



**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, APRIL 11, 2023, 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 Perez called the Council Meeting to order at 6:03 P.M.**

**PRESENT**

**Mayor Jason Perez  
Mayor Pro-Tem John Wright  
Council Member Cecil Booth  
Council Member Travis Townsend  
Council Member Christiene Daniel**

**City Manager Chris Whittaker  
City Secretary Michelle Perez  
City Attorney Judith EIMasri**

**ABSENT**

**Council Member Mark Gongora**

**PLEDGE OF ALLEGIANCE**

**Council Member Daniel led the Pledge of Allegiance.**

**INVOCATION**

**Council Member Booth led the invocation.**

**CITIZENS WISHING TO ADDRESS CITY COUNCIL**

**There were no speakers.**

**EXECUTIVE SESSION**

**The City Council convened into executive session at 6:05 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:**

1. Discussion and possible action to consult with Attorney pursuant to Section 551.071 of the Texas Government Code; pending or contemplated litigation; settlement offer regarding Christopher Hill v. City of Angleton, Texas.

## **OPEN SESSION**

The City Council reconvened into Open Session at 6:27 P.M. pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

**No action was taken.**

## **CONSENT AGENDA**

2. Discussion and possible action on a request to approve purchasing or leasing a new storage server or cloud services from Texas Department of Information Resources (DIR) contract vendor Dell to replace PIVOT3 Network Attached Storage (NAS).
3. Discussion and possible action on a waiver of permit fees for the construction of a new home and demo of existing structure located at 504 W. Peach, Angleton, Tx. 77515 in the SF6.3 zoning district.
4. Consideration of approval of a Final Plat for Windrose Green Section 3 Subdivision. The subject property consists of 23.70 acres, 122 Lots, 3 Blocks, 4 Reserves, in the T.S. Lee Survey, Abstract #318, is in the City of Angleton ETJ and is located on the south side of FM 523 approximately 2,500 feet west of the FM 523/SH 35 intersection.
5. Discussion and possible action on a Preliminary Plat for Ashland Utility Reserve, for 0.23 acres of land, containing two reserves in one block for utility purposes, out of the Shubael Marsh Survey A-81 & A-82, Brazoria County, Texas as submitted by Ashton Gray Development.
6. Discussion and possible action on the preliminary plat of the Ashland Project Coral Haven Street Dedication.
7. Discussion and possible action on a revised preliminary plat for Angleton Park Place Subdivision Section 1.

**Council removed item No. 4, 5, 6, and 7 for discussion.**

**Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Townsend, Council moved to approve the consent agenda item: 2. Discussion and possible action on a request to approve purchasing or leasing a new storage server or cloud services from Texas Department of Information Resources (DIR) contract vendor Dell to replace PIVOT3 Network Attached Storage (NAS); and 3. Discussion and possible action on a waiver of permit fees for the construction of a new home and demo of existing structure located at 504 W. Peach, Angleton, Tx. 77515 in the SF6.3 zoning district. The motion passed on a 5-0 vote. Council Member Gongora was absent.**

4. Consideration of approval of a Final Plat for Windrose Green Section 3 Subdivision. The subject property consists of 23.70 acres, 122 Lots, 3 Blocks, 4 Reserves, in the T.S. Lee Survey, Abstract #318, is in the City of Angleton ETJ and is located on the south side of FM 523 approximately 2,500 feet west of the FM 523/SH 35 intersection.

**The presentation was given by Otis Spriggs, Director of Development Services.**

**Council Member Booth stated there are administrative errors that need to be corrected: There are two adjoining entities, The good Shepard Lutheran Church and the drainage ditch owned by the Angleton Drainage District filed their deed for record of Brazoria County, not the deed records of Brazoria County. The written description and the drawing of the parcel being developed need to be corrected to the “Official Records of Brazoria County” for both entities.**

**Upon a motion by Council Member Booth and seconded by Council Member Daniel, Council moved to approve a Final Plat for Windrose Green Section 3 Subdivision. The subject property consists of 23.70 acres, 122 Lots, 3 Blocks, 4 Reserves, in the T.S. Lee Survey, Abstract #318, is in the City of Angleton ETJ and is located on the south side of FM 523 approximately 2,500 feet west of the FM 523/SH 35 intersection. The motion *failed* on a 2-3 vote with Mayor Pro-Tem Wright, Council Members Daniel and Townsend opposed. Council Member Gongora was absent.**

**The motion failed due to drainage concerns with the volume of houses being built.**

5. Discussion and possible action on a Preliminary Plat for Ashland Utility Reserve, for 0.23 acres of land, containing two reserves in one block for utility purposes, out of the Shubael Marsh Survey A-81 &A-82, Brazoria County, Texas as submitted by Ashton Gray Development.

