



NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, NOVEMBER 3, 2022, AT 12:00 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

1. Approval of the Meeting Minutes for October 6, 2022
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.

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.
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.

REGULAR AGENDA

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

ADJOURNMENT

CERTIFICATION

I, Otis T. Spriggs, Development Services Director, 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: Monday, October 31, 2022 by 12:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/S/ Otis Spriggs

Otis T. Spriggs, AICP

Development Services Director

In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable accommodations for persons attending City Council meetings. The facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary at 979-849-4364, extension 2115 or email citysecretary@angleton.tx.us.



Draft

**CITY OF ANGLETON
PLANNING AND ZONING
COMMISSION
120 S. CHENANGO STREET,
ANGLETON, TEXAS 77515
THURSDAY, OCTOBER 06, 2022
AT 12:00 PM**

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, OCTOBER 6, 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 12:00 P.M.

PRESENT

Chair William Garwood
Commission Member Bonnie McDaniel
Commission Member Henry Munson
Commission Member Regina Bieri
Commission Member Deborah Spoor
Commission Member Michelle Townsend

ABSENT

Commission Member Ellen Eby

Chair William Garwood introduced the new Director of Development Services, Otis Spriggs.

Mr. Spriggs gave brief introductory comments expressing being at the City for 3 weeks. He noted that it is National Community Planning Month, and commended the Commission on its past efforts in promoting quality and orderly development. Staff will bring more analysis as to consistency with the Comprehensive Plan as well as accommodating a future update to the Plan to make even more current.

Mr. Spriggs gave his background and past experience.

1. Approval of Meeting Minutes for September 1, 2022

Motion was made by Commission Member Bonnie McDaniel to approve the minutes subject to spell-check corrections; Motion was seconded by Commission Member Henry Munson.

Commission Action: Motion carried unanimously, 5-0 vote.

PUBLIC HEARINGS AND ACTION ITEMS (None)

2. **Discussion and possible action on a Zoning Text Amendment request to amend the Code of Ordinances, Section 28-81(b)- Use Charts, and amending Section 28-112, Definitions (Cemetery or mausoleum), adding “Columbarium” to enable the S.U.P., Specific Use Permit for a Columbarium within the CBD, Central Business Zoning District and similar cemetery uses (see Attachment 1).**

Mr. Otis Spriggs presented the findings of the Staff Report noting that this is a public hearing addressing the use of a Columbarium in the Zoning Ordinance. The current code does have a definition, which is a wall or structure having niches or alcoves for storing burial remains in urns. The request is to add the Columbarium as an allowable use within the use table within the CBD district as an SUP.

This is a recommendation to Council for a positive approval and adoption to amend the Code of Ordinances, Section 28-81(b)- Use Charts, and amending Section 28-112, Definitions (Cemetery or mausoleum), adding “Columbarium” to enable the S.U.P., Specific Use Permit for a Columbarium within the CBD, Central Business Zoning District.

Chair opened the Public Hearing.

Public Input: None. The public hearing was closed.

Commission Member Bonnie McDaniel asked for clarification are we asking to amend the table to include the redlined SUP notations within the commercial districts as listed?

Mr. Spriggs noted that the Columbarium use is being carried over as a separate and parallel use, similarly to those allowed for Cemeteries.

Commission Member Bonnie McDaniel made a motion to add the Columbarium on the Use Chart as an “S.U.P.” within the Central Business, CBD, Commercial General, Commercial O-R, and Light Industrial Zoning Districts. Motion was seconded by Commission Member Regina Bieri.

Motion Carried unanimously, 5-0 vote.

3. **Conduct a public hearing, discussion, and possible action on an application for a Specific Use Permit (SUP) pursuant to Section 28-63 of the Code of Ordinances to consider a request submitted by Holy Comforter Episcopal Church to allow for a Specific Use Permit for a Columbarium Wall within the CBD, Central Business Zoning District, for property located at 227 Chenango St./234 S. Arcola St., Angleton, TX.**

Chair opened the Public Hearing.

Public Input: Ms. Shan Rubie McLendon, 200 E. Orange St. appeared before P&Z Commission. She stated that the wall would be adjacent to her rear garage structures. The wall will be located adjacent to any gas line location on the property line. Kyle Reynolds, Assistant Director noted that the wall will not be built in the public right of way. Ms. McLendon voiced opposition to the mausoleum request. Commission Member Bonnie McDaniel clarified that there is a

difference between a columbarium and a mausoleum. Ms. McDaniel stated that the area would be very nice garden with habitat, butterflies and hummingbirds. She also gave an example of one in Lake Jackson, in which she is familiar with that is a beautiful garden where people go for a quiet, contemplative location.

Father Travis Smith stated that he is a resident and has been a part of the planning process for the Columbarium. He explained that on the northwest side of the campus is where the Columbarium wall will be built on the presented photographs. This is a very long-standing tradition. There will be 200 niches on the inside of the wall/ornamental 6-ft. tall fence, brick to match the church. The services are 15 minutes long. There is no large gathering. The wall has been moved in an additional 2 ft. to avoid the gas line.

Mr. Morris Massingill, owner of 224 and 228 E. Orange Street. We are far less affected. We share the same alley. Only concern is that the right of way be maintained with the setback, and drainage handling. He and his wife have no objections. Staff clarified that fences can be built on the property line with site triangle requirements, it is not the same as a room or building structure.

The public hearing was closed.

Commission Member Regina Bieri made a motion to approve the request submitted by Holy Comforter Episcopal Church to allow for a Specific Use Permit for a Columbarium Wall within the CBD, Central Business Zoning District, for property located at 227 Chenango St./234 S. Arcola St.. Motion was seconded by Commission Member Bonnie McDaniel.

Motion Carried unanimously, 5-0 vote.

REGULAR AGENDA

4. Discussion and possible action on the Ashland Section 2, Preliminary Plat

Mr. Spriggs presented the Preliminary Plat and noted the Engineer's 13 comments of various corrections that are necessary for 67 lots, 50 ft. x 120, 3 reserves, 3 blocks. Mr. Spriggs noted that the details.

Commission Member Henry Munson stated that we were never in favor of 50 ft. lots. He was hoping that the Development agreement would follow closer to the county's standards, because most of it is in the County.

Mr. Spriggs stated that the recommendation is to approve the preliminary plat subject to the approval of the development agreement. The authority and approval of lot sizes is not granted to the P&Z Commission in terms of the subdivision regulations. In the ETJ, you have the ability and authority through the subdivision plat process, but not necessarily the Zoning regulations. Any zoning requirements can be negotiated through a development agreement when in the ETJ. Discussion continued on the size and mix of the proposed lots. Mr. Spriggs informed the Commission that at the last council meeting,

the legal interpretation was that the negotiating of lot sizes as a part of the Zoning Ordinance, is not under the City’s authority.

Mark Janik, VP with Ashton Grey Land Development, developer and landowner appeared before the Commission and clarified that the County requirement is 80 ft. He stated that they are spending 13 million dollars on their amenities package. They are considering writing a check to the City’s Parks Department toward City’s finances. He noted that they have got to have a variety of lot types especially with interest rates going up. We are following the City of Angleton’s paving requirements.

Motion: Motion was by Commission Member Henry Munson to approve the preliminary plat and variances and forward to City Council; Motion was seconded by Commission Member Regina Bieri.

Role Call Vote: 4 (Ayes: Commission Member Regina Bieri, Commission Member Henry Munson, Chairman Bill Garwood, Commission Member Deborah Spoor) to 1 (Nay: Commission Member Bonnie McDaniel); Motion Carried.

ADJOURNMENT

Planning and Zoning Commission Chair Bill Garwood adjourned the meeting at 1:07 P.M.

These minutes were approved by Angleton Planning and Zoning Commission on this the _____ day of _____ 2022, upon a motion by Commission Member XX, seconded by Commission Member XX. The motion passed on X-X vote.

CITY OF ANGLETON, TEXAS

William Garwood
Chair

ATTEST:

Michelle Perez, TRMC
City Secretary



PLANNING AND ZONING COMMISSION AGENDA ITEM SUMMARY/REPORT

MEETING DATE: November 3, 2022

PREPARED BY: Otis T. Spriggs, AICP, Director of Development Services

AGENDA CONTENT: 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.

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY: This is a request to discuss and take possible action on a Text Amendment request by the City Manager to amend the Code of Ordinances, Section 28-81(b)-Use Regulations (Charts), and Section 28-112, Definitions (adding Microblading Studio), 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.

STAFF ANALYSIS:

Section 28-81 Use Regulation (Charts); (a) (4) Classification of new/unlisted uses sets forth the requirements for the classification of an unlisted use. The Code requires that when new types of land arise, a determination regarding a change or addition to the use chart may be made by the city manager and the city manager shall refer the question concerning any new or unlisted use to the planning and zoning commission requesting a recommendation as to the zoning classification of any new or unlisted form of land use and into which such use should be placed.

