



**Mayor** | Jason Perez  
**Mayor Pro-Tem** | John Wright  
**Council Members** | Cecil Booth, Christiene Daniel, Mark Gongora, Travis Townsend  
**City Manager** | Chris Whittaker  
**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, DECEMBER 13, 2022, 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.*

#### 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.*

1. Discussion and possible action to approve the minutes of the Angleton City Council meeting of July 26, August 9, and August 23, 2022.
2. Waiver of new home permit fees Section 5-16 for 1309 Caldwell (Habitat for Humanity) and waiver of sidewalks Section 23-14 for new home 1309 Caldwell
3. Discussion and possible action authorizing the City Manager to execute a renewal agreement between the City of Angleton and i9 Sports.
4. Discussion and possible action on Resolution No. 20221213-004 changing the authorized persons to act as signatories on city accounts at First State Bank.

5. Discussion and possible action to approve the artist agreement with Calina Johnson for a mural at Animal Services Building.
6. Discussion and possible action to approve the artist agreement with Sam Welty for a mural at Freedom Park backstop.
7. Discussion and possible action on approving a contract with Construction Masters of Houston, Inc. for the Wastewater Treatment Plant (WWTP) renovation.
8. Discussion and possible action on a proposal from HDR Engineering, Inc. for Geographic Information System (GIS) services to map drainage ditches, sidewalks, and crosswalks.

## PUBLIC HEARINGS AND ACTION ITEMS

9. Conduct a public hearing, discussion and receive public comments 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.
10. Discussion and possible action on Ordinance No. 20221213-010 Zoning Text Amendment request to amend the Code of Ordinances, Section 28-81(b)- Use Regulations (Charts), and Section 28-112, Definitions (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.
11. Conduct a public hearing, and receive public comment 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.
12. Discussion and possible action on Ordinance No. 20221213-012 for 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., Ste. C.
13. Conduct a public hearing on a request for approval of an ordinance rezoning 0.3937 acres from the Commercial General District to the Central Business District, for property located at the Southeast corner of E. Peach St. at S. Velasco St., Hwy 288B, Angleton, TX; situated on Lot(s) One (1), Two (2), Three (3), and the west ½ of Lot (4) in Block Twenty (20), of the City of Angleton, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 1, Page 12, of the Plat Records of Brazoria County, Texas.
14. Discussion and possible action on a request for approval of Ordinance No. 20221213-014 rezoning 0.3937 acres from the Commercial General District to the Central Business

District, for property located at the Southeast corner of E. Peach St. at S. Velasco St., Hwy 288B, Angleton, TX; situated on Lot(s) One (1), Two (2), Three (3), and the west ½ of Lot (4) in Block Twenty (20), of the City of Angleton, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 1, Page 12, of the Plat Records of Brazoria County, Texas.

15. Conduct a public hearing to receive comment on an Ordinance amending the Code of Ordinances of the City of Angleton, Texas, by amending and revising Chapter 8.5 Food and Food Establishments Article I. In General, Section 8.5-2. Definitions, Article II. Permit, Section 8.5-10. Required, Section 8.5-11. Duration, Article III. Inspections, Section 8.5-20. Annual Inspections, Reinspections, and New Inspections, Article V. Temporary and Mobile Food Establishments, Section 8.5-62. Mobile Food Establishments; Generally, and Sec.8.5-63. Unrestricted And Restricted Mobile Food Unit Regulations as contained in “Exhibit A”; Adopting Sec 8.5-66. Mobile Food Courts as contained in “Exhibit B”; providing for the regulation of food and food establishments; providing a penalty; providing for severability; providing for repeal; and providing an effective date.
16. Discussion and possible action on Ordinance No. 20221213-016 amending the Code of Ordinances of the City of Angleton, Texas, by amending and revising Chapter 8.5 Food and Food Establishments Article I. In General, Section 8.5-2. Definitions, Article II. Permit, Section 8.5-10. Required, Section 8.5-11. Duration, Article III. Inspections, Section 8.5-20. Annual Inspections, Reinspections, and New Inspections, Article V. Temporary and Mobile Food Establishments, Section 8.5-62. Mobile Food Establishments; Generally, and Sec.8.5-63. Unrestricted And Restricted Mobile Food Unit Regulations as contained in “Exhibit A”; Adopting Sec 8.5-66. Mobile Food Courts as contained in “Exhibit B”; providing for the regulation of food and food establishments; providing a penalty; providing for severability; providing for repeal; and providing an effective date.

## **REGULAR AGENDA**

17. Presentations given by iAD Architects and McLemore Luong Architects on the Professional Design and Engineering Services Request for Qualification (RFQ).
18. Discussion and possible action to approve one of two submissions for the Professional Design and Engineering Services Request for Qualification (RFQ).
19. Consideration of approval of a final plat with public improvement variances for Smart Storage, for a 12.390-acre subdivision.
20. Discussion and possible action on the Community Development Block Grant (CDBG) Mitigation funding of \$1,792,900 through the Regional Mitigation Program administered by the Texas General Land Office (GLO) Community Development and Revitalization division.
21. Conduct discussion and possible action on four (4) deal points regarding a proposed 331 ac. Development, including a 160 ac. industrial, 27 ac. commercial, 50 ac. residential, 15 ac. multi-family residential uses for the Stasny Ranch Property, located at SH 288/SH 35.

22. Discussion and possible action on Ordinance No. 20221213-022 for a notarized petition requesting inclusion into the Extraterritorial Jurisdiction of the City of Angleton, Texas within Brazoria County for property totaling 145.1 acres of land located east and north of the intersection of Anchor Rd./County Rd. 44 and FM 521.

## **EXECUTIVE SESSION**

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

23. Deliberation regarding personnel matters regarding 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. (City Manager Evaluation)
24. Discussion and possible action on Boards and Commissions appointments, pursuant to 551.074 of the Texas Government Code. (Parks & Recreation Board of Directors)

## **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](http://www.angleton.tx.us), in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Friday, December 9, 2022 by 6:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/S/ Michelle Perez  
Michelle Perez, TRMC  
City Secretary

*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](mailto:citysecretary@angleton.tx.us).*