



MINUTES

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON PLANNING AND ZONING COMMISSION IN THE ORDER THEY OCCURRED DURING THE MEETING. THE PLANNING AND ZONING COMMISSION OF ANGLETON, TEXAS CONVENED IN A REGULAR MEETING ON THURSDAY, NOVEMBER 03, 2022, AT 12:00 PM, IN THE ANGLETON CITY HALL COUNCIL CHAMBERS, 120 S. CHENANGO, ANGLETON, TEXAS.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Chair Garwood called the Commission Meeting to order at 12:00P.M.

PRESENT

Chair William Garwood
Commission Member Henry Munson
Commission Member Bonnie McDaniel
Commission Member Ellen Eby
Commission Member Deborah Spoor
Commission Member Michelle Townsend

ABSENT

Commission Member Regina Bieri

DECLARATION OF A QUARUM AND CALL TO ORDER

1. Approval of the Meeting Minutes for November 03, 2022

Motion was made by Commission Member Ellen Eby to approve the minutes subject to corrections; Motion was seconded by Commission Member Michelle Townsend.

Commission Action: Motion Carried unanimously, 6-0 vote.

2. Presentation and primer discussion on Planning and Zoning issues, the role of the Planning and Zoning Commission, matters related to public meeting procedures, City Code of Ordinances, and Zoning Code procedures. Discussion may include rules on agenda matters which may require recommendations and findings of fact to be forwarded to City Council for final adoption. No action is required.

Judith ElMasri, *Randle Law Office Ltd., L.L.P.*, introduced herself under her role as City Attorney. She noted that this is her first time being invited before the commission. She noted that she watches the P&Z Commission on video at times. Ms. ElMasri added that Grady Randle, her boss wrote the handout of articles (attached) which has been modified over time; it is provided as a general primer. She stated that she is merely providing the Commission with information that she hasn't been given the benefit of providing before.

Ms. ElMasri added that the handout/information is provided about the City and what the general authorities are, as well as information about who's in Building/Development Services and their roles. In the rear of the document are the criminal penalties along with penal code provisions. Ms. ElMasri reminded the P&Z Commission that the City has a new Charter, as amended with over 80 provisions. Also, Section 28.22 of the city code reference is also provided in the packet, including term-limitations and vacancies.

The job of the Planning and Zoning Commission was reviewed regarding the administrative body needing the majority to vote on matters. The draft of P&Z procedures/guidelines and bylaws were also provided.

Ms. ElMasri noted the importance of the Texas government code, the Texas open meetings law, and the public meetings act. All our records and documents are subject to public information. She added that the Texas open meetings law is a handy reference. *Roberts Rules of Order* was discussed and recommended. A "walking quorum" was explained, regarding discussions that occur as a chain-reaction (*having an indirect meeting of a quorum of 4 or more people outside the meeting room*). Simple majority voting actions are allowed. Ms. ElMasri reiterated that she is mentioning these areas, not that there is an issue locally, but because these are hot topics around the state. She asked that the Commission take time to look at the draft procedures and to note whether they are workable or not. This will serve towards transparency. She ended by saying that joint meetings are allowed with City Council.

PUBLIC HEARINGS AND ACTION ITEMS

- 3. Conduct a public hearing, discussion and possible action on a Zoning Text Amendment request to amend the Code of Ordinances, Section 28-81(b)- Use Regulations (Charts), and Section 28-112, Definitions (adding Microblading Studio), and adding "Microblading Studio" as a S.U.P., Specific Use Permit allowance within the Central Business District (CBD), Light Industrial (LI), C-MU, Commercial- Mixed Use(C-MU), Commercial- General (C-G), and Commercial- Office/Retail (C-OR) Zoning Districts.**

Mr. Spriggs gave staff summary comments and introduced the text amendment agenda item. He added that Staff will be bringing a series of code text amendments, due to innovative and technological advances. He stated the department received a petition for a microblading studio, which is a service that provides for temporary tattoos for cosmetic purposes.

The current Zoning statues do not allow for tattoo parlors or uses within the Central Business District (Downtown). Staff is requesting Commission consideration for the microblading use to be allowed as an accessory use to a cosmetic studio, as a Specific Use Permit.

