



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, JUNE 10, 2025, 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 6:01 P.M.

PRESENT

Mayor John Wright
Mayor Pro-Tem Travis Townsend
Council Member Blaine Smith
Council Member Barbara Simmons
Council Member Tanner Sartin
Council Member Christiene Daniel

Acting City Manager Guadelupe "Lupe" Valdez
City Attorney Grady Randle
City Secretary Michelle Perez

PLEDGE OF ALLEGIANCE

Council Member Simmons led the Pledge of Allegiance.

INVOCATION

Mayor Pro-Tem Townsend led the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CEREMONIAL PRESENTATIONS

1. Ceremonial Presentation of June 2025 Keep Angleton Beautiful Yard of the Month and Business of the Month.

Tracy Delesandri with Keep Angleton Beautiful presented certificates for Yard of the Month to Kellie Walford and Ricki Docking and Business of the Month to Most Holy Trinity.

CONSENT AGENDA

2. Discussion and possible action to approve an agreement between Angleton Independent School District (AISD) and the City of Angleton for the use of AISD buses to support Parks & Recreation summer camp transportation, and to authorize the Acting City Manager to execute the agreement.
3. Discussion and possible action to waive the Mass Gathering permit fees for the Angleton Girls Softball Association's 2025 USA Pixie National Tournament and authorize closure of Bates Park from June 27-29, 2025.
4. Discussion and possible action to approve the City Council minutes for May 13, 2025.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved consent agenda items 2. Discussion and possible action to approve an agreement between Angleton Independent School District (AISD) and the City of Angleton for the use of AISD buses to support Parks & Recreation summer camp transportation, and to authorize the Acting City Manager to execute the agreement; 3. Discussion and possible action to waive the Mass Gathering permit fees for the Angleton Girls Softball Association's 2025 USA Pixie National Tournament and authorize closure of Bates Park from June 27-29, 2025; and 4. Discussion and possible action to approve the City Council minutes for May 13, 2025. The motion passed on a 6-0 vote.

PUBLIC HEARINGS AND ACTION ITEMS

5. Public hearing, discussion, and possible action to approve Ordinance No. 20250610-05 rezoning approximately 0.894 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District, at 1030 S. Anderson St., Angleton, TX, for the Blackmon Manufactured Home Community Expansion (4 lots).

Otis Spriggs, Director of Development Services, introduced the agenda item and stated the Blackmon Manufactured Home Community expansion. The applicant applied to take a piece of land that he purchased adjacent to the mobile home park to consider it for an addition of six units. The Planning and Zoning Commission (P&Z) denied this particular case, which is before you for consideration. The city weighed all of the criteria for the rezoning. Notifications were sent to everyone within 200ft of the property and posted in the newspaper as required prior to the hearings. During the hearing, we provided additional or new information and clarification. Mr. Spriggs stated that the applicant is committing to leave the single family home in the front of the mobile home park, as it appears today. It would not be visible along Anderson Street to any further extent than it is today. The property is served on the private drive. There were some conditions that were shaped during the analysis and during the P&Z meeting, in which P&Z lowered the manufactured home expansion to four units because of on-site parking requirements as well as the two or so visitors parking that would be associated with this type of development. There are conditions listed here that would require them to satisfy the parkland dedication ordinance per unit added. All other considerations

during the analysis are a part of those conditions. One inquiry was received regarding the visibility from Anderson Street, in which the applicant cleared up, where he's maintaining the single family along Anderson St. and the intent was not to take the mobile homes closer to Anderson St..

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council opened the public hearing at 6:09 P.M. The motion passed on a 6-0 vote.

Manuel Gonzalez, applicant and owner of the property, spoke in favor of the item and stated that manufactured homes have a bad stigma but is the best form of affordable housing and plans to spend \$50,000 on the development.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council closed the public hearing at 6:13 P.M. The motion passed on a 6-0 vote.

