION

The City Council convened into executive session at 9:54 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

12. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; pursuant to Section 551.074 of the Texas Government Code. (Municipal Court Prosecutor) (Planning and Zoning Commission Appointment).

OPEN SESSION

The City Council adjourned Executive Session at 10:05 P.M. and reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

11. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; pursuant to Section 551.074 of the Texas Government Code. (Municipal Court Prosecutor) (Planning and Zoning Commission Appointment).

Upon a motion by Council Member Townsend and seconded by Council Member Roberts, Council approved a 3% salary increase for Municipal Court Prosecutor. The motion passed on a 6-0 vote.

Upon a motion by Council Member Daniel and seconded by Council Member Sartin, Council approved to appoint Andrew Heston to the Planning and Zoning Commission to fill an unexpired term of October 2024; to replace Michael Hogan resignation. The motion passed on a 6-0 vote.

ADJOURNMENT

The meeting was adjourned at 10:07 P.M.

These minutes were approved by Angleton City Council on this the 25th day of June, 2024.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST

Michelle Perez, TRMC
City Secretary