**The presentation was given by Otis Spriggs, Director of Development Services.**

**Upon a motion by Council Member Booth and seconded by Council Member Townsend, Council moved to approve a Preliminary Plat for Ashland Utility Reserve, for 0.23 acres of land, containing two reserves in one block for utility purposes, out of the Shubael Marsh Survey A-81 &A-82, Brazoria County, Texas as submitted by Ashton Gray Development. The motion passed on a 4-1 vote with Mayor Pro-Tem Wright opposed. Council Member Gongora was absent.**

7. Discussion and possible action on a revised preliminary plat for Angleton Park Place Subdivision Section 1.

**The presentation was given by Otis Spriggs, Director of Development Services.**

**Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Booth, Council moved to approve a revised preliminary plat for Angleton Park Place Subdivision Section 1. The motion passed on a 5-0 vote. Council Member Gongora was absent.**

## **PUBLIC HEARING AND ACTION ITEM**

8. Conduct a public hearing, discussion, and take possible action on Ordinance No. 20230411-008 an application for a Special Use Permit (SUP), pursuant to Sec. 28-63 of the Code of Ordinances, for a Daycare within the Commercial General Zoning District(C-G), DBA Carwood Preparatory Academy Daycare/Preschool at 1100 E. Mulberry St., Angleton, TX, Stes. D&E.

**The presentation was provided by Otis Spriggs, Director of Development Services.**

**Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Townsend, Council opened the public hearing at 7:09 P.M. The motion passed on a 5-0 vote. Council Member Gongora was absent.**

**There were no speakers for or against.**

**Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Townsend, Council closed the public hearing at 7:10 P.M. The motion passed on a 5-0 vote. Council Member Gongora was absent.**

**Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Daniel, Council moved to approve Ordinance No. 20230411-008 an application for a Special Use Permit (SUP), pursuant to Sec. 28-63 of the Code of Ordinances, for a Daycare within the Commercial General Zoning District(C-G), DBA Carwood Preparatory Academy Daycare/Preschool at 1100 E. Mulberry St., Angleton, TX, Stes. D&E. The motion passed on a 5-0 vote. Council Member Gongora was absent.**

## **REGULAR AGENDA**

6. Discussion and possible action on the preliminary plat of the Ashland Project Coral Haven Street Dedication.

**Presentation was given by Otis Spriggs, Director of Development Services.**

**Council Member Booth stated there are administrative errors with the notation of the record where it states the Community Records of Brazoria County and needs to be corrected to the Commissioners Court Records of Brazoria County. On the drawing along FM 521 the note states that it is a Volume P, Page 201 but does not state what record that references. Mr. Booth stated it will need to be corrected prior to bringing back the final plat.**

**Upon a motion by Council Booth seconded by Council Member Townsend, Council moved to approve the preliminary plat of the Ashland Project Coral Haven Street Dedication with the condition of a Development Agreement. The motion passed on a 4-1 vote with Mayor Pro-Tem Wright opposed. Council Member Gongora was absent.**

9. Discussion and possible action on the preliminary plat of Ashland Section 2.

**The presentation was provided by Otis Spriggs, Director of Development Services.**

The applicant has requested that the item be tabled. Council complied with the applicants request.

No action was taken.

10. Discussion and possible action on a Preliminary Plat for Austin Colony Section 1 A, within Planned Development (PD) District No. 3., on an approximate 164.50 acres of land located on the north side of Anchor Road (CR 44) approximately 2,000 feet northwest of W. Wilkins Street.

The presentation was provided by Otis Spriggs, Director of Development Services.

Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member Booth, Council moved to approve a Preliminary Plat for Austin Colony Section 1 A, within Planned Development (PD) District No. 3., on an approximate 164.50 acres of land located on the north side of Anchor Road (CR 44) approximately 2,000 feet northwest of W. Wilkins Street. The motion passed on a 5-0 vote. Council Member Gongora was absent.

11. Discussion and possible action on a Final Plat for Riverwood Ranch Section 3. The proposed final plat consists of approximately 73 single family residential lots on approximately 35.62 acres and is generally located north of Hospital Drive between N. Downing Street to the west and Buchta Road to the east.

The presentation was provided by Otis Spriggs, Director of Development Services.

Upon a motion by Council Member Booth and seconded by Mayor Pro-Tem Wright, Council moved to approve a Final Plat for Riverwood Ranch Section 3. The proposed final plat consists of approximately 73 single family residential lots on approximately 35.62 acres and is generally located north of Hospital Drive between N. Downing Street to the west and Buchta Road to the east. The motion *failed* on a 2-3 vote with Mayor Pro-Tem Wright, Council Members Daniel and Townsend opposed. Council Member Gongora was absent.

Mayor recessed the meeting at 7:59 P.M.

Mayor reconvened the meeting at 8:12 P.M.

Council Member Daniel stated she would like to see more 60 ft lots and water lots backed up to the established neighborhood.

Council Member Townsend stated that he cannot approve without seeing Section 4. If Cancel approves Section 3 then changes can still be made to Section 4.

Council Member Booth stated he would like to approve the section 3 plat with the contingency that Section 4 remains the same as the preliminary section 3 plat that was approved at the 5\24\22 Council meeting.

Mayor Perez stated bigger lots are being requested that will cost the residents more money. The homes need to remain affordable to keep Angleton diverse.

Chris Whittaker, City Manager recommended the developer revert back to staff and come up with a solution to bring Section 3 and 4 final plats back to Council.

Mayor Pro-Tem Wright stated he has remained consistent voting against the preliminary plat and now the final plat. His concerns are with the lot sizes.

Upon a motion by Mayor Pro-Tem Wright to retract the initial failed motion. This motion failed for lack of a second.

12. Discussion of a Project Concept for the Mulberry Fields Subdivision site for consideration of a new concept, for approximately 13 acres of land located north of W. Mulberry St., West side of N. Walker St, and south of W. Live Oak St., within the SF-6.3 Zoning District. No action is required.

The agenda item was introduced by Otis Spriggs, Director of Development Services.

The presentation was given by Corey Boyer, Manager of development.

Mayor Pro-Tem stated he had concerns with the entrance of and on to Mulberry St. Mr. Boyer stated there are two points of egress, one off Walker St. and one onto Mulberry. Mayor Pro-Tem stated he would also like to see a larger driveway for parking. Likes the idea of Townhomes but not the whole development being townhomes, would like diversity.

Councilmember Townsend stated he would like to see the open space green, larger driveway for parking and widened roads for street parking. Would like to hear Planning and Zoning Commission feedback and their vote.

Councilmember Daniel would like to hear feedback from citizens in the area.

## **EXECUTIVE SESSION**

The City Council convened into executive session at 9:42 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

13. Discussion and possible action on personnel matters; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of an employee, pursuant to Government Code Section 551.074. (City Manager)

## **OPEN SESSION**

The City Council reconvened into Open Session at 10:18 P.M. pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

13. Discussion and possible action on personnel matters; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of an employee, pursuant to Government Code Section 551.074. (City Manager)

**Upon a motion by Mayor Pro-Tem Wright and seconded by Council Member booth, Council approved a three-year contract with the current City Manager, Chris Whittaker, with the details are to be set forth by the City Attorney and Human Resource Director, Colleen Martin on the terms discussed in executive session. The motion passed on a 5-0 vote. Council Member Gongora was absent.**

## **ADJOURNMENT**

**The meeting was adjourned at 10:19 P.M.**

**These minutes were approved by Angleton City Council on this the 9<sup>th</sup> day of May, 2023.**

CITY OF ANGLETON, TEXAS

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Jason Perez  
Mayor

ATTEST:

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Michelle Perez, TRMC  
City Secretary