The council continued discussion with Otis Spriggs and owner Manuel Gonzales regarding the maintenance of the property. Mr. Gonzales stated that he is responsible for taking down any rotten trees, mowing the property, plumbing and infrastructure. Council Member Simmons asked if there have been any code enforcement issues and Kyle Reynolds, Assistant Director of Development Services, stated there were issues when Mr. Gonzalez purchased the property and that it was taken care of, there have not been any since. Council Member Sartin stated that Mr. Gonzalez is ultimately responsible for the homeowners upkeeping their manufactured homes on his property and recommended creating an agreement with the tenants on the upkeep. Mr. Gonzalez agreed and stated he will create a management plan for his tenants. City Attorney, Grady Randle, Randle Law Firm, stated that council can require it as a condition to the rezoning. Mr. Gonzalez stated that P&Z approved four lots and not the six that were requested and asked Council if he could return to council with six lots for approval.

Upon a motion by Council Member Daniel and seconded by Council Member Sartin, Council **TABLED** Ordinance No. 20250610-05 rezoning approximately 0.894 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District, at 1030 S. Anderson St., Angleton, TX, for the Blackmon Manufactured Home Community Expansion (4 lots). The motion passed on a 6-0 vote.

REGULAR AGENDA

6. Discussion and possible action to approve a request for a Final Plat extension for Mulberry Fields Subdivision, for 41 single-family lots, 2 reserves, 3 blocks on 13.0044 acres, located on SH 35 and N. Walker St., East of Heritage Ln./Murray Ranch Rd.

Otis Spriggs, Director of Development Services, introduced the agenda item and stated Corey Boyer of Mulberry Fields, LLC, could not attend the meeting and left council a letter explaining his reason for not being there, his proposal would accommodate his challenges on the financial issues that he was having kicking off the project, and he needed more time to complete the development starting on the date listed, which would give up to 2026, one year extension.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Smith, Council *DENIED* a request for a Final Plat extension for Mulberry Fields Subdivision, for 41 single-family lots, 2 reserves, 3 blocks on 13.0044 acres, located on SH 35 and N. Walker St., East of Heritage Ln./Murray Ranch Rd. The motion passed on a 6-0 vote.

7. Discussion and possible action to approve the Preliminary Plat of Ashland Development Street Dedication 5, southeast extension of the future Sapphire Springs Trail.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved the Preliminary Plat of Ashland Development Street Dedication 5, southeast extension of the future Sapphire Springs Trail. The motion passed on a 6-0 vote.

8. Discussion and possible action to approve the Preliminary Plat of Ashland Section 8, located north of the intersection of the future Ashland Blvd./CR32 and east of the future Sapphire Springs Trail.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved the Preliminary Plat of Ashland Section 8, located north of the intersection of the future Ashland Blvd./CR32 and east of the future Sapphire Springs Trail. The motion passed on a 6-0 vote.

EXECUTIVE SESSION

The City Council held an Executive Session at 6:56 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

9. Discussion and possible action on the deliberation of real property; pursuant to Section 551.072 of the Texas Government Code.

OPEN SESSION

The City Council adjourned Executive Session at 7:10 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.

9. Discussion and possible action on the deliberation of real property; pursuant to Section 551.072 of the Texas Government Code.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved the authorization of Jason O'Mara, Parks and Recreation Director to purchase realty property. The motion passed on a 6-0 vote.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Wright stated that Police Chief Lupe and the Police Department have done a stand-up job in this difficult time. Mayor also thanked the Staff for everything they have been doing with organizing all the events and making sure communications have gone out properly. Mayor stated that it was touching to see all the citizens outside on the way

in from Houston when Sergeant J.D. White was brought home and thanked everyone for being outside on the roadway for the welcome. Mayor thanked Kyle Reynolds, Assistant Director of Development Services, Paul Keever, Code Enforcement Officer, and Casimer Wamback, Utility Billing for assisting an elderly woman on Betty Street to find a leak.

Council Member Daniel requested Otis Spriggs, Director of Development Services, to do some research on the history of the permitting Specific Use Permit (SUP) for the Gambit property and to communicate with legal on the research.

Mayor Pro-Tem Townsend requested an update on the Annex to be brought back at the next council meeting.

ADJOURNMENT

The meeting was adjourned at 7:16 P.M.

These minutes were approved by Angleton City Council on the 24th day of June 2025.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Michelle Perez, TRMC, CMC
City Secretary