



AGENDA ITEM SUMMARY REPORT

MEETING DATE: January 13, 2026

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

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20260113-008 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.

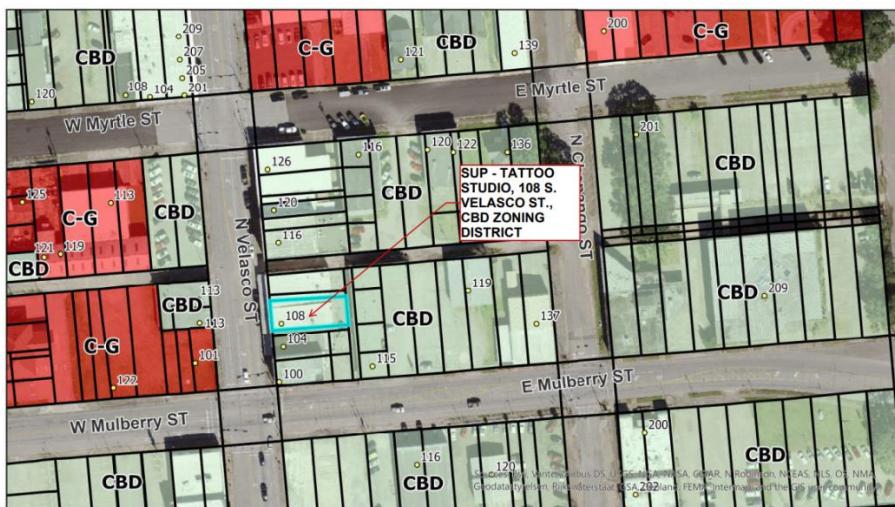
AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:



VICINITY MAP: SUP-TATTOO STUDIO

Location: 108 S. Velasco St., Angleton, Texas

In accordance with the Code of Ordinances, Use Regulation Chart, Section 28-81, Janet Ontiveros, applicant/agent for the owner-Angela Ganze 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).

The proposed tattoo shop will be located within a tenant space at 108 N. Velasco.



Aerial Map

Staff Analysis

Notice was sent to property owners within a 200-foot radius from 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.

Opposition to or Support of Proposed Request

To-date, Staff received no notices of opposition to the proposed SUP request.

Licensing: General Tattoo Studio Requirements

Texas Department of State Health Services (DSHS) requires any business in the practice of producing an indelible mark or figure on the human body by scarring or inserting pigments under the skin using needles, scalpels or other related equipment to license with the Department of State Health Services. This includes studios that perform traditional tattooing, permanent cosmetics and scarification. An artist may not tattoo a person younger than 18 without meeting the requirements of 25 Texas Administrative Code, §229.406(c), whose parent or guardian determines it to be in the best interest of the minor child to cover an existing tattoo.

The Drugs and Medical Devices Group is responsible for conducting on-site inspections of tattoo studios. During these inspections, the department ensures the studios comply with state and local laws and regulations.

Texas Department of State Health Services **DSHS ensures:**

- The building is well maintained and clean.
- The artist practices universal precautions to prevent the spread of infection, such as:
- Washes hands with a germicidal soap.
- Wears clean clothing and single-use gloves.
- Uses personal protective equipment.
- Uses instruments that are either disposable or are routinely sterilized.
- Follows proper handling and disposal of waste.
- There are sterilization records showing routine sterilization practices.
- The artist prohibits the tattooing or body piercing of minors (unless above mentioned conditions are met).
- The artist prohibits the tattooing or body piercing of people under the influence of drugs or alcohol.
- The tattooist maintains records for each person receiving a tattoo or body piercing.
- The tattooist reports any infection or adverse reaction to the Texas Department of State Health Services.
- 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.”

