



## AGENDA SUMMARY/STAFF REPORT

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<b>MEETING DATE:</b>	August 26, 2025
<b>PREPARED BY:</b>	Otis T. Spriggs, AICP, Director of Development Services
<b>AGENDA CONTENT:</b>	Conduct a public hearing, discussion, and possible action on Ordinance No. 20250826-009 Annexing approximately 26.084 acres out of 41.876 acres TNMP Company (ETJ) into the City Limits, for property (White Oak Substation) located adjacent and north of 3343 E Mulberry St/ HWY 35, Angleton, TX 77515.
<b>AGENDA ITEM SECTION:</b>	Public Hearing and Action Item

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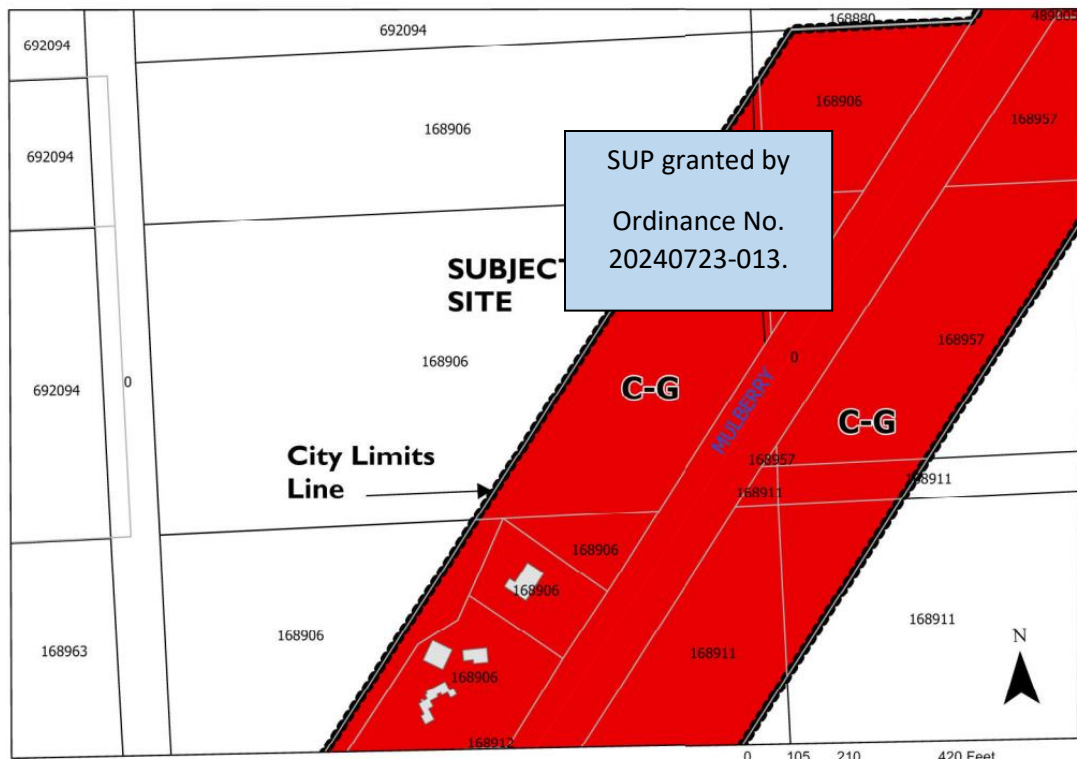
**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

