



AGENDA SUMMARY/STAFF REPORT

MEETING DATE:	December 9, 2025
PREPARED BY:	Otis T. Spriggs, AICP, Director of Development Services
AGENDA CONTENT:	Conduct a public hearing, discussion, and possible action on Ordinance No. 2025112-008, Zoning approximately 26.084 acres out of 41.876 acres to Commercial General (C-G)/SUP Overlay, TNMP and CenterPoint Substations, for property located adjacent and north of 3343 E Mulberry St/ HWY 35, Angleton, TX 77515, providing a severability clause; providing for a penalty; and providing for repeal and effective date, and findings of fact. (This Item was Tabled)
AGENDA ITEM SECTION:	Public Hearing and Action Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY: Texas New Mexico Power Company and CenterPoint are requesting consideration of a Zoning and SUP for the balance of the White Oak Substation property recently annexed by Council on August 26, 2025 under ORDINANCE NO. 20250826-009. In this public hearing, the Planning and Zoning Commission and City Council are asked to assign the zoning and specific use permit to the said 26.084 acres. This action will update the mapping of the recently annexed property.

Similarly, City Council previously granted the SUP for the Electrical Power Distribution Substations on July 23, 2024, under Ordinance No. 20240723-013 for the frontage portion of the site that remained within the City Limits for many years.

On November 12, 2025, City Council held public hearing on this item and voted to table the matter until the next meeting in order for the applicant to appear and provide clarity to proximity issues of potential impacts raised, such as sound on neighboring properties that may result from such facilities.

Questions were raised by the Council as to the setback of the substation equipment and structures. Staff is providing the layouts (below) of each below depicting the nearest setbacks to Windrose Green which abuts in the rear and to the west.

