



CITY OF ANGLETON
CITY COUNCIL AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, JANUARY 13, 2026 AT 6:00 PM

Mayor | John Wright
Mayor Pro-Tem | Travis Townsend
Council Members | Barbara Simmons, Blaine Smith, Tanner Sartin, Christiene Daniel
Acting City Manager | Guadalupe "Lupe" Valdez
City Secretary | Michelle Perez

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE CITY COUNCIL FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, JANUARY 13, 2026, 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

PLEDGE OF ALLEGIANCE

INVOCATION

CITIZENS WISHING TO ADDRESS CITY COUNCIL

The Presiding Officer may establish time limits based upon the number of speaker requests, the length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Citizens may speak at the beginning or at the time the item comes before council in accordance with Texas Government Code Section 551.007. No Action May be Taken by the City Council During Public Comments.

CEREMONIAL PRESENTATIONS

1. Presentation of employee service award.
2. The presentation of Certificates of Appreciation to Rhonda Barton and Walmart for their dedication to the Shop with a Cop program.
3. Presentation of a Certificate of Appreciation to Janice Smithhart for her continuous donation of food to the Angleton Police Department.
4. Presentation of the Miss Rodeo Texas Reanna Santos Day proclamation.

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Mayor or a Council Member; in which event, the item will be removed from the consent agenda and considered separately.

5. Discussion and possible action to approve Landmark Aquatics proposal for tile cleaning and tile repairs at the Angleton Recreation Center natatorium; and authorize the Acting City Manager to execute the associated proposals.
6. Discussion and possible action ratifying Resolution No. 20251209-010 for the City Council's December 9, 2025 approval consenting to the Municipal Utility District (MUD) Boundary Annexation, for a petition which adds a 4.90 acre tract and a 1.943 acre tract into the MUD 82 District, situated within the Ashland Development.

PUBLIC HEARINGS AND ACTION ITEMS

7. Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20260113-007, a Zoning Text Amendment, amending the Code of Ordinances, Section 28-81(b)- Use Regulations (Charts), adding "Studio Tattoo or Body Piercing" as a Specific Use Permit (S.U.P.) allowance within the Central Business District (CBD), Light Industrial (LI), Commercial- Mixed Use (C-MU), and Commercial- Office/Retail (C-OR) Zoning Districts.
8. Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20260113-008 approving a Specific Use Permit (S.U.P.) for a Tattoo Art Studio use within the Central Business Zoning District (CBD), for property located at 108 South Velasco Street, Angleton, Texas, Brazoria County.
9. Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20260113-009 approving a Specific Use Permit (S.U.P.) for a Private, Non-Emergency Emergency Medical Services (EMS)-Ambulance use within the Commercial General (C-G) Zoning District for property located at 201 East Myrtle Street, Angleton, Texas, Brazoria County.
10. Conduct a public hearing, discussion, and take possible action to approve Ordinance No. 20260113-010 approving a Specific Use Permit (S.U.P.) for an In-Home Dog Grooming Business within the Single Family (SF) 6.3 Zoning District, pursuant to Code Sec. 28-109 for property located at 503 East Orange Street, Angleton, Texas, Brazoria County.
11. Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20260113-011 approving a request to abandon a 10-foot inactive Utility Easement for property located at 2201 South Velasco Street, Angleton, Texas, Brazoria County, on a 5.00-acre tract of land, west of Shanks Road, south of Iden Road.

REGULAR AGENDA

12. Discussion and possible action to approve Fire Department station repairs with existing bond funds.
13. Discussion and possible action accepting the Utility Master Plan.
14. Annual update and discussion on Windrose Green Subdivision Development by the developer.

15. Update, discussion and possible action on the Gambit Energy Storage Park, 319 Murray Ranch Road, Angleton, Texas, currently a Specific Use Permit (S.U.P) within a Single-family Residential 7.2 District (SF-7.2).
16. Discussion and possible action on a request for a fee waiver or reduction for a Specific Use Permit (SUP) application for a Recreational Vehicle (RV) temporary storage for medical purposes at 202 South Walker Street, Angleton, Texas.
17. Discussion and Possible Action on an application for Tree Mitigation Plan for the Freedom Park - Detention and Drainage Project, located south of Farm-to-Market (FM) 523 and north of Freedom Park (Previously tabled on 12/2/25).
18. Discussion and possible action to approve Resolution No. 20260113-018 accepting the donation to the city of a parcel of vacant land located on the east side of Farm-to-Market (FM) 521, approximately 1,400-foot south of the intersection of County Road 32 and Ashland Boulevardd., Brazoria County, Texas, and authorizing the Mayor to execute the Special Warranty Deed.
19. Discussion on the City's Customer Service

STAFF REPORTS

20. December Staff Reports

COMMUNICATIONS FROM MAYOR AND COUNCIL

EXECUTIVE SESSION

The City Council will hold executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

21. 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. (Angleton Better Living Corporation, Board of Adjustment, and Planning and Zoning Commission Appointments)

OPEN SESSION

The City Council will now adjourn Executive Session, reconvene 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.

ADJOURNMENT

If, during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive Session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with attorney; Section 551.072 - deliberation regarding real property; Section 551.073 - deliberation regarding prospective gift; Section 551.074 - personnel matters regarding the appointment, employment,

evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - deliberation regarding security devices or security audit; Section 551.087 - deliberation regarding economic development negotiations; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

CERTIFICATION

I, Michelle Perez, City Secretary, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Wednesday, January 7, 2026, by 6:00 p.m. and remained so posted continuously for at least three business days preceding the scheduled time of said meeting.

/S/ Michelle Perez

Michelle Perez, TRMC, CMC
City Secretary

Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable modifications and/or auxiliary aids for persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) attending any City-sponsored meetings. Please contact the City's ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at 979-849-4364, extension 2132, or email cmartin@angleton.tx.us to arrange auxiliary aides or accommodations necessary.