Microblading is a beauty technique to deposit pigment into the superficial layers of skin. The process uses a super-fine pen which contains a bundle of needles to apply the pigment. The process has a typical lifespan between one to three years after initial touch-ups are completed.

Microblading is regulated by the Texas Department State Health Services under tattooists which is why this process is categorized under "studio – tattoo or body piercing".

In the cosmetic industry, microblading has been referred to as permanent cosmetics utilizing muted pigmentations, which are unlike traditional tattoo inks known for vibrant colors, and deposits pigments under the skin's dermis, often using a digital rotary device. Any time pigmentation is placed into the skin with any device, the medical community, including TEFA, defines it as a "form of tattooing", however, it is different than traditional body art tattooing due to its intent and desired purpose. Permanent cosmetics helps those who desire to blend in with societal norms. In contrast, traditional body art tattooing seeks to stand out and express one's speech.

Intradermal cosmetic studios (sometimes referred to as permanent makeup studios) are becoming more and more common in Texas. The permanent makeup is generally applied to the eyebrows, eyelids, and lips. Some studios use traditional tattoo equipment, while others use devices that work on the same principle but are smaller and look like pens. Generally, the components of the pen-type machine come pre-sterilized from the manufacturer and are disposable (one-time use) items.

Tattoos are applied using a small electric device that operates similar to a sewing machine. One to fourteen needles are grouped together and attached to the end of a rod called a needle bar. The other end of the needle bar is attached to the tattoo machine. The needle bar moves up and down through a tube or barrel, which serves two purposes – to keep the needle bar from moving side to side and as a handle for the tattooist to grip. The needles stick out only a few millimeters from the end of the tube, so they don't go deep into the skin.

After preparing the skin with a germicidal soap, the artist dips the needles into a small amount of pigment or ink. As the machine is guided over the skin, the needle bar moves up and down allowing the needles to puncture the skin, depositing the ink. A tattoo machine can puncture the skin 50-3,000 times per minute. Once the tattoo is completed, the tattooist usually applies an antibiotic cream or ointment and covers the area with a sterile bandage. The artist is required to provide the customer with oral and written instructions on how to care for a newly applied tattoo.

Zoning Code: Current Related Regulations

The current adopted Zoning Code under Sec. 28-112. – Definitions, defines **Studio, tattoo or body piercing** as a building or portion of a building used for selling and/or applying tattoos (by injecting dyes/inks into the skin), and/or for piercing the skin with needles, jewelry or other paraphernalia, primarily for the purpose of ornamentation of the human body.

Staff recommends that the new definition be added separately to provide clarity for applications that are considered "temporary" in nature. Therefore, Section 28-112 should be amended to reflect the following:

1. **Studio, tattoo or body piercing:** A building or portion of a building used for selling and/or applying tattoos (by injecting dyes/inks into the skin), and/or for piercing the skin with needles, jewelry or other paraphernalia, primarily for the purpose of "permanent" ornamentation of the human body.

2. **(Add Definition) Studio, Microblading:** *A building or portion of a building used for applying a beauty technique to deposit pigment into the superficial layers of skin. The process uses a super-fine pen which contains a bundle of needles to apply the pigment. The process has a typical lifespan between one to three years after initial touch-ups are completed.*

Under Microblading the allowable use table, Section 28-81(b) is recommended to be amended to add **“Microblading Studio” as an 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 (see Attachment 1, Use Table markup).**

STAFF RECOMMENDED ACTION:

The Planning and Zoning Commission should adopt this as its Final Report on the use determination and forward it to City Council with a positive recommendation of approval of the Text Amendments as recommended by Staff as follows:

1. (Amend Definition) Studio, tattoo or body piercing: A building or portion of a building used for selling and/or applying tattoos (by injecting dyes/inks into the skin), and/or for piercing the skin with needles, jewelry or other paraphernalia, primarily for the purpose of “permanent” ornamentation of the human body.
2. (Add Definition) Studio, Microblading: A building or portion of a building used for applying a beauty technique to deposit pigment into the superficial layers of skin. The process uses a super-fine pen which contains a bundle of needles to apply the pigment. The process has a typical lifespan between one to three years after initial touch-ups are completed.
3. Chapter 28, Zoning, Sec. 28-81(b), Use Charts, is amended to add “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.

ATTACHMENT 1: USE TABLE MARKUP

Legend:

P - The land use is "**Permitted**" by right in the zoning district indicated.

□ - The land use is "**Prohibited**" in the zoning district indicated.

S - The land use "**May be approved**" as a specific use permit (SUP) in the zoning district indicated.

Types of Land Uses	Residential Zoning Districts													Nonresidential Zoning Districts						
	AG	SFE-20	SF-10	SF-7.2	SF-6.3	SF-5	SF-PH	2F	SFA	MFR-14	MFR-29	MFR-36	MH	C-N	C-MU	C-G	C-OR	CBD	LI	
Restaurant														P	P	P	P	P		P
Restaurant (Drive-In)															P	P	P			P
Retail Store (General)														S	P	P	P	P		P
Security Systems Installation Company																P	P	P		P
Studio Tattoo or Body Piercing																S				S
Microblading Studio (ADD ENTIRE ROW)															P	P	P	P		P
Temporary Outside Retail Sales/Commercial Promotion															P	P	P	P		P
Upholstery Shop (Non-Auto)																P				P

ORDINANCE NO. XXXXX

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, AMENDING THE TEXT IN CHAPTER 28 ZONING, SEC. 28-81(B) USE CHARTS, ALLOWING AN S.U.P., SPECIFIC USE PERMIT, FOR A MICROBLADING STUDIO USE IN THE CBD, CENTRAL BUSINESS DISTRICT, COMMERCIAL-GENERAL (CG), COMMERCIAL-OFFICE/RETAIL (C-OR), COMMERCIAL-MIXED USE (C-MU), AND THE LIGHT INDUSTRIAL (LI) DISTRICTS, OF THE CITY OF ANGLETON CODE OF ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND EFFECTIVE DATE.

WHEREAS, In April 2009, the City Council of the City of Angleton, Texas adopted Ordinance No. 2009-0-4A, subsequently amended other sections of the Chapter regarding Zoning in the City of Angleton; and

WHEREAS, the City is authorized by Chapter 211 of the Texas Local Government Code to promulgate rules and regulations governing regulation of land use, structures, businesses and related activities; and;

WHEREAS, the City the City Council further finds that the rules and regulations governing land use, structures, and related activities within the territorial limits of the City promote the safe, orderly, and healthful development of the City; and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the proposed text amendments to Chapter 28 Zoning of the City Code of Ordinances on November 3, 2022, following lawful publication of the notice of said public hearing; and

WHEREAS, after considering the public testimony received at such hearing, if any, the Planning and Zoning Commission has recommended that Chapter 28 Zoning of the City Code of Ordinances of the City of Angleton, Texas, be amended to better protect the health, safety and welfare of the citizens of Angleton; and

WHEREAS, each and every applicable requirement set forth in Chapter 211, Subchapter A, Texas Local Government Code, and the Code of Ordinances, City of Angleton, Texas, concerning public notices, hearings, and other procedural matters has been fully complied with;

WHEREAS, the City Council desires to amend the Code of Ordinances, Section 28-81(b)- Use Regulations (Charts), and Section 28-112, Definitions (adding a definition of 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.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

SECTION 1. That all of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated herein by this reference and expressly made a part hereof, as if copied herein verbatim.

SECTION 2. Section 28-112- Definitions should be amended to reflect the following:

Studio, tattoo or body piercing: A building or portion of a building used for selling and/or applying tattoos (by injecting dyes/inks into the skin), and/or for piercing the skin with needles, jewelry or other paraphernalia, primarily for the purpose of “permanent” ornamentation of the human body.

(Add Definition) **Studio, Microblading:** A building or portion of a building used for applying a beauty technique to deposit pigment into the superficial layers of skin. The process uses a super-fine pen which contains a bundle of needles to apply the pigment. The process has a typical lifespan between one to three years after initial touch-ups are completed.

SECTION 3. Code of Ordinances, City of Angleton, Texas, Chapter 28 Zoning, Sec. 28-81(b), Use Charts, is hereby amended to add “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.

SECTION 4. Penalty. Any person who violates or causes, allows, or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand and No/100 Dollars (\$2,000.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense. Each day on which any such violation of this Ordinance occurs shall constitute a separate offense.

SECTION 5. Repeal. All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

SECTION 6. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 7. Effective date. That this Ordinance shall be effective and in full force immediately upon its adoption.

SECTION 8. Proper Notice & Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED THIS THE __TH DAY OF _____, 2022.

CITY OF ANGLETON, TEXAS

ATTEST:

Mayor

City Secretary



PLANNING AND ZONING COMMISSION AGENDA SUMMARY/STAFF REPORT

MEETING DATE: November 3, 2022

PREPARED BY: Otis T. Spriggs, AICP, Director of Development Services

AGENDA CONTENT: 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.

