



AGENDA ITEM SUMMARY FORM

MEETING DATE: October 22, 2024

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

AGENDA CONTENT: Discussion and possible action on the TNMP Preliminary Plat, for property located north of 3343 E. Mulberry St/ HWY 35, Angleton, TX 77515

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The City of Angleton City Council discussed and acted upon the request for approval of Electrical Power Distribution Substations Specific Use Permit (SUP), in their regular session on Tuesday, July 23, 2024 (Agenda Item #13). The City Council unanimously voted (5 in-favor/0-opposed) to approve the application.

The Electrical Power Distribution Substations, to be located at 3319 E. Mulberry St., within the "C-G", Commercial General District are now permitted, as established by the following public hearing held on July 23, 2024 under Ordinance No. 20240723-013 approving a Specific Use Permit to allow a TNMP Electrical Power Distribution Substation (White Oak Substation) on a 15.70-acre site, and a TNMP Electrical Power Distribution Substation (CenterPoint) on a 16.72-acre site, out of a 41.8759 acre tract of land within the "C-G", Commercial-General District, located adjacent and north of 3343 E Mulberry St/ HWY 35, Angleton, TX 77515 (PID No. 168906) and legally described as A0318 T S LEE BLOCK 42 TRACT 39A-40-41-41C-41D-46A1-47A (OLIVER & BARROW SD) ACRES 41.8759, Brazoria County, Texas.

The applicants are now requesting approval of the TNMP Preliminary Plat to accommodate the construction of the power substations referenced above.

PLANNING STAFF AND ENGINEERING COMMENTS:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above-referenced subdivision and offered a number of comments that were forwarded to the project engineer, which have all been corrected and cleared.

On October 3, 2024, the Planning and Zoning Commission considered the Preliminary Plat and voted 4-0 to approve the plat and forwards it to City Council for final consideration and approval.

Record of Proceedings:

Discussion and possible action on the TNMP Preliminary Plat, for property located north of 3343 E. Mulberry St/ HWY 35, Angleton, TX 77515

D.S. Director Otis Spriggs presented the Staff findings of the TNMP Preliminary plat. He reminded the Planning Commissioners that this item came before the Commission previously as an (SUP) Specific Use Permit for the two power sub-substations, which later went before the City Council and was approved on July 23, 2024.

Mr. Spriggs added that the Preliminary Plat was forwarded to the City Engineer, who returned 21 review comments that have been cleared by the applicants prior to this meeting. Staff is requesting that the Commission consider this plat for the two substations for the overall acreage as listed on E. Mulberry/ Hwy. 35, for the White Oak Substation, and recommend it for approval to the City Council for final action. He also pinpointed Council conditioned the SUP upon the applicant working out the future annexation of the property into the city. As you know, the frontage is within the City by a certain number of feet; however, the rear of the property is in the ETJ. We put the applicant on notice that by the time this reaches Council, we expect an update on the process for annexation. A representative from the two substations is in the audience, in case you have any questions.

The chair recognized David Griffith, who appeared before the Commission.

Mr. Griffith stated that the annexation is currently with TNMP's legal department and they are reviewing any requirements and looking at benefits for TNMP as well as the City of Angleton. The process is moving forward on our side, as discussed in the previous meetings, as we work towards our permits and things like that as an initial requirement. We are continuing to work in good faith to get that resolved.

Commission Action:

Commission Member Michelle Townsend made a motion to approve the Texas New Mexico Power Preliminary Plat subject to the Council's condition and forward it to them for final consideration. The motion was seconded by Commission Member Andrew Heston.

Roll Call Vote:

Commission Member Michelle Townsend- Aye; Commission Member Deborah Spoor- Aye; Commission Member Andrew Heston- Aye; Chair Bill Garwood- Aye. (4-0 vote), The Preliminary Plat was approved.

RECOMMENDATION:

The City Council should consider approval of the TNMP Preliminary Plat, as recommended by the Planning and Zoning Commission and cleared by the City Engineer's no objection letter attached.