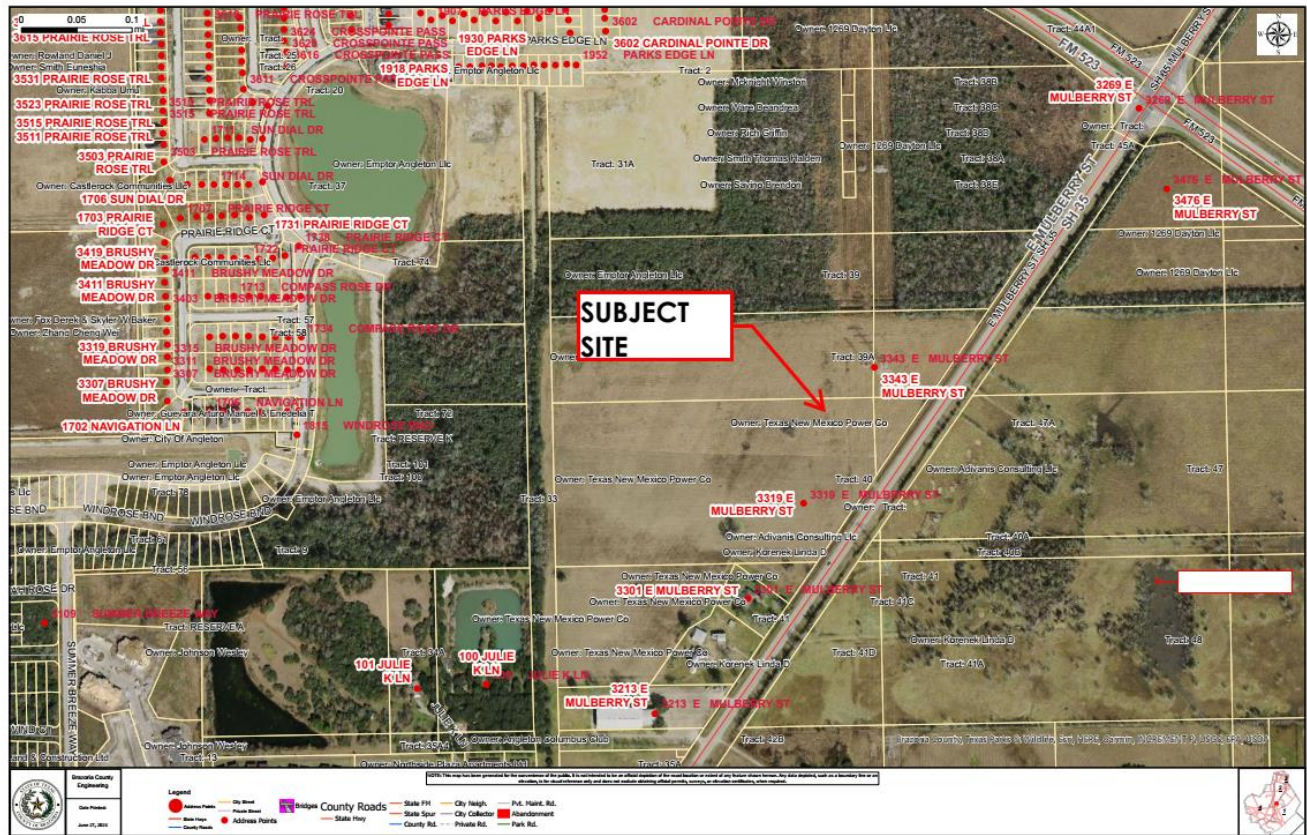
**FUND:** N/A

**EXECUTIVE SUMMARY:** Texas New Mexico Power Company and CenterPoint are requesting consideration of an annexation that resulted from the Council's granting of the SUP for the Electrical Power Distribution Substations to serve the surrounding areas on July 23, 2024, under Ordinance No. 20240723-013. Approximately 26.084 of the 41.8759-acre property is located within the City's ETJ (Extraterritorial Jurisdiction) and is subject to the submitted annexation petition. (See Exhibit A).

The site is currently under ongoing review and permitting through the City of Angleton and Brazoria County Engineering, Environmental, Floodplain Management, and other referral agencies. Staff will continue to work with the applicants in satisfying all check list item to insure the development is constructed in accordance with all requirements.



# 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 Annexation petition.

### 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, No Zoning
East	Vacant, Residential	C-G Commercial General

In accordance with the City of Angleton, Code of Ordinances, the applicant/petitioner agrees to file the necessary rezoning petition for the subject petition in order for this ETJ property to be consistent with the recent SUP granted for the tract of land for the substation(s). (See applicable Code Section below).

The substation facility will have 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, minimal to no services will be needed.

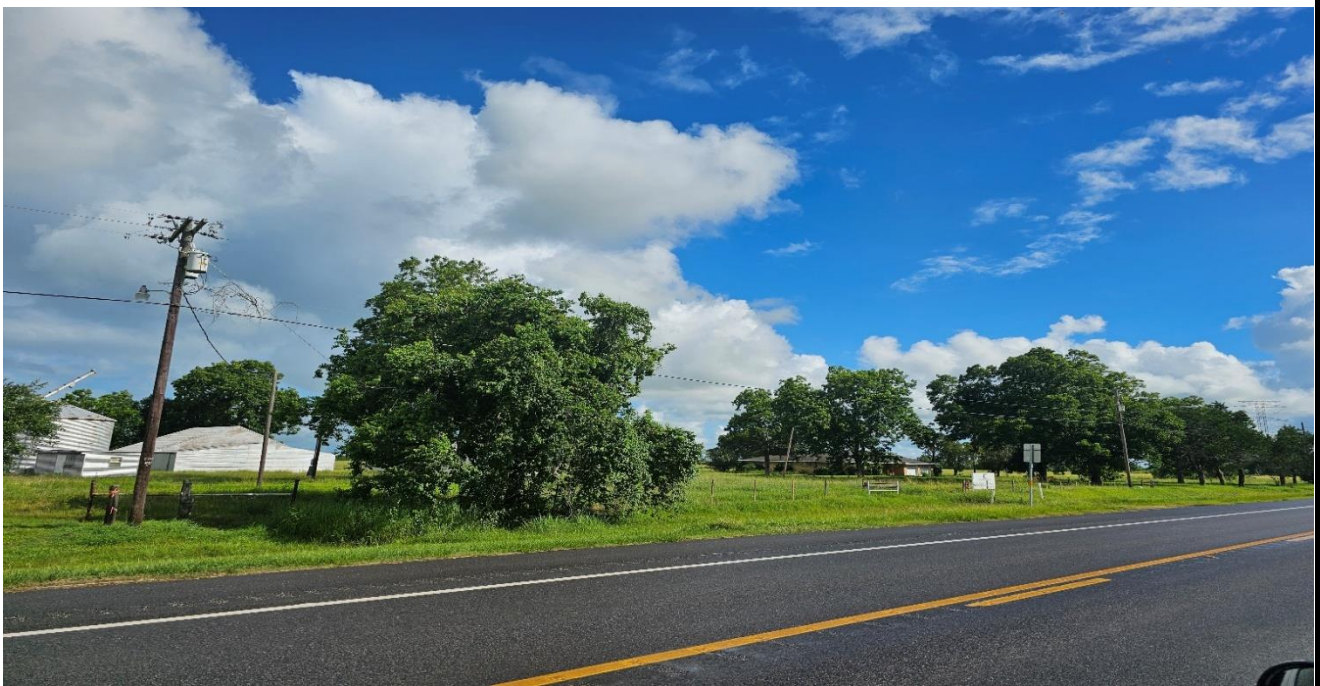
**Sec. 28-6. Zoning upon annexation.**

- (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**

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**Recommended Action:**

City Council should approve the Ordinance annexing the 26.084 acres for the TNMP/CenterPoint White Oak Substation property located adjacent and north of 3343 E Mulberry St/ HWY 35, Angleton, TX 77515.