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY: Jennifer Bell, Beau Bazaar Salon is requesting consideration of a Specific Use Permit for a Microblading Studio for property located at 115 E. Mulberry Street, Angleton, TX., within the Central Business District (CBD).



View of 115 E. Mulberry St., Looking North showing location of Salon in rear



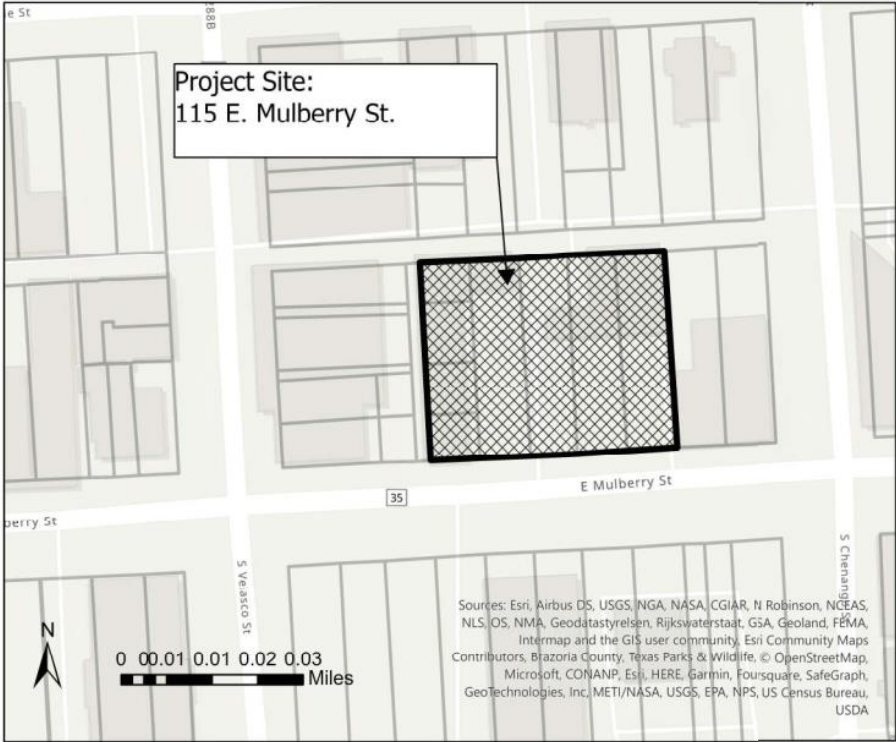
View of 115 E. Mulberry St., Looking North showing location of Salon in rear



View of 115 E. Mulberry St., Looking East, showing location frontage



View of rear alley of 115 E. Mulberry St., Looking South towards Mulberry St.



Vicinity Map

STAFF ANALYSIS:

Microblading is a beauty technique which deposits pigment into the superficial layers of skin. The process uses a super-fine pen which contains a bundle of needles to apply the pigment. The process has a typical lifespan between one to three years after initial touch-ups are completed. Microblading is regulated by the Texas Department State Health Services under tattooists which is why this process is categorized under "studio – tattoo or body piercing".

In the cosmetic industry, microblading has been referred to as permanent cosmetics utilizing muted pigmentations, which are unlike traditional tattoo inks known for vibrant colors, and deposits pigments under the skin's dermis, often using a digital rotary device. Any time pigmentation is placed into the skin with any device, the medical community, including TEFA, defines it as a "form of tattooing", however, it is different than traditional body art tattooing due to its intent and desired purpose. Permanent cosmetics helps those who desire to blend in with societal norms. In contrast, traditional body art tattooing seeks to stand out and express one's speech.

Intradermal cosmetic studios (sometimes referred to as permanent makeup studios) are becoming more and more common in Texas. The permanent makeup is generally applied to the eyebrows, eyelids and lips. Some studios use traditional tattoo equipment, while others use devices that work on the same principle but are smaller and look like pens. Generally, the components of the pen-type machine come pre-sterilized from the manufacturer and are disposable (one-time use) items.

Zoning Code: Current Related Regulations

The current adopted Zoning Code under Sec. 28-112. – Definitions, defines **Studio, tattoo or body piercing** as " a building or portion of a building used for selling and/or applying tattoos (by injecting dyes/inks into the skin), and/or for piercing the skin with needles, jewelry or other paraphernalia, primarily for the purpose of ornamentation of the human body.

Staff has recommended that the microblading definition be added separately in the previous case, to provide clarity for applications that are consider "temporary" in nature. Therefore, Section 28-112 is being amended to reflect the new use.

Impact on Existing and Future Development:

This development will have minimal to no negative impact to the surrounding properties.

Public Notification

Staff sent public notices to the local newspaper, and a vicinity map to the property owners within 200 feet of the subject property under consideration for the SUP application.

Opposition to or Support of Proposed Request

To-date, Staff has not received any notices in support or in opposition of the proposed SUP request.

Recommended Action:

The Planning and Zoning Commission should adopt this as its Final Report, forward it to City Council with a positive recommendation of this Specific Use Permit (S.U.P.) application for a microblading studio in the Central Business District, (CBD), to the city council for approval consideration and appropriate action, subject to: 1. The successful adoption of the related Text Amendment Case for microblading studio uses; and, 2. The microblading studio operator shall acquire and maintain all required local and state certifications and permits to operate the use.

Staff Recommendation. The planning and zoning commission should forward this Specific Use Permit (S.U.P.) application at 115 E. Mulberry St., for a “microblading studio” to the city council for approval consideration and appropriate action, subject to the successful adoption of the related Text Amendment Case for microblading studio uses, noting that the temporary nature of the microblading process establishes clarity and there is factual finding of no negative impact to the surrounding properties.



CITY OF ANGLETON
SPECIFIC USE PERMIT APPLICATION

PROPERTY ADDRESS: 115 E. Mulberry St. Suite C

PROPERTY DESCRIPTION (Legal description): _____

RECORD PROPERTY OWNER NAME, ADDRESS AND PHONE NUMBER:

DESIGNATED REPRESENTATIVE, ADDRESS AND PHONE NUMBER: Jennifer Bell 20079 FM 523 832-876-4555

PROPOSED USE FOR THE PROPERTY ADDRESS INDICATED ABOVE: Salon w/ microblading (Brow) services

A site plan (prepared and approved) in accordance with Section 35.4 of the City of Angleton Code of Ordinances (City Code) must be attached to the application. If a base zoning district amendment is required or requested, such rezoning application shall accompany the application for a Specific Use Permit. If the proposed use requires a division of land, an application for subdivision approval must be submitted with this application for a Specific Use Permit.

SIGNATURE: [Signature]
DATE: 10/18/2022

PLEASE PROVIDE PROOF OF TAXES PAID ON THIS PROPERTY.

ATTACHMENT: SECTION 35 SUP – SPECIFIC USE PERMIT

APPLICATION FEE: \$150.00 due upon submittal

OFFICE USE ONLY	
Date received: _____	Admin Fee Received: _____
P&Z Public Hearing date: _____	
Date to send cert. letters: _____	Date to publish: _____
Site Plan submitted: Yes _____ No _____	
Site Plan received & evaluated by City Staff: Yes _____ No _____	
Proof of taxes paid: _____	Date verified: _____

**CITY OF ANGLETON
 APPOINTMENT OF AGENT**

As owner of the property described as Beau Bazaar Salon,
 I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Jennifer Bell

Mailing Address: 20079 Fm 523 Email: jbell@alpha-cg.com

City: Angeleton State: TX Zip: 77515

Home Phone: (832) 876 4535 Business Phone: (Same)

I verify that I am the legal owner of the subject property and I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

be the point of contact between myself and the City: make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; to consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Angleton, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to 'I', 'my', or 'me' is a reference to the entity.

Signature of owner [Signature] Title owner

Printed/Typed Name of owner Jennifer Bell Date 10/18/22

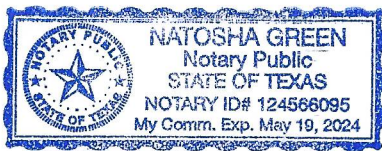
*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.

STATE OF TEXAS §

COUNTY OF Brazoria §

Before me, Natasha Green, on this day personally appeared Jennifer Bell, known to me (or proved to me on the oath of _____ or through (_____) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 28th day of October



(SEAL)

[Signature]
 Notary Public Signature

5/19/24
 Commission Expires

ORDINANCE NO. XXXXX

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, APPROVING SPECIFIC USE PERMIT TO ALLOW FOR A MICROBLADING STUDIO AT 115 E. MULBERRY STREET, ANGLETON, TX., PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND EFFECTIVE DATE, AND FINDINGS OF FACT.

