



THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A MEETING ON TUESDAY, JANUARY 13, 2026, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Mayor Wright called the Council Meeting to order at 6:00 P.M.

PRESENT

Mayor John Wright
Mayor Pro-Tem Travis Townsend
Council Member Blaine Smith
Council Member Barbara Simmons
Council Member Tanner Sartin
Council Member Christiene Daniel

Acting City Manager Guadalupe "Lupe" Valdez
Assistant City Secretary Desiree Henson
City Attorney Grady Randle

PLEDGE OF ALLEGIANCE

Council Member Smith gave the Pledge of Allegiance.

INVOCATION

Pastor Brad Du Bose, Angleton Central Assembly, gave the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CEREMONIAL PRESENTATIONS

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

4. Presentation of the Miss Rodeo Texas Reanna Santos Day proclamation.

Removed from the agenda.

CONSENT AGENDA

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

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved consent agenda items 5. Discussion and possible action to approve Landmark Aquatics proposal for tile cleaning and tile repairs at the Angleton Recreation Center natatorium; and authorize the Acting City Manager to execute the associated proposals; and 6. Discussion and possible action ratifying Resolution No. 20251209-010 for the City Council's December 9, 2025 approval consenting to the Municipal Utility District (MUD) Boundary Annexation, for a petition which adds a 4.90 acre tract and a 1.943 acre tract into the MUD 82 District, situated within the Ashland Development. The motion passed on a 6-0 vote.

PUBLIC HEARINGS AND ACTION ITEMS

7. Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20260113-007, a Zoning Text Amendment, amending the Code of Ordinances, Section 28-81(b)- Use Regulations (Charts), adding "Studio Tattoo or Body Piercing" as a Specific Use Permit (S.U.P.) allowance within the Central Business District (CBD), Light Industrial (LI), Commercial- Mixed Use (C-MU), and Commercial- Office/Retail (C-OR) Zoning Districts.

Otis Spriggs, Director of Development Services, addressed council and introduced the agenda item.

Upon a motion by Council Member Daniel and seconded by Mayor Pro-Tem Townsend, Council opened the public hearing at 6:11 P.M. The motion passed on a 6-0 vote.

Janet Otiveros, applicant, and Angie Ganz, building owner, spoke in favor of the item. No one spoke against the item.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council closed the public hearing at 6:12 P.M. The motion passed on a 6-0 vote.

Upon a motion by Council Member Sartin and seconded by Council Member Daniel, Council approved Ordinance No. 20260113-007, a Zoning Text Amendment, amending the Code of Ordinances, Section 28-81(b)- Use Regulations (Charts), adding "Studio

Tattoo or Body Piercing” as a Specific Use Permit (S.U.P.) allowance within the Central Business District (CBD), Light Industrial (LI), and remove Commercial- Mixed Use (C-MU), and Commercial- Office/Retail (C-OR) Zoning Districts from the amendment. The motion passed on a 6-0 vote.

8. Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20260113-008 approving a Specific Use Permit (S.U.P.) for a Tattoo Art Studio use within the Central Business Zoning District (CBD), for property located at 108 North Velasco Street, Angleton, Texas, Brazoria County.

Otis Spriggs, Director of Development Services, addressed council and introduced the agenda item.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council opened the public hearing at 6:25 P.M. The motion passed on a 6-0 vote.

No one spoke for or against this item.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council closed the public hearing at 6:25 P.M. The motion passed on a 6-0 vote.

Upon a motion by Council Member Sartin and seconded by Council Member Daniel, Council approved Ordinance No. 20260113-008 approving a Specific Use Permit (SUP) for Tattoo Art Studio use within the Central Business Zoning District (CBD), for property located at 108 North Velasco Street, Angleton, Texas, Brazoria County, subject to the following conditions 1.) Hours of Operation for the Tattoo Studio shall be from 7:00 AM to 9:00 PM, seven days a week. 61 Item 8. 2.) Revocation of the Specific Use Permit may occur at any time if one or more of the conditions set forth in this Ordinance have not been met or are violated. 3.) Specific Use Permit is conditioned upon a valid lease -hold interest being held by the business granted the Specific Use Permit; and 4.) The term of the granting of this SUP shall be temporary, expiring one year from date of the approval of this SUP being granted, to allow the applicant to demonstrate compliance with the above cited terms and conditions of the SUP and all City Codes of Ordinances. Upon its one- year review, the Council may extend the approval of the SUP for an additional temporary term or may revoke the approval of the SUP immediately. 5.) Commencement of the use shall not be carried out until the applicant has secured all the permits and approvals required by these zoning regulations, the city's Code of Ordinances, and any permits that may be required by all local referral and state agencies. The motion passed on a 6-0 vote.

9. Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20260113-009 approving a Specific Use Permit (S.U.P.) for a Private, Non-Emergency Emergency Medical Services (EMS)-Ambulance use within the Commercial General (C-G) Zoning District for property located at 201 East Myrtle Street, Angleton, Texas, Brazoria County.

Otis Spriggs, Director of Development Services, addressed council and introduced the agenda item.

Upon a motion by Council Member Daniel and seconded by Council Member Smith, Council opened the public hearing at 6:30 P.M. The motion passed on a 6-0 vote.

No one spoke for or against this item.

Upon a motion by Council Member Daniel and seconded by Council Member Smith, Council closed the public hearing at 6:31 P.M. The motion passed on a 6-0 vote.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved Ordinance No. 20260113-009 approving a Specific Use Permit (S.U.P.) for a Private, Non-Emergency Emergency Medical Services (EMS)-Ambulance use within the Commercial General (C-G) Zoning District for property located at 201 East Myrtle Street, Angleton, Texas, Brazoria County. The motion passed on a 6-0 vote.

10. Conduct a public hearing, discussion, and take possible action to approve Ordinance No. 20260113-010 approving a Specific Use Permit (S.U.P.) for an In-Home Dog Grooming Business within the Single Family (SF) 6.3 Zoning District, pursuant to Code Sec. 28-109 for property located at 503 East Orange Street, Angleton, Texas, Brazoria County.

Otis Spriggs, Director of Development Services, addressed council and introduced the agenda item.

Upon a motion by Council Member Daniel and seconded by Mayor Pro-Tem Townsend, Council opened the public hearing at 6:33 P.M. The motion passed on a 6-0 vote.

Mr. Bush, the applicant, spoke in favor of the item. No one spoke against the item.

Upon a motion by Council Member Daniel and seconded by Mayor Pro-Tem Townsend, Council closed the public hearing at 6:34 P.M. The motion passed on a 6-0 vote.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved Ordinance No. 20260113-010 approving a Specific Use Permit (S.U.P.) for an In-Home Dog Grooming Business within the Single Family (SF) 6.3 Zoning District, pursuant to Code Sec. 28-109 for property located at 503 East Orange Street, Angleton, Texas, Brazoria County. The motion passed on a 6-0 vote.

11. Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20260113-011 approving a request to abandon a 10-foot inactive Utility Easement for property located at 2201 South Velasco Street, Angleton, Texas, Brazoria County, on a 5.00-acre tract of land, west of Shanks Road, south of Iden Road.

Otis Spriggs, Director of Development Services, addressed council and introduced the agenda item.

Upon a motion by Council Member Daniel and seconded by Mayor Pro-Tem Townsend, Council opened the public hearing at 6:41 P.M. The motion passed on a 6-0 vote.

No one spoke for or against this item.

Upon a motion by Council Member Daniel and seconded by Mayor Pro-Tem Townsend, Council closed the public hearing at 6:41 P.M. The motion passed on a 6-0 vote.

Upon a motion by Council Member Daniel and seconded by Mayor Pro-Tem Townsend, Council approved Ordinance No. 20260113-011 approving a request to abandon a 10-foot inactive Utility Easement for property located at 2201 South Velasco Street, Angleton, Texas, Brazoria County, on a 5.00-acre tract of land, west of Shanks Road, south of Iden Road. The motion passed on a 6-0 vote.

REGULAR AGENDA

12. Discussion and possible action to approve Fire Department station repairs with existing bond funds.

Fire Chief presented a list of top equipment and repairs to be acquired with existing bond funds.

1.) Fire Station No. 1 Antenna Tower 2.) Emergency Generator at Station No. 1 3.) Emergency Generators at Stations No. 2 and No. 3 4.) Front Concrete Pad at Station No. 1 5.) Rear Concrete Pad at Station No. 1 6.) Firefighter Bunker Gear 7.) Radios and Pagers and 8.) Rear Pull Up Door at Station No. 2.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved Fire Station No. 1 Antenna Tower; Emergency Generators at Stations No. 2 and No. 3; Front Concrete Pad at Station No. 1; Rear Concrete Pad at Station No. 1; Firefighter Bunker Gear; and Rear Pull Up Door at Station No. 2. The motion passed on a 6-0 vote.

Listed items No. 2 and No. 7 were not approved.

Mayor moved to agenda item No 16.

16. Discussion and possible action on a request for a fee waiver or reduction for a Specific Use Permit (SUP) application for Recreational Vehicle (RV) temporary storage for medical purposes at 202 South Walker Street, Angleton, Texas.