This procedure does not use the same method as a tattoo studio but uses a similar application, but on a lighter level with a 2-3 year life span. The use is regulated by the state, and professionals have to obtain a state license similar to tattooing.

Staff is recommending that the Planning & Zoning Commission approve this text amendment to allow microblading as a Specific use in the Commercial districts listed in the use chart.

The public hearing was opened by Chair Garwood without objection.

The public hearing was conducted and closed by Chair Garwood without objection.

Planning and Zoning Commission Deliberation:

Commission Member Bonnie McDaniel commented that once we open this up, what other options do we have that we may not want: Is there any negative side to this?

Mr. Spriggs noted that staff looked at several surrounding cities like Pearland, who have allowed similar regulations as this, but we are aware of no negative ramifications.

Public Input: Jennifer Bell, owner of the Beau Bazaar Salon, clarified that she is just adding the service to her hair salon that has been there since 2016. One of her employees has the license to do the makeup type of services.

Mr. Spriggs added that this is specifically for this address by SUP permit only. Any other address would have to petition or request the same process and approval to operate.

Motion was made by Commission member Ellen Eby to amend the Code Ordinances to amend the language as reflected on the agenda, as recommended by staff and to forward it to Council. Motion was seconded by Commission Member Debra Spoor.

Roll call vote:

Commission Member Henry Munson- Aye; Commission Member Bonnie McDaniel- Aye; Commission Member Ellen Eby- Aye; Commission Member Deborah Spoor- Aye; Commission Member Michelle Townsend- Aye; Chair William Garwood- Aye.

Motion Carried unanimously, 6-0 vote.

4. Conduct a public hearing, discussion, and take possible action on an application for a Special Use Permit (SUP) pursuant to Sec. 28-63 of the Code of Ordinances to consider a request submitted by Jennifer Bell, Beau Bazaar Salon, to allow for a Specific Use Permit for a Microblading Studio for property located at 115 E. Mulberry Street, Angleton, TX.

Mr. Spriggs presented the request and staff summary comments noting the location and conditions of approval.

Chair William Garwood asked if staff had an opinion on the typical requirement of time limitations on certain Specific Use Permits. Mr. Spriggs commented that staff did not support a time limitation in this instance, due to a lack of public concern, ease of permitting, and noted that all owners within 200 ft. were notified.

The public hearing was opened by Chair Garwood without objection.

The public hearing was closed by Chair Garwood without objection.

Planning & Zoning Commission Discussion:

Commission Member Michelle Townsend asked for clarification on the address at 115 E. Mulberry of whether there were other businesses at this address (Should this be a suite number?) The applicant clarified the Suite is "C".

Commission Action:

Motion was made by Commission Member Michelle Townsend to approve the S.U.P. permit pursuit to the adoption of the text amendment by City Council, for Beau Bazaar Salon SUP permit for a microblading use, at 115 E. Mulberry St., Suite C. Motion was seconded by Commission Member Henry Munson.

Roll call vote:

Commission Member Henry Munson- Aye; Commission Member Bonnie McDaniel- Aye; Commission Member Ellen Eby- Aye; Commission Member Deborah Spoor- Aye; Commission Member Michelle Townsend- Aye; Chair William Garwood- Aye.

Motion Carried unanimously, 6-0 vote.

REGULAR AGENDA

- 5. Consideration of approval of a final plat for Smart Storage, for a 12.390-acre subdivision.**

This item was pulled from the agenda

- 6. Presentation, discussion, and possible comment on a Site plan, for Angleton Park Place Sections 4-6; Presentation of Site plan, 70.838 acre tract in the southeast area of Angleton, Texas. No action is required.**

The applicant's Engineer, Miguel Saucedo appeared on behalf of Mike Morgan in his absence. Miguel Saucedo explained that Mike Morgan is doing a feasibility study for this land, which is south of his existing subdivision Angleton Park Place Sections 1-3. He would like to see if this is something the City is interested in, or if you would give

feedback on what your expectations are for the land. He added that it will be a Manufactured Home rental park, with sub-lots which will be rented. There will be amenities for both communities on both sides of Gifford Rd. One of the positives, is that Mr. Morgan would build the entire cross section of Gifford Road extension from E. Phillips Road to the frontage of his subdivision.