WHEREAS, On November 3, 2022, the City of Angleton Planning & Zoning Commission held a public hearing and approved the Specific Use Permit (SUP) submitted by Beau Bazaar Salon, for a Microblading Studio to be located in the Central Business District (CBD), at 115 E. Mulberry Street, Angleton, TX.; and

WHEREAS, on November 3, 2022, the Angleton Planning & Zoning Commission, after conducting a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed microblading studio; and

WHEREAS, on December 13, 2022, the Angleton City Council conducted a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed microblading studio; and

WHEREAS, the City considered the factors and provisions set forth in the City of Angleton Code of Ordinances, Chapter 28 Zoning, Sec. 28-63 Specific Use Permits, and considered the proposal microblading studio to be located at 115 E. Mulberry Street, Angleton, TX.;

WHEREAS, the City Council desires to grant the Specific Use Permit (SUP) submitted by Beau Bazaar Salon, 115 E. Mulberry, to allow a microblading studio, with the conditions set forth below;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

Section 1. That all of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated herein by this reference and expressly made a part hereof, as if copied herein verbatim.

Section 2. City Council approves the Specific Use Permit in accordance with City of Angleton Code of Ordinances Sec. 28-63 Specific Use Permits (SUP),

(a). Subject to the final adoption to the microblading studio text amendment ordinance No. _____.

(b). The microblading studio operator shall acquire and maintain all required local and state certifications and permits to operate the use.

Section 3. Repeal. All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

Section 4. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 4. Effective date. That this Ordinance shall be effective and in full force immediately upon its adoption.

Section 5: Proper Notice & Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED, APPROVED and ADOPTED this ____ day of December 2022.

Jason Perez, Mayor

ATTEST:

Michelle Perez, TRMC



AGENDA ITEM SUMMARY FORM

MEETING DATE: November 3, 2022

PREPARED BY: Otis T. Spriggs, AICP

AGENDA CONTENT: Consideration of approval of a final plat for Smart Storage, for a 12.390-acre subdivision.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY: An application has been submitted for the Final Subdivision Plat for Smart Storage, 12.390 acres in the J. De J. Valderas Survey, Abstract No. 380 into two lots with variances. The subject property is located on the northwest corner of Henderson Road and Galaznik Road (Attachments 1 & 2) and consists of 12.390 acres in the Commercial General (CG) zoning district.

The preliminary plat was submitted and considered at the planning and zoning commission meeting on September 1, 2022. The commission approved the preliminary plat based the correct assumption that all major issues must be resolved prior to the submission of the final plat and forwarded it to Council for final action.

Action of City Council. The City Council approved the preliminary plan and the requested variances including:

1. Variance was granted to allow the utility plan to be submitted at the time the first tract is considered for development.
2. Variance was granted to provide utility and drainage plans, heritage tree preservation and the geotechnical report at the time each tract is developed.

Staff/Engineers Review:

The City Engineer has reviewed the Final Plat and has noted no objection. Final review and approval by the Angleton Drainage District (A.D.D.) shall be required of the Property Owner. Extension of public utilities must be coordinated with the City prior to site construction.

RECOMMENDATION: The planning commission should approve the final plat as noted per the memo from the city engineer.

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:
APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION, CITY OF ANGLETON, TEXAS.

BILL GARWOOD, CHAIRMAN, PLANNING AND ZONING COMMISSION

MICHELLE PEREZ, CITY SECRETARY

APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

JASON PEREZ, MAYOR

MICHELLE PEREZ, CITY SECRETARY

STATE OF TEXAS §
COUNTY OF BRAZORIA §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY MICHELLE PEREZ, CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

NOTARY PUBLIC
STATE OF TEXAS

ANGLETON DRAINAGE DISTRICT
ACCEPTED THIS THE _____ DAY OF _____, 20____, BY THE ANGLETON DRAINAGE DISTRICT.
THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.
4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

CHAIRMAN, BOARD OF SUPERVISORS _____ BOARD MEMBER _____

BOARD MEMBER _____

OWNER'S ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT DANIELLE CLARK, ASSIGNEE OF SMART STORAGE ANGLETON, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HERENAFOVE DESCRIBED PROPERTY AS SMART STORAGE ANGLETON, A SUBDIVISION IN THE JURISDICTION OF THE CITY OF ANGLETON, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS AND PUBLIC PARKLAND SHOWN THEREON, THE STREETS, ALLEYS AND PARKLAND ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF ANGLETON. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF ANGLETON'S USE THEREOF. THE CITY OF ANGLETON AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENHANCE OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF ANGLETON AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DANIELLE CLARK, ASSIGNEE
SMART STORAGE ANGLETON, LLC

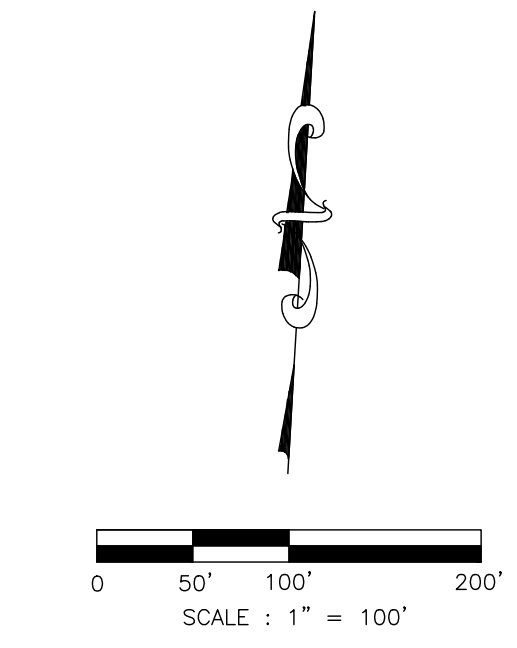
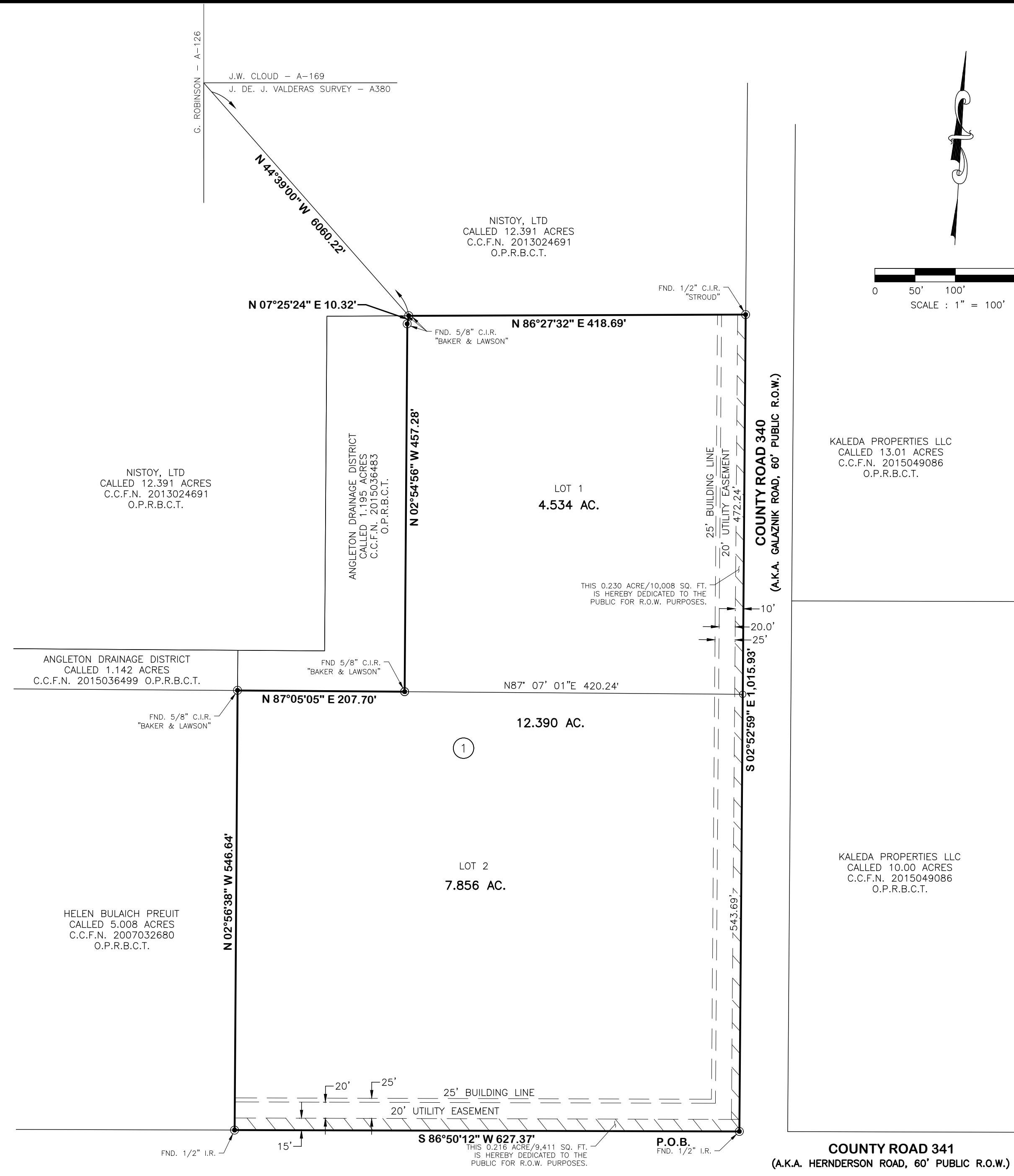
STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIELLE CLARK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____



