



AGENDA SUMMARY/STAFF REPORT

MEETING DATE: October 1, 2026

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

AGENDA CONTENT: Discussion and possible action on a Preliminary Plat for DC White Oak Data Center, on 27.27 acres, located at 898 E. CR 341/E. Henderson Rd. within the Angleton ETJ, Brazoria County, Texas (BCAD PID# 558324). (This Item was tabled by the P&Z Commission on September 3, 2026)

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT:

N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY: The applicant RSG Engineering filed the Preliminary Plat on behalf of the property owners Oscar and Norma Rodriguez. Based in Aventura, Florida, Dataprana, who builds data centers, is proposing to construct the DC White Oak, a 47 MW- data center facility, located at the southwest corner of CR 341 (Henderson Road) and FM 523.

The Planning and Zoning Commission is asked to consider the Preliminary Plat, as this request falls within the Angleton Extra-territorial Jurisdiction (ETJ), where platting authority is granted. No Zoning consideration is applicable within the County.

Data Centers- State Update:

Governor Abbott has directed PUCT and ERCOT to halt advancement of affected data-center projects through the electric-grid interconnection process pending comprehensive verification and audit. The directive itself does not establish a statewide municipal land-use moratorium or prohibit municipalities from processing development applications under their existing statutory authority.

Project Details:

During the pre-development meeting, the developers informed Leadership Staff that they are speaking with some of the adjoining landowners to work out potentially having more buffer space between the property site and any other residential parcels there.

The proposed site plan reflects a 192,000 s.f. building, (800 feet by 320 feet), and a fully closed-loop partial modular system, with an exterior modular setup, housing the cooling systems, as part of the power backup systems.

The facility will not be tapping into the city's water or sewer lines. The only utility that's connected is electrical power, which will be delivered to the facility at distribution level.

The containerized systems, 8- feet or 10 -feet by 40- foot containers will house the cooling system, that houses the battery-backups, and they are run in through these setups into the building.

The system will have independent water tanks for those that need direct cooling. Water tanks will help supply the building if it runs low on water. Equally, the containerized section has built-in fire suppression. The building will be equipped with a sprinkler system, which will run off well and tank systems. The developer will be putting in an enlarged well to cover the water use of the ongoing workers in emergencies. A septic system will be used for waste, for the day-to-day workers. The layout reflects a small detention pond to the north and a larger one to the south

At this point, there are no plans to develop the second half of the property.

As a point of reference a recently completed a data center was constructed in LaMarque, Texas. The LaMarque facility although similar is a fully modular project. The White Oak facility is to be considered more of a partial building/partial modular type facility.

VICINITY MAP



7/31/2026, 11:43:50 AM

World_Boundaries_and_Places

Parcels

Abstracts

Streets

Brazoria County Boundary

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

2.4m Resolution Metadata

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

1:10,260

Esri, HERE, Garmin, IPC, Source: Esri, Vantor, Earthstar

3

Staff Analysis:

Referral Agency Review Updates:

- Preliminary Submission to Angleton Drainage District (ADD): On 7/17/26
- Preliminary Review Comments Received from ADD: 7/23/26
- Secondary Review Comments Received from ADD: 7/30/26 (included deferral to TxDOT)
- TxDOT Contacted: 7/30/26
- TxDOT Meeting Kickoff: 8/11/26
- **ADD placed White Oak DC on Agenda for 8/19 (staff is awaiting review/responses.**

City Engineer/Staff Comments:

Staff forwarded the plat application and attachments to the City Engineer for review. Note that the developer is requesting that the City waive the formal TIA requirement and accept this exemption request letter, together with the supporting trip generation and safety analysis, as sufficient to satisfy the City of Angleton's traffic review requirements (see attached).

On behalf of Prana Data Centers, LLC, please find attached a Traffic Impact Analysis (TIA) Exemption Request Letter for the proposed White Oak Data Center. The project is a 192,000 SF data center development located at the southwest corner of CR 341 (Henderson Road) and FM 523.

As summarized in the attached letter, the proposed development is anticipated to generate approximately 140 weekday daily trips, 13 AM peak-hour trips, and 10 PM peak-hour trips. Based on the low projected traffic volumes, the project's low development intensity relative to the overall tract, and the supporting operational and safety review, we respectfully request that the City waive the formal TIA requirement for this development.

*The attached submittal includes the exemption request letter and supporting exhibits, including the location map, site plan, trip generation analysis, and safety **review information.***

The facility is just a little over a half mile outside of the City Limits. No information regarding the sound/noise or lighting to be generated from the proposed development, therefore Staff is not able to draw any conclusions on levels of concern that may affect the neighboring homes to avoid any future nuisance issues within the area that potentially could be caused. Many performance standards issues are typically addressed and conditioned as part of a site plan process or zoning review, which are directly a part of this application, but should be addressed.

The City Engineer has deemed the application incomplete with a number of comments as provided below that need to be resolved:

1. As noted above a TIA waiver is requested. The applicant must participate in a

TIA scoping meeting to determine what level TIA will be required for their project and will need to consider construction traffic discussion as this location could be potentially problematic for tractor trailers egress/ingress.

Sheet 1:

There is a section of ROW along Henderson that they note as prescriptive. Please verify if this plat will dedicate ROW as opposed to road easement.

1. Please provide City of Angleton standard plat notes.
2. Please provide dedication of detention easements for proposed detention ponds.
3. Please provide acreage of adjacent lots (Typical).
4. Survey shows existing ditch/channel. Verify easement dedication for drainage.
5. Show building setbacks for west boundary line.
6. Please provide pipeline owner (see note for 50 ft. pipeline easement).
7. The plat identifies an unrestricted reserve is being used instead of a lot with reserves dedicated within it, please verify.
8. Please provide floodplain statement for the subdivision.
9. Please provide recording information for FM 523.
10. Metes and bounds description has missing degrees.
11. Please verify if the note 50' ft. ROW agreement is still effective for cattle transferring.
12. Please provide utility providers on the plat.
13. Please provide a corner tie to the original survey (abstract). See plat mark-up.

Sheet 2:

1. For the various easements referenced, consider noting them on the proposed subdivision plat.
2. Please use the standard City of Angleton and Angleton Drainage District Certificates and make necessary corrections as noted.

On September 2, 2026, the plat comments/corrections (see attached) were forwarded to the City as well as the City Engineering. The requested road easement/R.O.W. comment was addressed; however, the request for T.I.A. consideration is still being evaluated, pending a T.I.A. scoping meeting with the City, County, and TxDot. Staff will update the Commission during the meeting.

Recommendation:

The Planning and Zoning Commission should consider the Preliminary Plat for White Oak Data Center and the comments by the Staff and City Engineer, and hold the hearing with the applicants to determine if sufficient response is obtained prior to forwarding the item/recommendation to the City Council for final consideration and approval.