Commission Member Debra Spoor asked are we looking at 335 mobile homes? She stated that she heard a discussion that we are fully occupied; What number would we assume would be the number of residents per lot for a mobile home (for load on the sewer system)? She noted that this will be a fairly high density.

Mr. Spriggs clarified that the question is, what is the total number of family members per lot? Engineer Miguel Saucedo stated that the mobile homes would be double wide or standard width (3 or 4 bedrooms).

Engineer Miguel Saucedo noted that there is an interest in getting City services to both tracts. The acreage on east of Gifford is in the City, the side on the left is in the County.

Commission Member Debra Spoor expressed concern about high density and the load on our water and sewer services. Engineer Miguel Saucedo asked Ms. Spoor would she be more tolerable at a lower density like the existing Angleton Park Place. Ms. Spoor replied yes, with a large lot more conducive to actual homes. It would bring more enhancement to the southern half of our city.

Mr. Spriggs asked the applicant to comment on the status of whether they wish is to annex? Engineer Miguel Saucedo noted that Mike Morgan is asking for city utilities, if allowed he would annex. The conclusion was an "SF-7" Residential District would be more acceptable at a 60 ft. lot layout.

Commission Member Bonnie McDaniel commented on the limitation of available taps in terms of utility capacity. She added that we must pick and choose favorites: We have to ration our resources.

7. Presentation, discussion, and possible comment on a conceptual site plan, for a Rent-to Build Community on Cahill Road. The proposed project consists of 5.17 acres Rental Community, 30 Rental Townhouse Units & Amenity Center. No action is required.

Lisa Pelletier appeared before the P&Z Commission, representing her developers. She is an Angleton resident and realtor. She noted that inventory was a problem recently. With the explosion of subdivisions here, they love it down here. She added that on the subject 5+ acres, our city is lacking high end rental properties. Starter families is who she is marketing for, due to home costs. There are no rentals in Angleton that are new. We are talking of 30 homes, not as AirBnb., with splash pad amenities, and with an HOA,

averaging 1750 sq.ft. (\$2000 and up rent). This will be a townhome look with rear yards, and separate driveways. She noted that “BTR”, *build to rents* are popular.

Ms. Pelletier noted that Cahill Road would be extended to Gifford Rd. possibly.

Commission Discussion:

Who owns the property to the East, Commission Member Debra Spoor asked? Ms. Pelletier stated that they would be purchasing the property. Commission Member Debra Spoor asked, “Have you talked with City people?” And, you show detention area, what is the trees are an issue. Engineer Miguel Saucedo stated that they will comply with the Heritage Tree Ordinance. The pond will take some trees out, but they will be replaced at the proper ratio. Some of the oaks will be preserved.

Commission Member Bonnie McDaniel expressed concerns about the roadway being extended without curb and gutter. She added that taps and capacity is also an issue of concern. Engineer Miguel Saucedo explained that the road along the frontage will have to be concrete, as an alternative they would go out of the way to extend further to Gifford and to Shanks. We could do either/or; or provide the connectivity. Commission Member Debra Spoor expressed concerns about children safety to school (sidewalks).

Commission Member Ellen Eby expressed concerns about lot sizes, and the placement of utilities.

Engineer Miguel Saucedo stated it will be one lot, laid out with approximate sizes of 41x80 deep units. Utilities will be in a 20-ft. easement along the front. Ordinance was changed for homes, these would be more PD/ MF style. The applicant was advised to speak with the neighbors.

Commission Member Bonnie McDaniel asked about the status of the Comprehensive Plan, of any updates and a seriously look at good land use, which would address a lot of the Commission’s concerns.

Mrs. Spriggs noted that the City Manager Mr. Whitaker has made it a priority to obtain resources and update to the plan.

ADJOURNMENT

Chair Garwood adjourned the meeting at 1 P.M.

CITY OF ANGLETON, TEXAS



William Garwood
Chair