LEGEND

- A.D.D. = ANGLETON DRAINAGE DISTRICT
- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS
- D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY TEXAS.
- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- B.M. = BENCHMARK
- D.D.E. = DRAINAGE AND DETENTION EASEMENT
- G.B.L. = GARAGE BUILDING LINE
- FND = FOUND
- I.R. = IRON ROD
- I.P. = IRON PIPE
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- STM.S.E. = STORM SEWER EASEMENT
- VOL. Pg. = VOLUME, PAGE

SYMBOLS

- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
- = FOUND MONUMENT (AS NOTED)
- ⊕ = (TBM) TEMPORARY BENCHMARK

FIELD NOTES FOR 12.390 ACRE

DESCRIPTION OF A CALLED 12.390 ACRE TRACT OF LAND, LOCATED WITHIN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380 BEING ALL OF THE 12.390 ACRE TRACT AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2022031274 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), REFERRED TO HERINAFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 12.390 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A 1/2-INCH IRON ROD, FOUND FOR THE SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING LOCATED AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD 340 (ALSO KNOWN AS GALAZNIK ROAD, 60' WIDE) WITH THE NORTH R.O.W. LINE OF COUNTY ROAD 341 (ALSO KNOWN AS HENDERSON ROAD, 60' WIDE);

THENCE SOUTH 86°50'12" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID HENDERSON ROAD, A DISTANCE OF 627.37 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF A CALLED 5.008 ACRE TRACT AS RECORDED IN C.C.F.N. 2007032680 OF THE O.P.R.B.C.T.;

THENCE NORTH 02°56'38" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID 5.008 ACRE TRACT, A DISTANCE OF 546.64 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; FOUND FOR CORNER, SAME BEING THE SOUTHEAST CORNER OF A CALLED 1.142 ACRE TRACT AS RECORDED IN C.C.F.N. 2015036499 OF THE O.P.R.B.C.T., THE SOUTHWEST CORNER OF A CALLED 1.195 ACRE TRACT AS RECORDED IN C.C.F.N. 2015036483 OF THE O.P.R.B.C.T. AND THE NORTHEAST CORNER OF SAID 5.008 ACRE TRACT;

THENCE NORTH 87°05'05" EAST, CONTINUING ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH LINE OF SAID 1.195 ACRE TRACT, A DISTANCE OF 207.70 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; FOUND FOR AN INTERIOR CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF SAID 1.195 ACRE TRACT;

THENCE NORTH 02°54'56" WEST, CONTINUING ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID 1.195 ACRE TRACT, A DISTANCE OF 457.28 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; FOUND FOR THE SOUTHWEST OUTBACK CORNER TO THE "NORTHEAST" OF THE ABOVE REFERENCED TRACT OF LAND AND SAID 1.195 ACRE TRACT;

THENCE NORTH 07°25'24" EAST, ALONG SAID OUTBACK LINE TO THE NORTHEAST OF THE ABOVE REFERENCED TRACT OF LAND AND SAID 1.195 ACRE TRACT, A DISTANCE OF 10.32 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; FOUND FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN A SOUTHEASTERLY LINE OF A CALLED 12.391 ACRE TRACT OF LAND AS RECORDED IN C.C.F.N. 2013024691 OF THE O.P.R.B.C.T. FOR THE NORTHEAST CORNER OF SAID 1.195 ACRE TRACT;

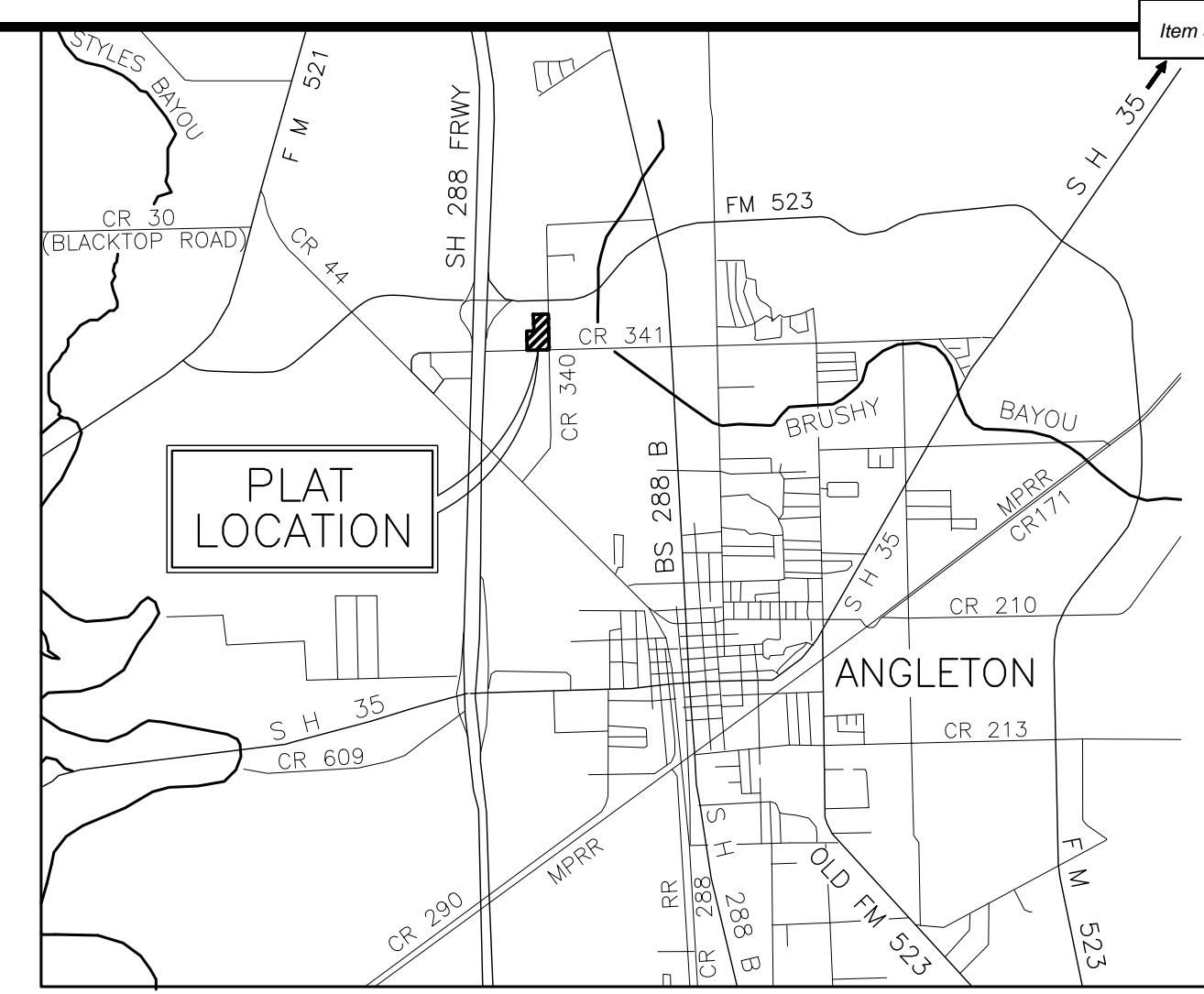
THENCE NORTH 86°27'32" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID 12.391 ACRE TRACT, A DISTANCE OF 418.69 FEET TO A 1/2-INCH CAPPED IRON ROD, STAMPED "STROUD"; FOUND FOR THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE WEST R.O.W. LINE OF SAID GALAZNIK ROAD FOR THE MOST SOUTHERLY NORTHEAST CORNER OF SAID 12.391 ACRE TRACT;

THENCE SOUTH 02°52'59" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE WEST R.O.W. LINE OF SAID GALAZNIK ROAD, A DISTANCE OF 1,015.93 FEET TO THE FRONT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND, CONTAINING 12.390 ACRE OF LAND, MORE OR LESS.