**WINDROSE
GREEN
SUBDIVISION**

SEC 2

45 LOTS
(TYP. 45'x120')
25 LOTS
(TYP. 50'x120')
±13.2 Ac.

SEC 5

57 LOTS
(TYP. 45'x120')
10 LOTS
(TYP. 50'x120')
±13.4 Ac.

SEC 4

65 LOTS
(TYP. 50'x120')
±13.5 Ac.

SEC 6

78 LOTS
(TYP. 45'x120')
±15.6 Ac.

SEC 7

42 LOTS
TYP. 45'x120')
20 LOTS
TYP. 50'x120')
±12.0 Ac.

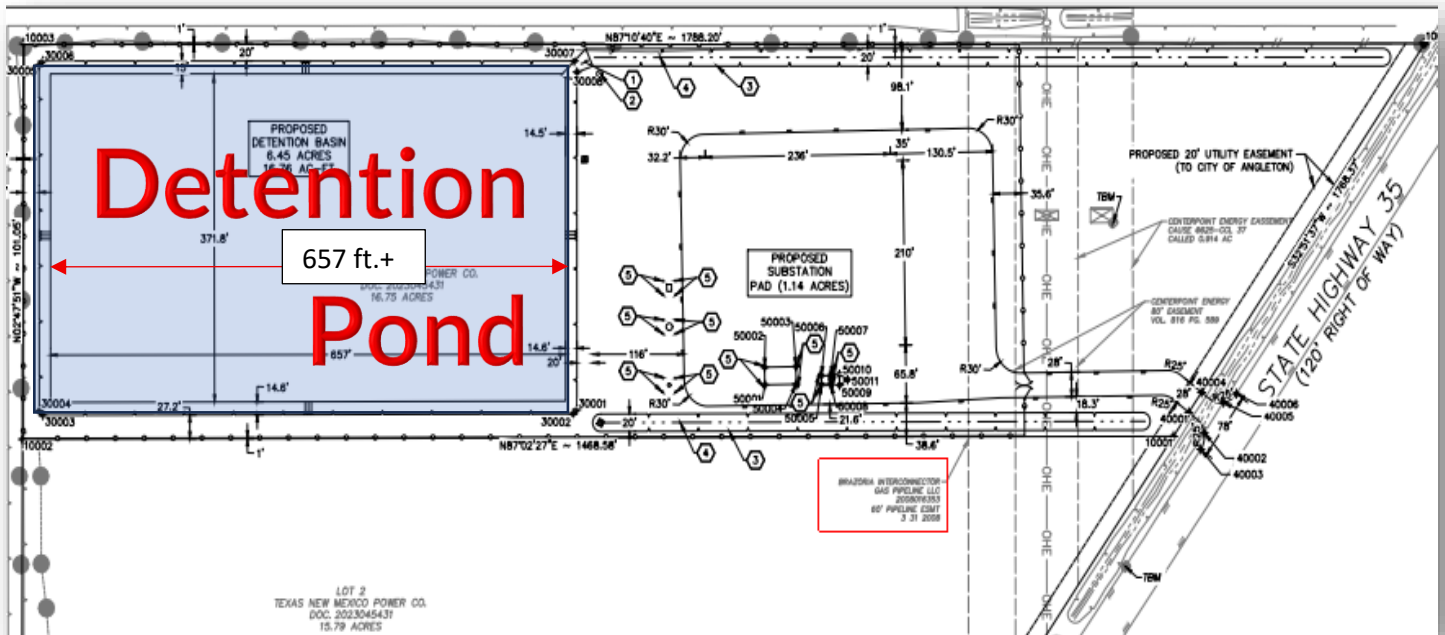
**Rear Property
Line of
Substations**

Angleton ETJ
Angleton City Limits

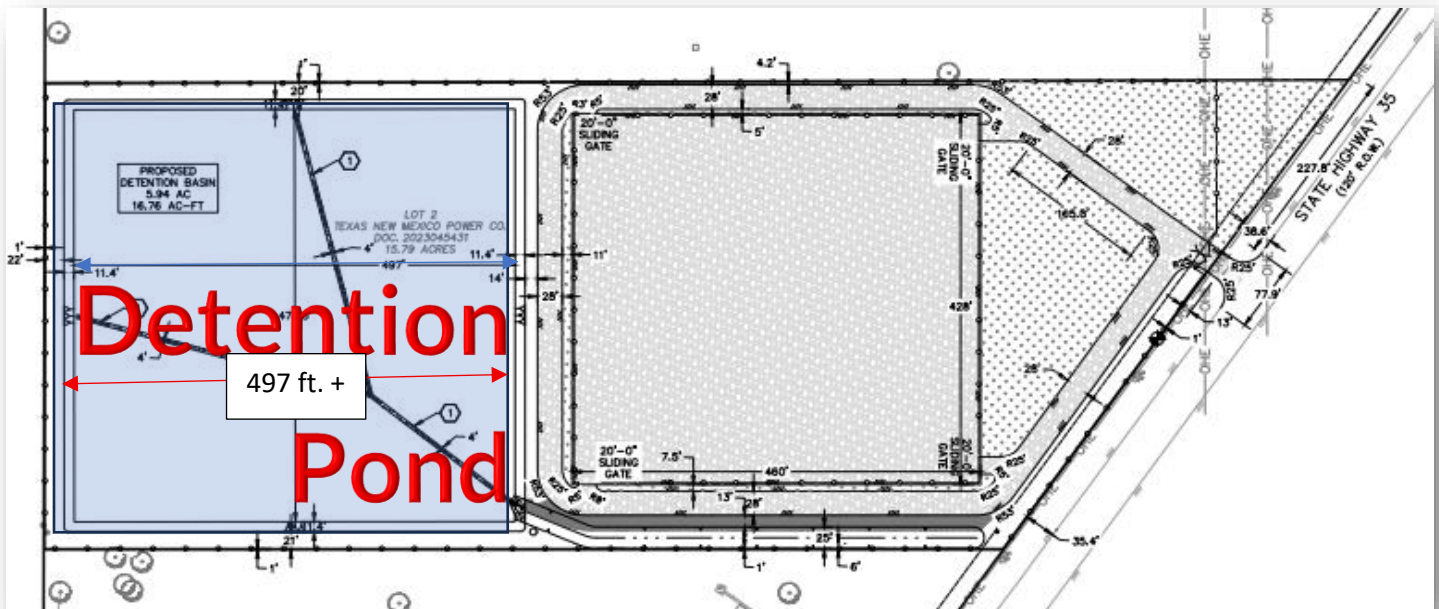
60' Pipeline Easement

80' H.L. & P. Easement

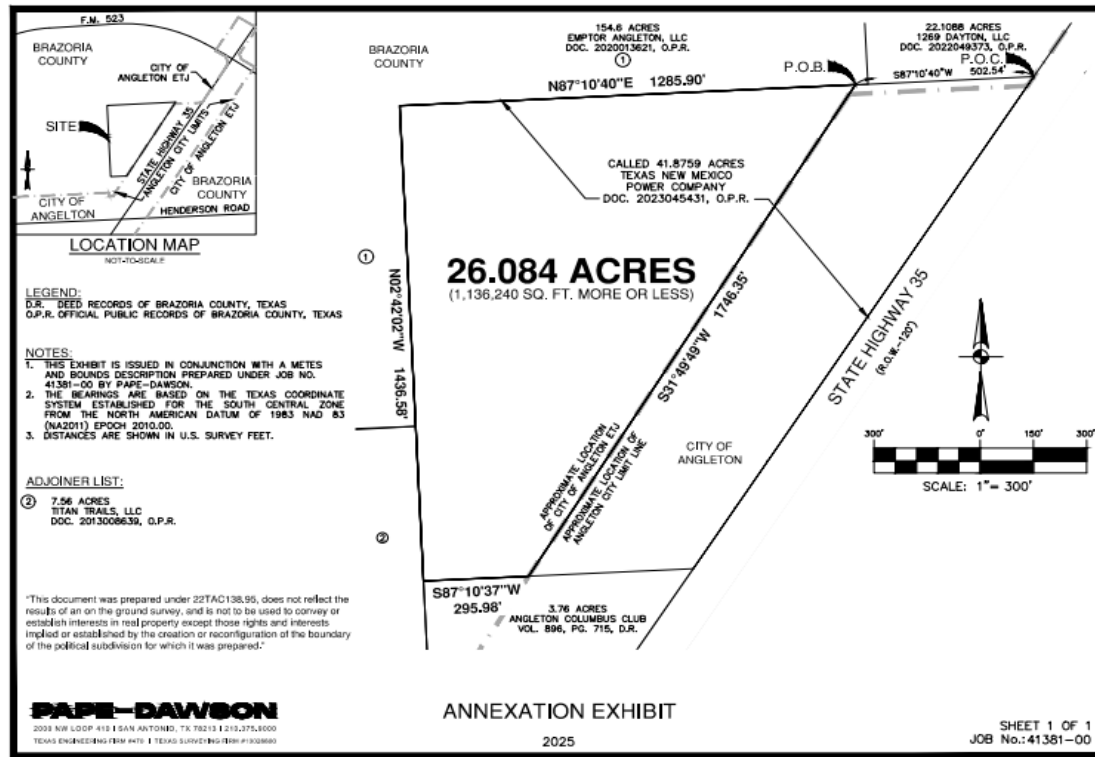
70' H.L. & P. Easement



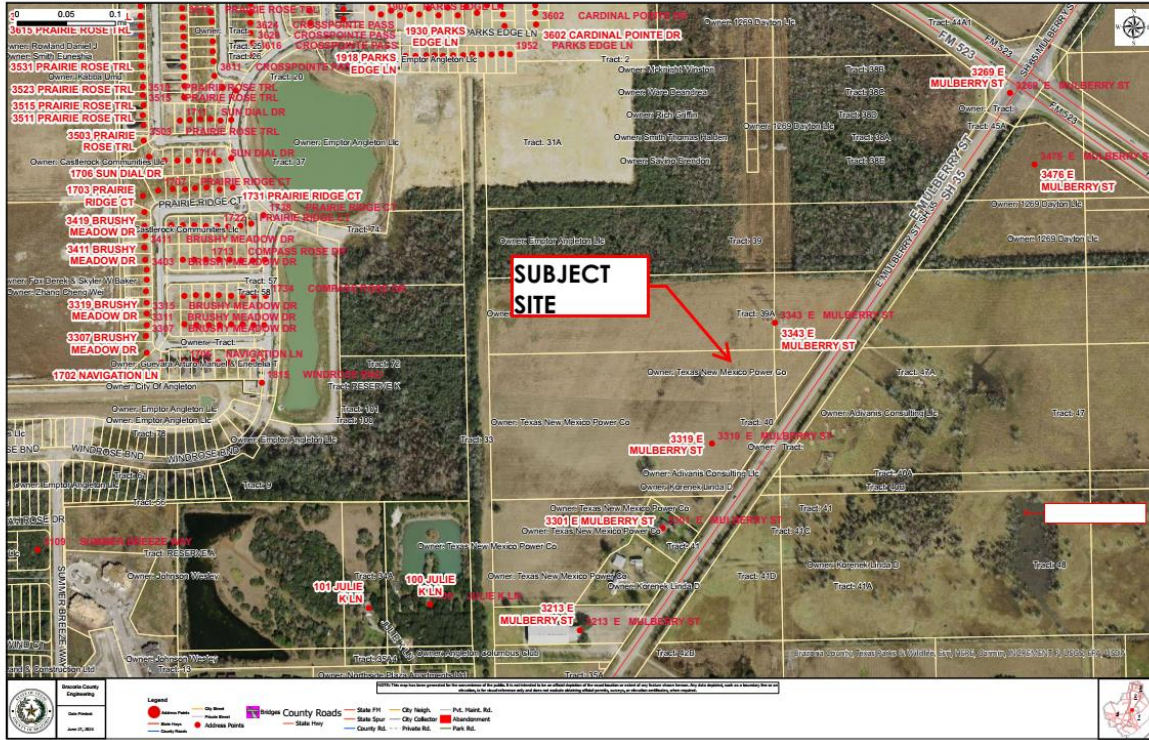
CenterPoint Substation



TNMP Substation



3915 CR 418, Tracts: 162 and 162A



Aerial Map

Public Notification

Staff sent public notices to the local newspaper and to the property owners within 200 feet of the subject property under consideration for the zoning request.

SURROUNDING CONDITIONS:

Location	Current Use	Zoning Classification/Use
North	Vacant, Future Residential	ETJ, No Zoning
South	Vacant, Residential	C-G Commercial General
West	Vacant, Future Residential	ETJ, Windrose Green Subdivision
East	Vacant, Residential	C-G Commercial General