Otis Spriggs, Director of Development Services, addressed council and stated that Laura Green, who has recently been diagnosed with a critical medical condition and can no longer live independently and has been residing in an RV placed on her daughter's property at 202 S. Walker, to provide her with immediate and essential care for the anticipated duration of six months to one year. This arrangement is the only way to accommodate her critical needs while providing a measure of comfort and personal space during this difficult time. Given the extreme and unforeseen financial and emotional hardship placed upon the family due to this medical emergency, she is respectfully asking the City Council to grant a waiver for the standard Specific Use Permit (SUP) application fee. She is fully prepared to comply with all conditions the City may impose regarding the placement and maintenance of the RV to ensure neighborhood safety and aesthetics. The applicant stated that she understands that the City Council holds the sole authority to grant such a waiver, and she sincerely

appreciates the consideration of her family's unique and urgent circumstances. Thanked council for their time and understanding and stated she is available to provide any further information or documentation that may be required, including medical verification.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council approved a request for a fee waiver or reduction for a Specific Use Permit (SUP) application for a Recreational Vehicle (RV) temporary storage for medical purposes at 202 South Walker Street, Angleton, Texas. The motion passed on a 6-0 vote.

The City Attorney agreed that he will not charge legal fees in regard to this request.

Mayor moved to agenda item No. 13

13. Discussion and possible action accepting the Utility Master Plan.

John Peterson, City Engineer with HDR presented the Utility Master Plan.

Upon a motion by Council member Sartin and seconded by Council Member Smith, Council approved the Utility Master Plan contingent upon priority. The motion passed on a 6-0 vote.

14. Annual update and discussion on Windrose Green Subdivision Development by the developer.

Joe Grabinski, Ember Company, developer of Windrose Green gave a presentation update on the development. He stated the development is approximately 150 acres with 648 homes at full buildout. The development is broken into Section 1-8. The first three sections of lots were delivered prior to last year. Section 4 and Section 5 are the two newest sections of lots and delivered those in the middle of this past year with a combination of 45- and 50-foot-wide lots, totaling 132 lots. Section 6 and 7 construction is completed with a couple of punch list items then can move with plat recordation next month. Section 8 is one street with 36 lots with some construction completed but have not yet paved the road. The community construction should be completed this summer.

Mayor moved to agenda item No. 17.

17. Discussion and Possible Action on an application for Tree Mitigation Plan for the Freedom Park - Detention and Drainage Project, located south of Farm-to-Market (FM) 523 and north of Freedom Park (Previously tabled on 12/2/25).

Otis Spriggs, Director of Development Services, addressed council and introduced the agenda item and stated the applicant has submitted the attached Tree Mitigation Plan for the Freedom Park - Detention and Drainage Project, located south of FM 523 and north of Freedom Park. Please refer to the attached letter from our City Engineer, with which the staff has collaborated with the applicant. Note that staff met with the applicants and made clear that the city will accept a fee in lieu of the tree replacement. The fee in lieu of tree replacement must be consistent with the replacement costs for three (3) caliper-inch heritage trees (Live Oak or Pecan) from a local landscape provider.

The applicant's application outlines the following: The site consisted of approximately 42 acres of thickly vegetated underbrush and trees. A total of 41 heritage trees were identified and removed from the detention pond excavation area and maintenance berm. The 41 heritage trees removed totaled 532 caliper inches. Meetings with City staff and consultants, including the Development Services Director, City Manager, and the City's third-party engineering consultant regarding the ratio results in the mitigation requirements of new or preserved trees. Staff will meet and discuss options with the Planning and Zoning Commission ahead of a final recommendation to City Council. Planning and Zoning Commission Meeting on November 6, 2025, Commission Member Townsend made a motion to recommend the City Council approve the Freedom Park Tree Mitigation Plan, with no mitigation needing to be performed, and we find that the "1 to 1" is reasonable for this very specific type of project and work.

Joe Grabinski, Ember Company, developer of Windrose Green and council entered into discussions.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved the proposal of \$72,000, 1/3 of the \$216,370,980 as a fee in lieu of tree mitigation. The motion passed on a 6-0 vote.

15. Update, discussion and possible action on the Gambit Energy Storage Park, 319 Murray Ranch Road, Angleton, Texas, currently a Specific Use Permit (SUP) within a Single-family Residential 7.2 District (SF-7.2).