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO PLAT 12.390 ACRES INTO 2 LOTS AND 1 BLOCK.
2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
3. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0435K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE DATA FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
4. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLANNING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
6. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
7. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
8. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
9. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
10. SIDEWALKS SHALL BE REQUIRED PER ANGLETON LDC SEC. 23.14 - SIDEWALKS AND ACCESSIBILITY.
11. THE TRACT IS SUBJECT TO A BLANKET PIPELINE EASEMENT RECORDED UNDER VOL. 348, PG. 128 B.C.D.R. THE EASEMENT IS NOT PLOTTABLE.
12. IF DEVELOPMENT OF TRACT 1 OCCURS FIRST, IT WILL REQUIRE EXTENDING WATERLINE FROM C.R. 341 (HENDERSON ROAD) WITHIN THE RIGHT OF WAY OF C.R. 340 (GALAZNIK ROAD) TO SERVE TRACT 2. IT WILL ALSO REQUIRE EXTENDING SANITARY SEWER WITHIN THE RIGHT OF WAY OF C.R. 340 (GALAZNIK ROAD) TO SERVE TRACT 2. SIMILARLY, TRACT 2 IS DEVELOPED FIRST, IT WILL REQUIRE EXTENDING WATERLINE FROM C.R. 341 (HENDERSON ROAD) WITHIN THE RIGHT OF WAY OF C.R. 340 (GALAZNIK ROAD) TO SERVE TRACT 1. IT WILL ALSO REQUIRE EXTENDING SANITARY SEWER WITHIN THE RIGHT OF WAY OF C.R. 340 (GALAZNIK ROAD) TO SERVE TRACT 1 AS IT IS EXTENDED TO SERVE TRACT 2.

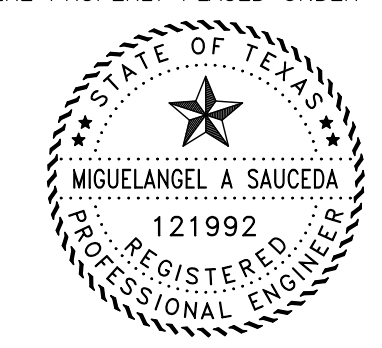
OWNER:
DANIELLE CLARK
SMART STORAGE
470B THIS WAY STREET
LAKE JACKSON, TX 77566



VICINITY MAP
NTS

STATE OF TEXAS §
COUNTY OF BRAZORIA §
KNOW ALL MEN BY THESE PRESENTS: THAT I, MIGUELANGEL SAUCEDA, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN PROVIDED IN THIS PLAT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE ANGLETON LDC, EXCEPT FOR ANY VARIANCES THAT WERE EXPRESSLY GRANTED BY THE CITY COUNCIL. THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

SIGNED: MIGUELANGEL A SAUCEDA DATE _____
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 121992



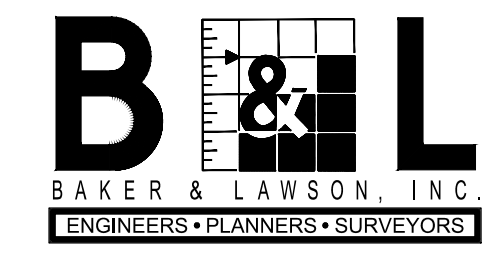
STATE OF TEXAS §
COUNTY OF BRAZORIA §
KNOW ALL MEN BY THESE PRESENTS: THAT I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

SIGNED: DARREL HEIDRICH DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378



FINAL PLAT
SMART STORAGE ANGLETON
A 12.390 ACRE
2 LOT 1 BLOCK SUBDIVISION
BEING ALL OF A CALLED 12.390 ACRE TRACT
AS RECORDED IN C.C.F.N. 2022031274
O.P.R.B.C.T.

LOCATED IN THE
J. DE J. VALDERAS SURVEY
ABSTRACT NO. 380
CITY OF ANGLETON,
BRAZORIA COUNTY, TEXAS



4005 TECHNOLOGY DR., SUITE 1530
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPELS No. 10052500 REG. NO. F-825

PROJECT NO:	SCALE: 1" = 100'	DRAWN BY: AD
DRAWING NO: 15282 PLAT	DATE: 09/30/2022	CHECKED BY: DH



October 28, 2022

Mr. Otis Spriggs
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Smart Storage Angleton Final Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10336228

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced subdivision within the City of Angleton and offers the following comments:

1. Provide review and approval correspondence from Angleton Drainage District (A.D.D). If no approval letter is to be provided by A.D.D., provide correspondence from their office that states the plat/plan was received and that no comments were offered for the property accordingly.
2. The Property Owner shall coordinate with the City on extension of public utilities prior to site development of the lots shown on the plat.
3. The Property Owner shall coordinate with the City on providing the necessary development review documents as noted in the variance approvals in the October 11, 2022 City Council Meeting prior to development of the lots shown.

HDR takes no objection to the proposed Smart Storage Angleton Final Plat with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which therefore conveys the surveyor's responsibility and accountability.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10336228)

Attachments

APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 35 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. INCOMPLETE FORMS MAY BE DELAYED, DENIED, RETURNED TO THE APPLICANT; PLANNING & ZONING COMMISSION MEETS ON THE FIRST THURSDAY OF THE MONTH.

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description) 12.445 acres tracts 154A-154B-154C1

which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF APPLICANT: Robin Crouch, Baker + Lawson, Inc.

ADDRESS: 4005 Technology Drive, Suite 1530, Angleton, TX 77515

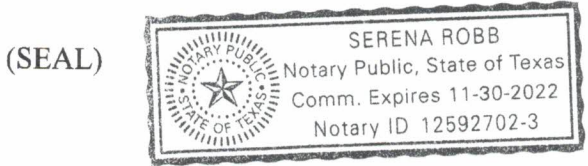
APPLICANT PHONE # 979-849-6681 E-MAIL: rcrouch@bakerlawson.com

PRINTED NAME OF OWNER: Smart Storage Angleton, LLC,
member Danielle Clark

SIGNATURE OF OWNER: Danni Clark DATE: 10-6-22

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 6 day of October, 2022.



Serena Robb
Notary Public for the State of Texas
Commission Expires: 11-30-22



CITY OF ANGLETON APPOINTMENT OF AGENT

As owner of the property described as 12-455 Acres tracts 154A-154B-154C1
I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Baker & Lawson, Inc.

Mailing Address: 4005 Technology Dr, Suite 1530 Email: rcrouch@bakerlawson.com

City: Angleton State: TX Zip: 77513

Home Phone: (____) _____ Business Phone: (979) 849-6681

I verify that I am the legal owner of the subject property and I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

be the point of contact between myself and the City; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; to consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, **I agree to hold harmless and indemnify the City of Angleton, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter.** If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to 'I', 'my', or 'me' is a reference to the entity.

Signature of owner Danielle Clark Title member

Printed/Typed Name of owner Danielle Clark Date 10-6-22

*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.

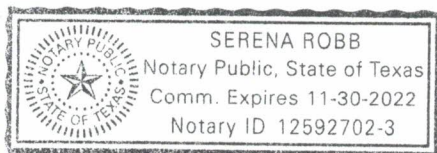
STATE OF TEXAS §

COUNTY OF Brazoria §

Before me, ^{SR} Serena Robb, on this day personally appeared Danielle Clark, known to me (or proved to me on the oath of _____ or through Driver's License) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 6th day of October, 2022

(SEAL)



Serena Robb
Notary Public Signature

11-30-22
Commission Expires

APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 10-6-22

TYPE OF PLAT APPLICATION

<p>ADMINISTRATIVE</p> <p>MINOR <input type="checkbox"/></p> <p>AMENDING/REPLAT <input type="checkbox"/></p>	<p>PRELIMINARY</p> <p>RESIDENTIAL <input type="checkbox"/></p> <p>COMMERCIAL <input type="checkbox"/></p>	<p>FINAL</p> <p>RESIDENTIAL <input type="checkbox"/></p> <p>COMMERCIAL <input type="checkbox"/></p>
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Address of property: Galaznik Rd. CR 340

Name of Applicant: Danielle Clark Phone: 832-729-9336

Name of Company: Smart Storage Phone: 832-729-9336

E-mail: clark.danielle@gmail.com

Name of Owner of Property: Smart Storage Angleton, LLC

Address: 1622 Stuart St. Houston, TX 77004

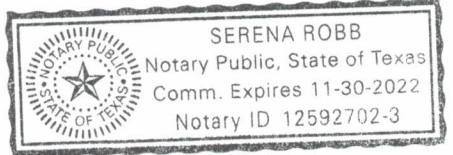
Phone: 832-729-9336 E-mail: clark.danielle@gmail.com


I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant) Danielle Clark

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 6 day of October, 2022.

(SEAL) 


 Notary Public for the State of Texas
 Commission Expires: 11-30-22



AGENDA ITEM SUMMARY FORM

MEETING DATE: November 3, 2022

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: 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.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

PROPERTY LOCATION: Located 1000 ft south of the intersection of Phillips and Gifford Road. The property is currently owned by Verly L. & Elizabeth Vermillion (PID:161684)

CURRENT ZONING CLASSIFICATION: None. ETJ.