The substation facility has a 15'x52' control building, which will be accessible mostly for maintenance purposes. A proposed service agreement plan is attached to this item that outlines all City Services subject to this annexation, including Fire, Police, Building Inspections, Planning and Zoning, water service, sanitary sewer, and solid waste services. With this type of substation use, minimum-to-no services are needed.

Sec. 28-6. Zoning upon annexation.

- (a) As soon as practical following annexation, but in no event more than 180 calendar days thereafter, the city council shall, on its own motion or upon application by property owners of the annexed area, initiate proceedings to establish appropriate zoning on the newly annexed territory, thereupon the city manager shall commence public notification and other standard procedures for zoning amendments as set forth in section 28-24. Said proceedings to establish zoning may be undertaken concurrently with annexation procedures (i.e., notified at the same time, public hearings scheduled at the same time as annexation, etc.), however zoning approval and formal adoption of the ordinance establishing zoning must occur after annexation approval and adoption have occurred, and as a separate and distinct action by the city council.

Site Photographs



View looking northwest toward Site from SH 35



View of Residential Homes to the South from SH 35



View of Property Site from looking west from SH 35



View of Property Site from looking Northwest from SH 35



View from Windrose Green Subdivision looking east

Planning and Zoning Commission Meeting/Public Hearing Held on November 6, 2025

Due to new state posting requirements, the Planning and Zoning Commission meeting date conflicted with the Council agenda posting date. Staff will provide the Planning Commission's recommendation to the City Council on November 12, 2025. The P&Z meeting video can be viewed by copying/pasting the following URL link: <https://www.angleton.tx.us/445/Meeting-Videos>

Recommended Action:

The City Council should vote to approve the Ordinance zoning the 26.084 acres for the TNMP/CenterPoint White Oak Substation to C-G, Commercial General District with an SUP Overlay (Substation) for property located adjacent and north of 3343 E Mulberry St./ HWY. 35, Angleton, TX.