



## AGENDA SUMMARY/STAFF REPORT

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**MEETING DATE:** January 13, 2026

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

**AGENDA CONTENT:** Discussion, update, and possible action on the Gambit Energy Storage Park, 319 Murray Ranch Rd., Angleton, currently a Specific Use Permit within a Single-family Residential 7.2 District (SF-7.2).

**AGENDA ITEM SECTION:** Regular Agenda Item.

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**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:** 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 PD and Development services as attached.

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.

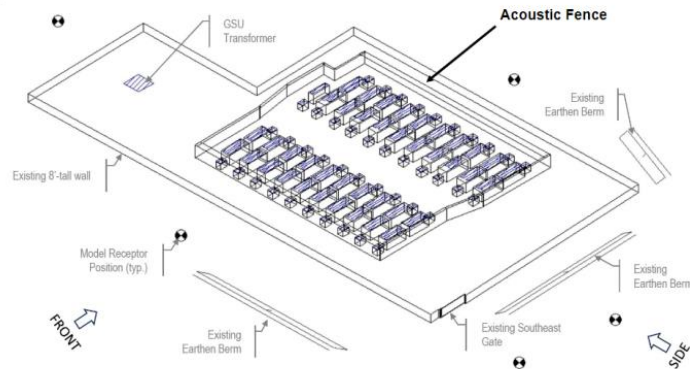
### History:

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 more recent biannual Noise Report was submitted as required and is attached. The leadership team has made site visits since, and in response to recent noise complaints, routine readings of the decibel levels have been provided.

### ***Fence Layout***





**AERIAL MAP**



***Photo of Sound Wall as Installed***



# Site Photographs



View onsite of battery units



View onsite of battery units

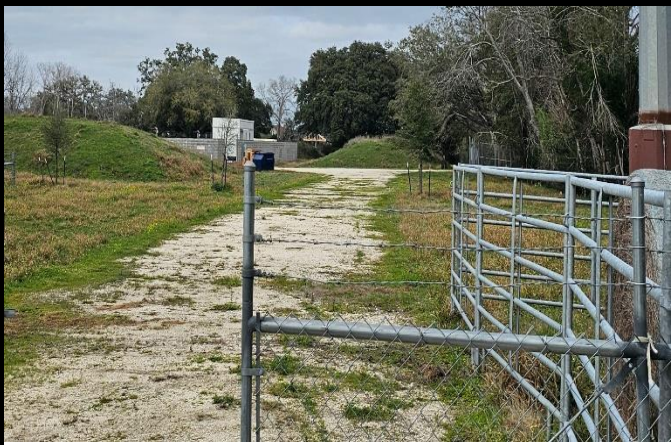


View looking South toward Murray Ranch Rd. from Site



View looking west towards Site Entry





View looking North towards site from Murray Ranch Rd.



View looking on site of Battery Units and access drive



View at looking West towards Site Entry



View looking North @ Berm area



View looking East from Site @ Berm area



View at W. Live Oak Street looking East from Site





View at W. Live Oak Street of abutting Residence



View at W. Live Oak Street looking East from Site

**Recommendation:**

City Council should hold discussion regarding the Gambit/Power Plus Battery Park Facility and the SUP(Specific Use Permit).