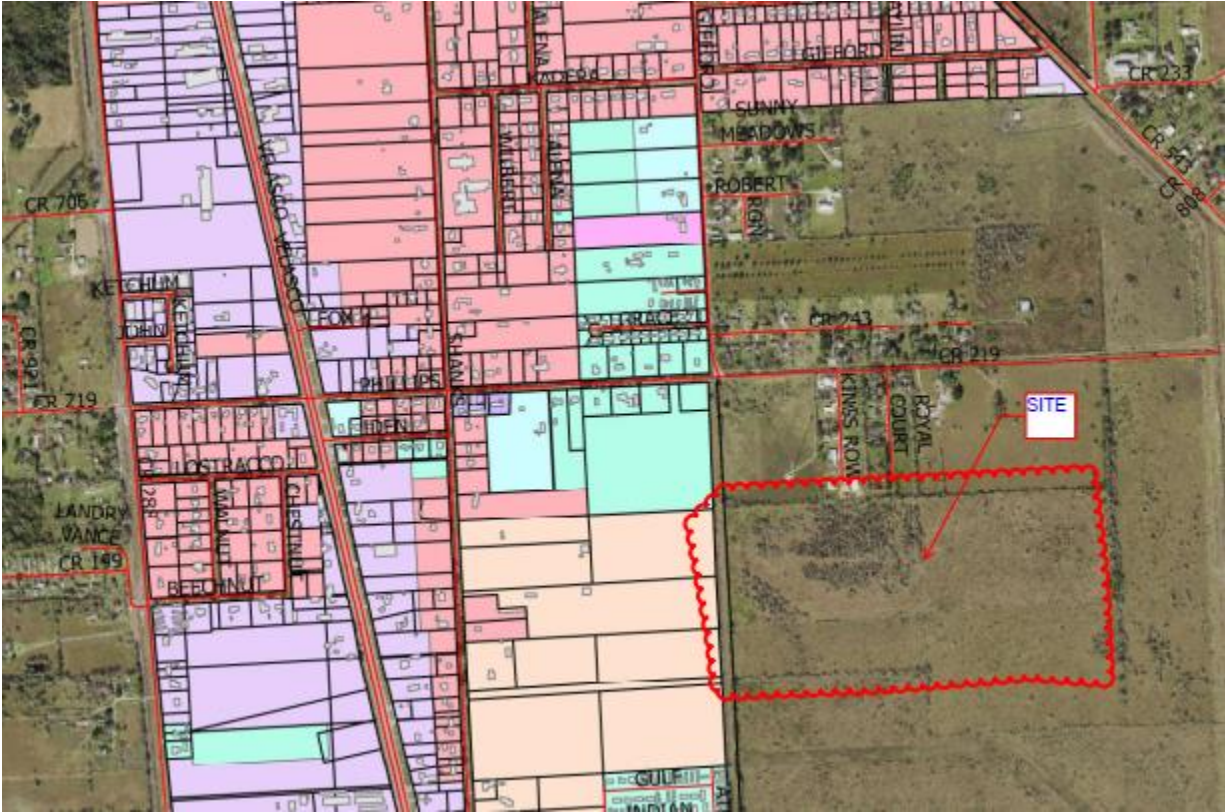
EXECUTIVE SUMMARY:

Section 28-26 provides a process whereby developers can present projects to the Planning and Zoning Commission and City Council and receive actionable comments from both bodies.

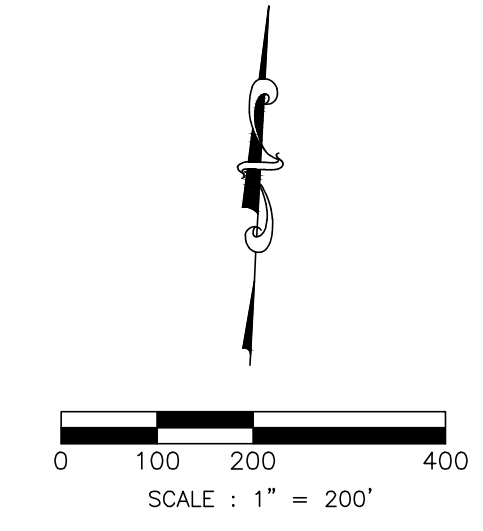
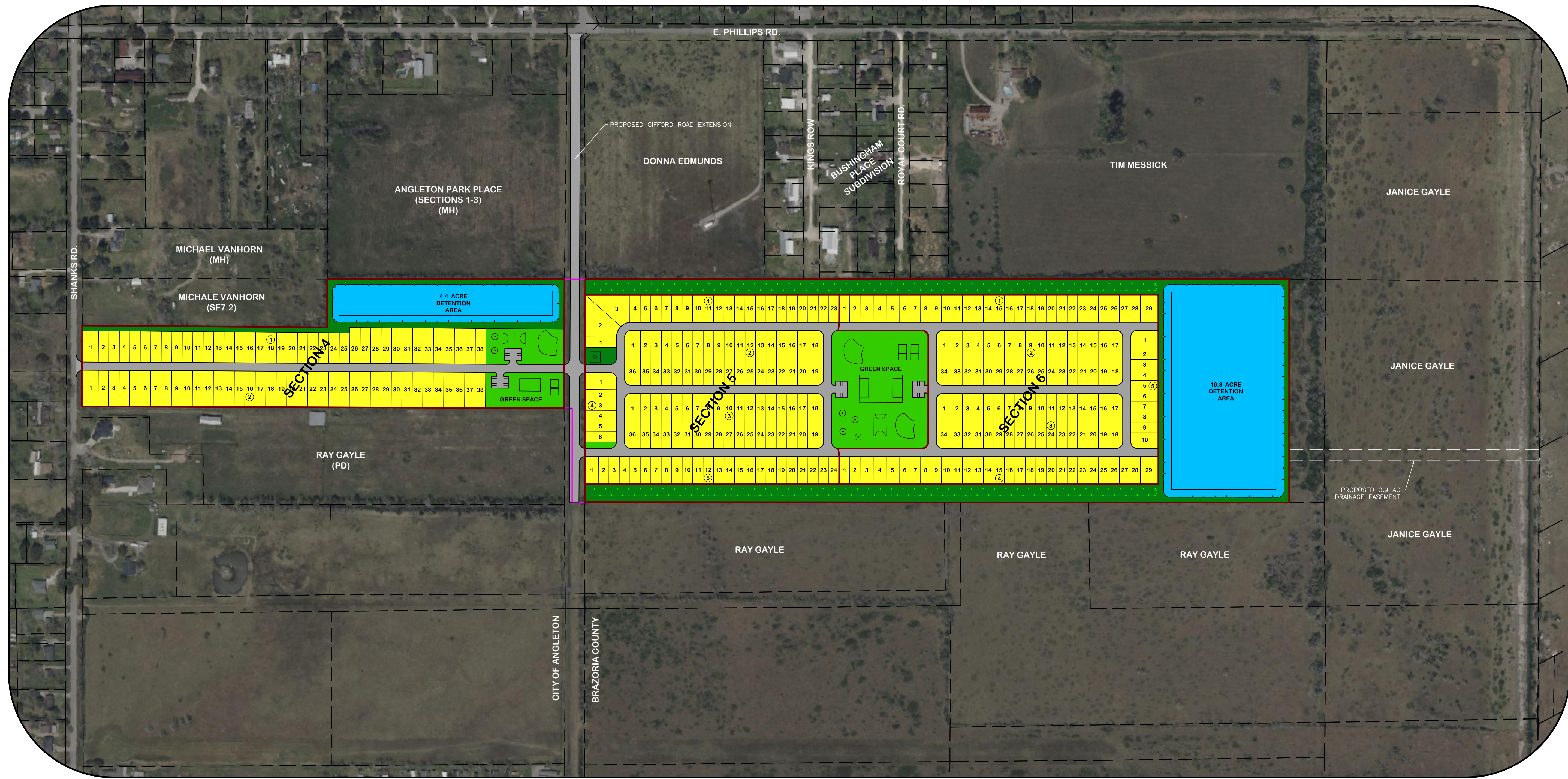
The site plan depicts a manufactured home park, with 335 rental spaces. The development will likely be divided into three sections with land dedicated for green space, roadways, rental lots, drainage and detention. A proposed 80' ROW taking is planned for Gifford Road. The applicant proposes to construct a 36' wide road within the proposed ROW.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission provide comment on the proposed project.