Section 28-63, 5 (e); SUP- Specific use permits, outlines the requirements and factors for consideration:

When considering applications for a specific use permit, the planning and zoning commission in making its recommendation and the city council in rendering its decision on the application shall, on the basis of the site plan and other information submitted, evaluate the impact of the specific use on, and the compatibility of the use with, surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The planning and zoning commission and the city council shall specifically consider the extent to which:

- a. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted comprehensive plan; **Staff concurs comprehensive plan and land use appropriateness is achieved; the proposed use is conducive to downtown entertainment and service uses.**
- b. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations; **Yes, staff concurs comprehensive plan and land use appropriateness is achieved; the proposed use is conducive to downtown entertainment and service uses.**

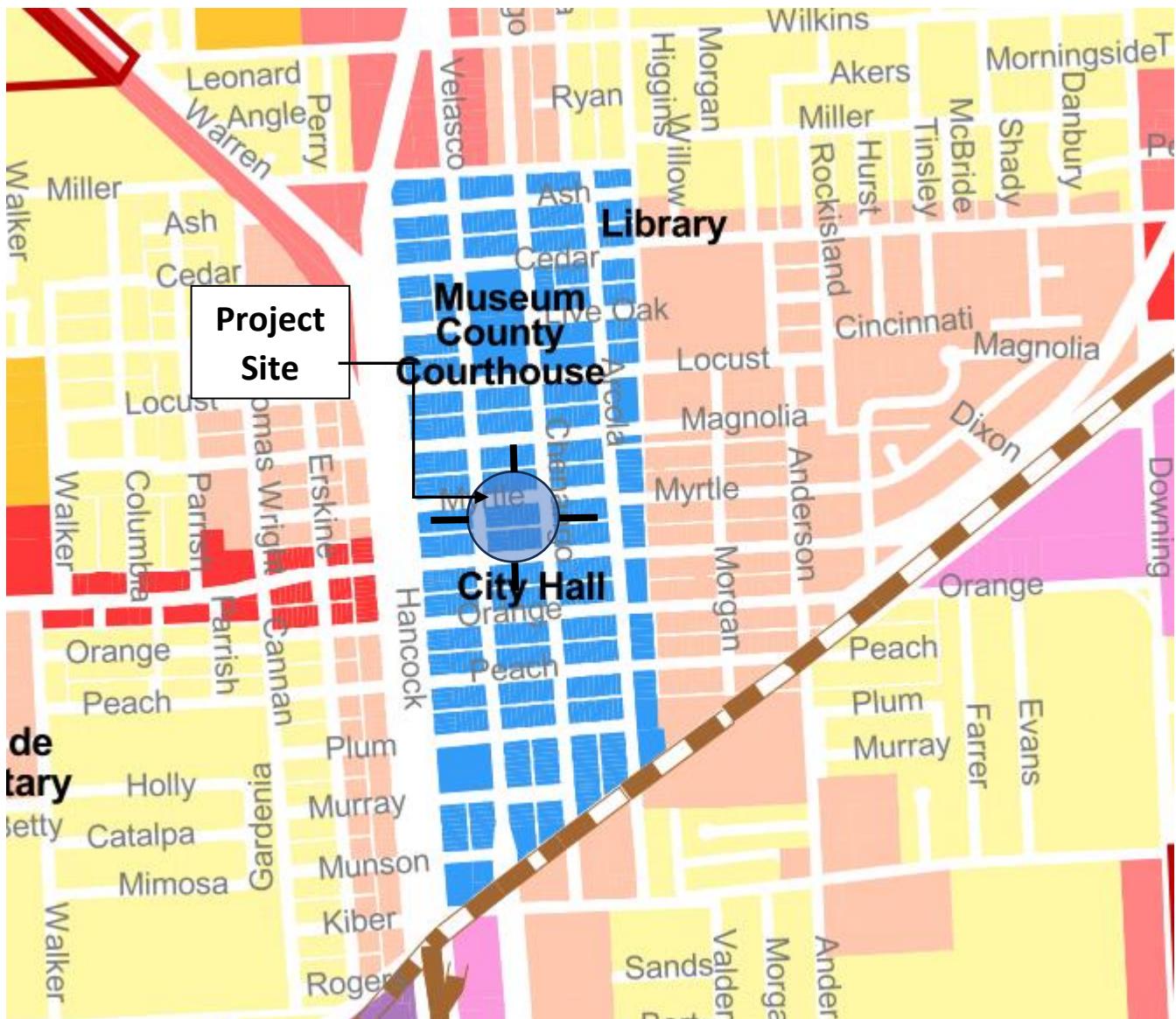
c. The proposed use meets all supplemental standards specifically applicable to the use as set forth in this chapter; **No issues.**

d. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts, including but not limited to: **(Staff concurs appropriateness is achieved.**

- Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire; **No issues.**
- Off-street parking and loading areas; **Not required; No issues.**
- Refuse and service areas; **Refuse and service areas are existing; No issues.**
- Utilities with reference to location, availability, and compatibility; **Utilities are existing; No issues.**
- Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses; **Development is existing. No issues.**
- Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district; **No issues.**
- Required yards and open space; **N/A**
- Height and bulk of structures; **No issues.**
- Hours of operation Customarily hours of operation are limited in these forms of permits.
- Exterior construction material and building design; **No issues.** and
- Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets. **N/A**

e. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity. **No issues.**

Staff has taken the above criteria into consideration when reviewing the application for the tattoo studio within the CBD, Central Business District.



Future Land Use Map

The adopted Future Land Use/Comprehensive Plan designates the subject property requested to be rezoned Central Business District. Consistency will be achieved with both the Comprehensive Plan and the Downtown Livable Centers Plan.

Existing Land Use and Zoning

North: Central Business District

West: Central Business District

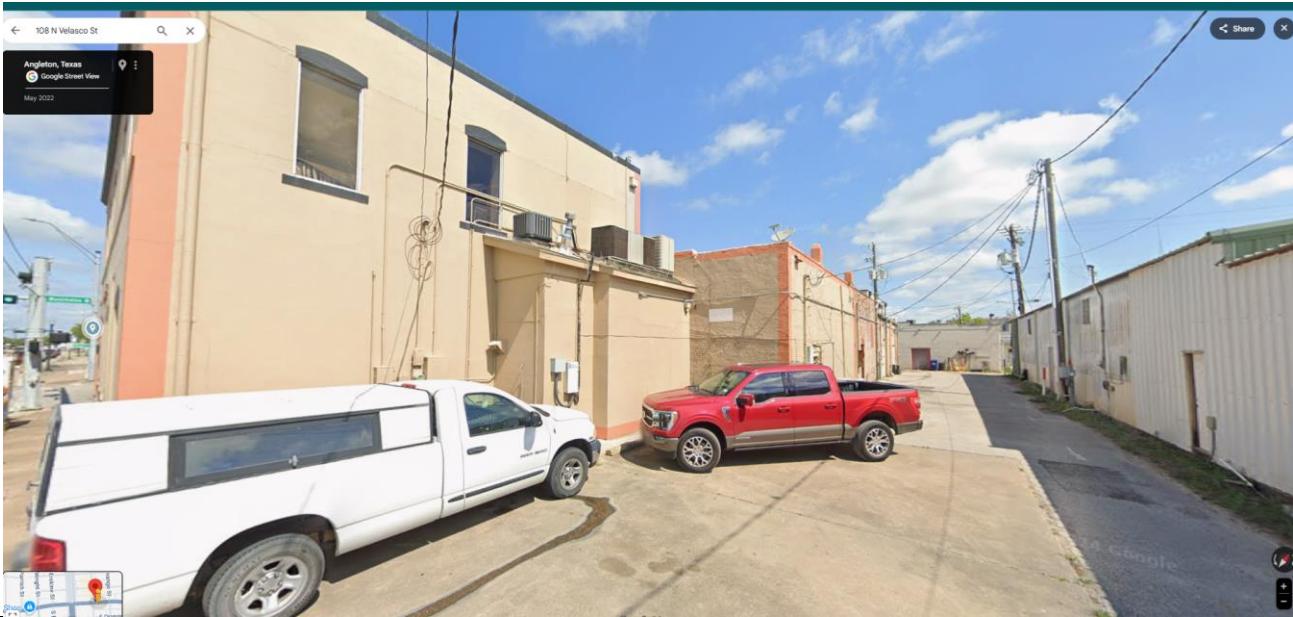
South: Central Business District

East: Central Business District

SITE PHOTOS



View looking at building frontage on N. Velasco St..



View of property rear looking north along the alleyway.

RECOMMENDATION:

The Planning and Zoning Commission adopted this as its final report and recommended approval (4-0 vote) 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 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.