Otis Spriggs, Director of Development Services addressed council and introduced the agenda item and stated that on 6/10/2025, under Mayor and Council Communications, Council Member Christiene Daniel requested that Development Services, with Legal, provide research and an update on the Gambit/Power Plus Battery Park Facility and the SUP(Specific Use Permit), and zoning history within the SF7.2 Zoning, as it relates to electrical generation. Routinely, staff, and City Leaders have routinely performed cursory visits to the vicinity to unofficially monitor noise levels. During recent complaint occurrences, the decibel device readings were performed by the Police Department and Development Services. Since that time the city was offered a site visit in August of 2025, in which the team walked the facility as the fan units were turned on and simulated. Additional noise from the transmitter area of the site was realized by the team. A modification was made to the approved Specific Use Permit, under Ordinance No. 20200114- 004 adopted on January 14, 2020, by City Council, allowing for the construction and operation of an energy storage park (ESS) and necessary substation equipment for the storage of electrical energy located at Property ID No. 570367. Last discussion was held on July 22, 2025. Randle Law Firm provided a written memo on the history and also the categories of land use, for the Council's review and discussion along with a series of Exhibit documentation. The leadership team has made site visits since, and in response to recent noise complaints, routine readings of the decibel levels have been provided.

Residents and Council engaged in discussion regarding the Gambit Energy Storage Park. Residents from an adjacent neighborhood stated that the sound is still very loud and can be heard from their back porches. Mayor and Council requested that Gambit return to

the March 24 council meeting with a noise study, a dedicated hotline phone number for residents to call and complain about the noise when it gets too loud and the lighting that continues to point to resident's back yards.

Council also discussed the option of the city doing a 24-hour noise study.

No action was taken.

18. Discussion and possible action to approve Resolution No. 20260113-018 accepting the donation to the city of a parcel of vacant land located on the east side of Farm-to-Market (FM) 521, approximately 1,400-foot south of the intersection of County Road 32 and Ashland Boulevardd., Brazoria County, Texas, and authorizing the Mayor to execute the Special Warranty Deed.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved Resolution No. 20260113-018 accepting the donation to the city of a parcel of vacant land located on the east side of Farm-to-Market (FM) 521, approximately 1,400-foot south of the intersection of County Road 32 and Ashland Boulevardd., Brazoria County, Texas, and authorizing the Mayor to execute the Special Warranty Deed. The motion passed on a 6-0 vote.

19. Discussion on the City's Customer Service

Acting City Manager Valdez presented a customer service report to council. Mr. Valdez stated that each department submitted their response to Council's request for insight into the city's customer service and addressed three questions. 1. How has your department improved customer service? 2. If your department has positions removed, how is it impacting your department? 3. What does your department lack to improve customer service? (employee(s); software; equipment; etc.). He stated that customer services was improved by adding a part-time receptionist to the front lobby entrance, rolling over phones so that it is answered by the next available person, and all employees attended mandatory customer service training in November.

Hector Renteria, Director of Public Works, addressed council and stated that their customer service is how quickly they can get things done and their main focus is how to respond better and faster.

Mayor Wright asked if the phones have been tested to see if they are working and Jason Crews, Director of Information Technology, stated that they have been teste and is working but have received comments from staff about receiving other departments' calls. Mayor suggested getting five citizens to call in and test the phones.

Council Member Simmons asked if an account of how many people are going to the new receptionist desk and Otis Spriggs, Director of Development Services stated they have taken a poll in the past and can begin doing that again with the new receptionist.

Council Member Simmons discussed making technology easier for residents.

Mayor asked staff to utilize Martha for posting information and How To videos on social media. He stated that in the future he thinks that council should review the department head, their goals, objectives for the year, and what their plans are. Then the review can be measured by asking did it get done, what were obstacles, what prevented it from getting done, what is the succession plan and who are the shining stars with the department to make sure Angleton is retaining them. He would like to begin hiring and promoting from within.

STAFF REPORTS

20. December Staff Reports

Council and staff discussed the December reports.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor thanked staff for putting everything together for the agenda and wished everyone a Happy New Year.

EXECUTIVE SESSION

The City Council will hold executive session at 10:54 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

21. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Section 551.074 of the Texas Government Code. (Angleton Better Living Corporation, Board of Adjustment, and Planning and Zoning Commission Appointments)

The City Council adjourned Executive Session at 11:10 P.M. and reconvened 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.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council approved the appointment of Dianna Matthys to the Angleton Better Living Corporation for a term to expire October 2027. The motion passed on a 6-0 vote.

OPEN SESSION

21. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Section 551.074 of the Texas Government Code. (Angleton Better Living Corporation, Board of Adjustment, and Planning and Zoning Commission Appointments)

ADJOURNMENT

The meeting was adjourned at 11:11 P.M.

These minutes were approved by Angleton City Council on this the 10th day of February 2025.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Desiree Henson, TRMC
City Secretary