



Draft

CITY OF ANGLETON
PLANNING AND ZONING
COMMISSION
120 S. CHENANGO STREET,
ANGLETON, TEXAS 77515
THURS., DEC. 1, 2022, 12:00 PM

RECORD OF PROCEEDINGS

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, DECEMBER 1, 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 Henry Munson
Commission Member Ellen Eby
Commission Member Deborah Spoor
Commission Member Michelle Townsend (Entered meeting later)
Commission Member Regina Bieri

ABSENT

Commission Member Bonnie McDaniel

1. Approval of Meeting Minutes for November 3, 2022

Motion was made by Commission Member Henry Munson to approve the minutes; Motion was seconded by Commission Member Regina Bieri.

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

PUBLIC HEARINGS AND ACTION ITEMS

3. Discussion and possible action 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.

Staff Presentation: Mr. Otis Spriggs introduced the case and presented the summary of the staff report. He presented the redlined changes in Exhibits A& B. which includes the following noted areas:

- Defined: Food Courts involving food trucks.
- Allowance for flexibility in business hours.
- Roadside food vendor was defined.
- Section 8.5-10: A permit is not required for a beverage stand for a child age 17 or under.
- Operating on (M-S); Sundays was considered and added.
- Restroom written agreement if business is within 150 ft., during hours of operation.
- New regulations for Mobile Food Courts are proposed.
- Hookups for electricity and potable water.
- Restroom provision.
- Units are not allowed on blocks.
- Subject to the Noise Requirements.
- Trash/Waste disposal.
- Parking lots must be concrete or asphalt.
- Unit separation by 10 Feet including seating areas.
- Food Court use has to be within allowable restaurant zoning district
- Site Plan requirements.
- MFU will be inspected and permitted. (6 months)
- Alcohol sales within a permit building per TABC requirements.

The surface parking requirements were discussed. City Manager Chris Whitaker appeared and noted that the need for the option of compacted crushed stone or pervious pavers, with the requirement of the apron within the public right of way being paved. Staff noted that the additional option “a.”/waiver will be added in the text.

Commission Member Ellen Eby asked what the impact of the new regulations would have on farmers markets. Mr. Spriggs explained that the farmers markets are typically processed as a special event, or in the case of the Peach Street Market, the process was a Specific Use Permit.

Mr. Spriggs noted that staff sent out invitation emails to a number of food truck business owners of the hearing and will continue to do so for the Council hearing as well. Staff is recommending approval by the Planning and Zoning Commission, and forwarding it to City Council for final consideration.

Chair Garwood opened the Public Hearing with no objection.

No public comment.

Chair Garwood closed the Public Hearing with no objection.

Commission Member Henry Munson asked about the 1 year permit versus the 6 month expiration date. Mr. Spriggs clarified that the 1 year option is available; however there is a twice per year inspection required.

Commission Action:

Motion was made by Commission Member Bieri to approve the proposed Mobile Food amendments and the recommended changes, seconded by Commission Member Ellen Eby.

Roll Call Vote:

Commission Member Henry Munson- Aye; Commission Member Ellen Eby- Aye; Commission Member Deborah Spoor- Aye; Commission Member Regina Bieri - Aye; Chair William Garwood- Aye. Motion carried unanimously, 5-0 vote.

ADJOURNMENT

Planning and Zoning Commission Chair Bill Garwood adjourned the meeting at 12:56 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