



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
MONDAY, JANUARY 05, 2026 AT 12:00 PM

Chair | William Garwood

Members | Deborah Spoor, Andrew Heston, Michelle Townsend, Regina Bieri, Jeff Roberson

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON MONDAY, JANUARY 5, 2026 AT 12:00 PM, AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

ROLL CALL: Present were: Chair William Garwood; Commission Members: Deborah Spoor, Andrew Heston, Jeff Roberson; Absent were the following: Commission Members Michelle Townsend and Regina Bieri.

- 1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on December 4, 2025.**

The motion was made by Commission Member Deborah Spoor to approve the minutes as presented; motion was seconded by Commission Member Jeff Roberson; The minutes passed unanimously 3-0, as approved.

PUBLIC HEARINGS AND ACTION ITEMS

- 2. 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), adding "Studio Tattoo or Body Piercing" 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), and Commercial- Office/Retail (C-OR) Zoning Districts.**

D.S. Director Otis Spriggs presented this item stating that this is a clean-up ordinance of the allowable use table within the zoning ordinance, as it relates to Tattoo Studios. The ordinance with the mark-up copy of Section 28-81 (b) Use Charts depicts the text amendment, requiring the SUP Permit process for Tattoo Studios, within all commercial districts. The change would include the SUP requirement within the Central Business District (CBD), Light Industrial (LI), C-MU, Commercial- Mixed Use (C-MU), and Commercial- Office/Retail (C-OR) Zoning Districts.

Public Hearing:

Motion to open by Commission Deborah Spoor to open the Public Hearing; Motion was seconded by Commission Member Jeff Roberson; Motion carried, the Public Hearing was opened.

None appeared.

Motion to close by Commission Deborah Spoor; Motion was seconded by Commission Member Jeff Roberson; Motion carried, the Public Hearing was closed.

Commission Action:

Motion to approve the Text Amendment by ordinance and forward it to Council for final action was made by Commission Member Deborah Spoor. Motion was seconded by Commission Member Jeff Roberson. Motion carried with a 3-0 vote. The item was approved.

3. Conduct a public hearing, discussion, and take possible action on an ordinance approving a Specific Use Permit for a Tattoo Art Studio use within the Central Business Zoning District (CBD), for property located at 108 S. Velasco St., Angleton, TX, Brazoria County.

D.S. Director Otis Spriggs presented this item noting that Janet Ontiveros, applicant/agent for the owner-Angela Ganze is requesting a Specific Use Permit for a Tattoo Studio to be located at 108 N. Velasco as part of the pending application for the Central Business Zoning District (CBD).

Notice was sent to property owners within a 200-foot radius of the subject property in accordance with the provisions of the City Code of Ordinances and State Code. Property owner names and addresses were located using the Brazoria County Appraisal District information. To-date, Staff received no notices of opposition to the proposed SUP request.

Texas Department of State Health Services DSHS controls all licensing to ensure that the use is well maintained and clean. Staff has taken the approval criteria into consideration when reviewing the application for the tattoo studio within the CBD, Central Business District and found no issues of negative impact. Photographs of the property exterior were shown.

Mr. Spriggs stated that Staff's recommendation is that the Planning and Zoning Commission should adopt this as its final report and recommend approval of the ordinance approving a Specific Use Permit (SUP) for a Tattoo Studio located within the Commercial Business District at 108 N. Velasco, 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.

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 the 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 applicants concur.

Public Hearing:

Motion to open by Commission Deborah Spoor; Motion seconded by Commission Member Jeff Roberson; Motion carried, the Public Hearing was opened.

Mrs. Janet Ontiveros, applicant/agent (Brazoria, Texas) appeared in favor.

Owner-Angela Ganze appeared in favor and noted it will be boutique-style and very tasteful.

Motion to close the Public Hearing was made by Commission Deborah Spoor; Motion was seconded by Commission Member Jeff Roberson; Motion carried, the Public Hearing was closed.

Commission Action:

Motion to approve the SUP for the Tattoo Studio at 108 N. Velasco St. , by ordinance and forward to Council for final action was made by Commission Member Andrew Heston. Motion was seconded by Commission Member Deborah Spoor. Motion carried with a 4-0 vote. The item was approved.

4. **Conduct a public hearing, discussion, and take possible action on an ordinance approving a Specific Use Permit for an In-Home Dog Grooming Business within the SF 6.3 Zoning District, pursuant to Code Sec. 28-109 for property located at 503 E. Orange St., Angleton, TX, Brazoria County.**

Grace Garcia, Development Coordinator, presented this item. She explained that the homeowner- Dylan Busch, at 503 E. Orange Street, proposes to use the residential property for a dog grooming, home-based business under the Specific Use Permit (SUP) process, for an In-Home Dog Grooming Business, within the SF 6.3 Zoning District.

Staff has taken the SUP criteria into consideration for reviewing the proposed Dog Grooming Home-based business. Staff sent public notices to the local newspaper, and to the property owners within 200 feet of the subject property under consideration for the SUP application. Staff recommends approval and there were no conditions.

Public Hearing:

Motion to open by Commission Deborah Spoor; Motion seconded by Commission Member Jeff Roberson; Motion carried, the Public Hearing was opened.

Mr. Dylan Busch appeared with no added comments.

Motion to close by Commission Member Andrew Heston; Motion seconded by Commission Member Deborah Spoor; Motion carried, the Public Hearing was closed.

Mr. Heston asked how many dogs will be groomed at one time? Mr. Busch responded 4 or 5 maximum.

Motion to approve the SUP for the Dog Grooming business as presented by ordinance and forward to Council for final action was made by Commission Member Jeff Roberson. Motion was seconded by Commission Member Deborah Spoor. Motion carried with a 4-0 vote. The item was approved.

5. Conduct a public hearing, discussion, and take possible action on an ordinance approving a Specific Use Permit for a Private, Non-Emergency EMS-Ambulance use within the Commercial General (C-G) Zoning District for property located at 201 E. Myrtle St., Angleton, TX, Brazoria County.

D.S. Director Otis Spriggs presented this item noting that Mr. Muntaser Massad proposes to open a private ambulance service within the City Limits of Angleton. Please provide the location/address of the proposed business. The legal ad was posted as required and ownership notices were sent to surrounding property owners with no opposition appearing. Staff evaluated the criterial for SUP approvals and saw no issues.

Public Hearing:

Motion was made to open the Public Hearing by Commission Member Andrew Heston; Motion seconded by Commission Member Deborah Spoor. Motion carried, the Public Hearing was opened.

Mr. Muntaser Massad appeared with no added comments other than explaining that he does nonemergency (no 911 calls) hospital and clinic runs by appointment with no sirens.

Motion to close the Public Hearing was made by Commission Member Deborah Spoor; Motion was seconded by Commission Member Jeff Roberson; Motion carried, the Public Hearing was closed.

Mr. Muntaser Massad stated that there will be only 2 ambulances parked there.

Commission Action: Motion to approve the SUP for the Non-emergency Ambulance service in the C-G District, as presented by ordinance and forward to Council for final action was made by Commission Andrew Heston. Motion was seconded by Commission Member Deborah Spoor. Motion carried with a 4-0 vote. The item was approved.

REGULAR AGENDA

ADJOURNMENT: Chair William Garwood adjourned the meeting at 12:29 pm.

CITY OF ANGLETON, TEXAS

William Garwood
Chair