Vicinity Map

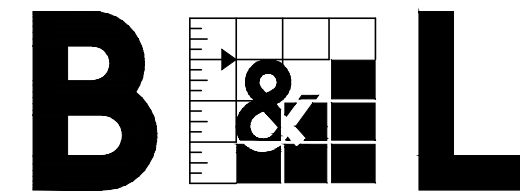


- DETENTION AND DRAINAGE
- GREEN SPACE
- LOTS
- ROADS
- LIFT STATION
- PLAYGROUND
- VOLLEYBALL COURT
- SOCCER FIELD
- TETHERBALL
- BASKETBALL COURT
- SWIMMING POOL

DESCRIPTION	UNITS	TOTAL AREA	LOT AREA	GREEN SPACE	DETENTION	ROADS
SECTION 4	76	16.84 AC	9.28 AC	1.72 AC	4.38 AC	1.46 AC
SECTION 5	125	35.97 AC	12.99 AC	3.83 AC	16.33 AC	2.82 AC
SECTION 6	136	16.72 AC	13.80 AC	0.00 AC	0.00 AC	2.92 AC
GIFFORD ROAD		1.31 AC				
TOTAL	337	70.84 AC	36.07 AC	5.55 AC	20.71 AC	7.20 AC

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED: MS
 DRAWN: _____
 CHECKED: _____
 DATE: _____



BAKER & LAWSON, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 4905 TECHNOLOGY DRIVE, SUITE 1530
 ANGLETON, TEXAS 77515 (979) 849-6681
 REG. NO. F-825

CITY OF ANGLETON
 BRAZORIA COUNTY

OWNER:
MIKE MORGAN

PLAN: 1" = 200'
 PROFILE: _____
 HORIZONTAL: _____
 VERTICAL: _____

**ANGLETON PARK PLACE
 (SECTION 4, 5, AND 6)
 70.838 ACRES, 335 RENTAL SPACES**

CONCEPT PLAN

PROJECT NO. 15474

October 05, 2022

Chris Whittaker
City Manager
City of Angleton
121 S Velasco Street
Angleton, Texas 77515

Re: Letter of Request
Presentation of Site plan, Angleton Park Place Sections 4-6
Angleton, Brazoria County, Texas

Dear Mr. Whittaker,

I, Mike Morgan, am investigating the feasibility to develop a 70.838 acre tract in the southeast area of Angleton TX. The property is currently owned by Verly L. & Elizabeth Vermillion (PID:161-684) and is located 1000 ft south of the intersection of Phillips and Gifford Road.

Concept Plan

Attached is the Concept Plan. The site plan depicts a manufactured home park, with 335 rental spaces. The development will likely be divided into three sections with land dedicated for green space, roadways, rental lots, drainage and detention. A proposed 80' ROW taking is planned for Gifford Road. I propose to construct a 36' wide road within the proposed ROW.

The site will be a development with one landowner with rental parcel for each home. The rental parcels are 40' in width and 105' min depth.

Please consider one of the following options:

1. Acceptance of the Site Plan as presented.
2. Denial of the Site Plan as presented.

If the site plan is denied, a recommendation outlining the expectations of the development from council would be appreciated. The proposed development would be similar to Angleton Park Place, Section 1.

Thank you for your consideration.

Sincerely,

Mike Morgan

AGENDA ITEM SUMMARY FORM

MEETING DATE: November 3, 2022

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: 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.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

PROPERTY LOCATION: South side of Cahill Rd., approximately located 750 ft, East of the intersection of Shanks Road, west of Gifford Rd. (Legal Description: A0134 E WALLER BLOCK 2 TRACT 1A-10D (SD E/2) ACRES 5.17); Property ID: 161426 Brazoria CAD; The property is currently owned by Sonya L Turner.



CURRENT ZONING CLASSIFICATION: SF-7.2 Single Family Residential.

EXECUTIVE SUMMARY:

Item 7.

Section 28-26 provides a process whereby developers can present projects to the Planning and Zoning Commission and City Council and receive actionable comments from both bodies.

The proposed development will require rezoning, possibly to MFR-14. In respect to the MFR zoning, homes will be spaced at 15' apart, roofline to roofline. Each home will have individual driveways in lieu of a shared parking lot.

Concept Plan

A conceptual site plan is attached. The site plan depicts a rent-to-build community. Approximately 30 homes will be built on a one tract. Rental areas will be dedicated to each home. The rental areas are 40.7' wide by 72.3' deep. The footprint of each home is 23.7' wide and 29.3' deep.



The development will have its own amenities which include a pool, playground, and amenity building. Item 7.



View of Typical Interior of Unit



- ◆ Open Concept Layout
- ◆ Stainless Steel Appliances
- ◆ Quartz Countertops
- ◆ Engineered Hardwood Floors
- ◆ Black Matte Hardware

Road Improvements

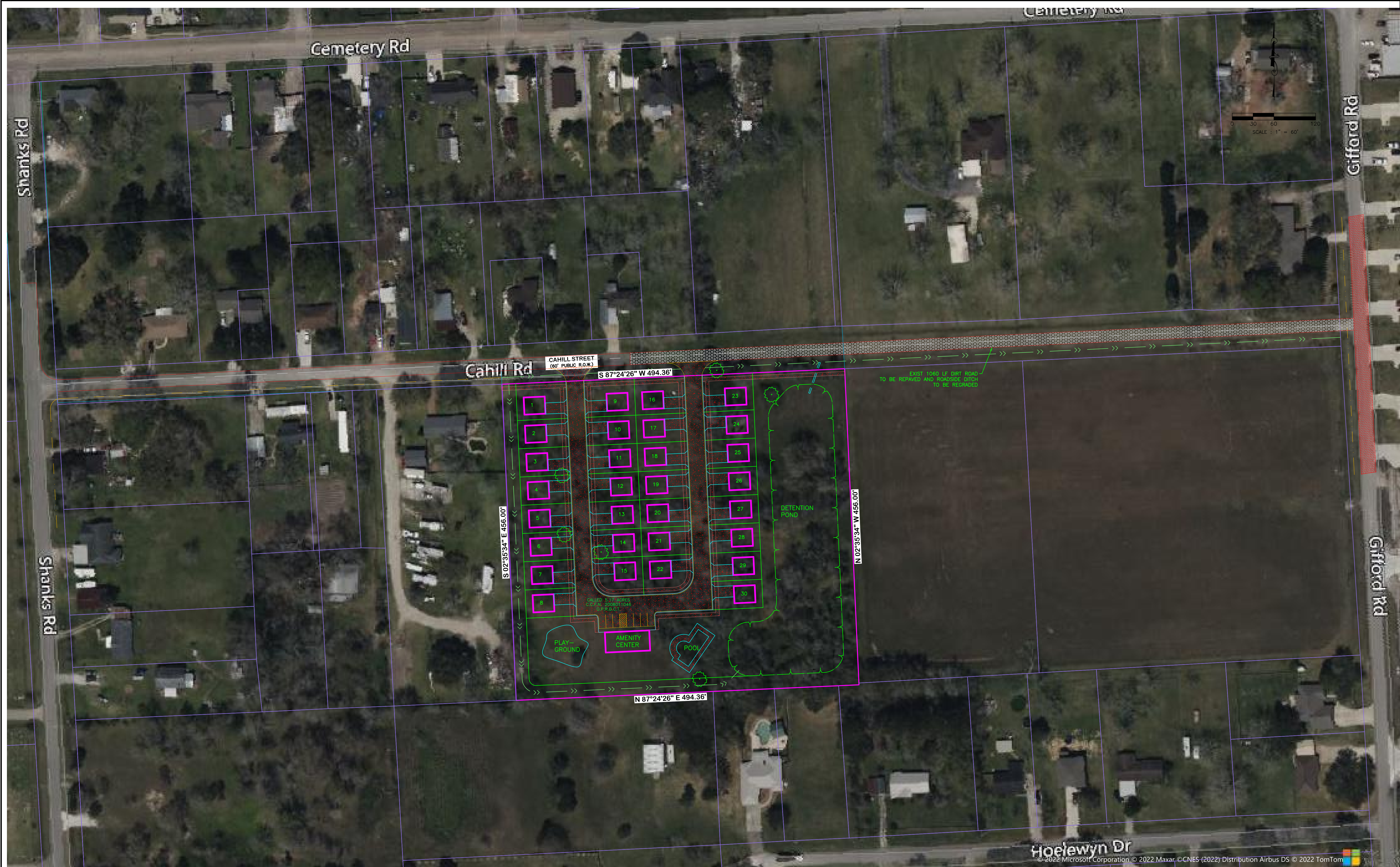
One of the most critical issues include property access on Cahill. The developer is willing to improve Cahill Road to the extent required with other considerations for connectivity. The LDC requires that the development reconstruct Cahill Road along the frontage of property. This requires that the road to be repaved with concrete pavement, curb and gutter and sidewalks.

The developer would like the city to consider a possible alternative to the curb and gutter road Item 7.

The developer is interested in completing the road tie-in to Gifford Road. This would involve extending Cahill Road approximately 1000 ft to the intersection at Gifford. The alternative plan would be a concrete road with roadside ditch. This could be seen as an alternative would be consistent with the surrounding development and improve the connectivity in the area.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission provide comment on the proposed project.



NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED MS
 DRAWN
 CHECKED
 DATE

B & L
 BAKER & LAWSON, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 4905 TECHNOLOGY DRIVE, SUITE 1530
 ANGLETON, TEXAS 77515 (979) 849-6681
 REG. NO. F-825

OWNER:
LISA PELTIER
LISA.PELTIER@NANPROPERTIES.COM

PLAN: 1" = 60'
 PROFILE:
 HORIZONTAL:
 VERTICAL:

5.17 ACRE RENTAL COMMUNITY
30 RENTAL UNITS &
1 AMENITY CENTER

PRELIMINARY LAYOUT
 PROJECT NO. 15483