



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, SEPTEMBER 03, 2026 AT 12:00 PM

Chair | William Garwood

Members | Deborah Spoor, Andrew Heston, Michelle Townsend, Regina Bieri, Jeff Roberson, Harold Goodin

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, SEPTEMBER 3, 2026, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

Roll Call: Present were: *Chair, William Garwood and Commission Members: Deborah Spoor, Andrew Heston, Michelle Townsend, Regina Bieri, Jeff Roberson, and Harold Goodin*

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on August 6, 2026.

Motion was made by Commission Member Andrew Heston; seconded by Commission Member Jeff Roberson ; The motion carried unanimously 7-0, the minutes were approved.

PUBLIC HEARINGS AND ACTION ITEMS

REGULAR AGENDA

2. 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).

D.S. Director Otis Spriggs introduced this item, noting that this is a preliminary plat for property as stated here at the location on East Henderson.

This particular preliminary plat was forwarded to staff for processing. This item was forwarded to Brazoria County Engineering as a courtesy for review. The location is within our ETJ, the City of Angleton has jurisdiction over the platting. We do not have jurisdiction or authority over zoning for this property, however, we did review the plat.

We held a pre-development meeting with the developers for the property who are proposing a data center for the site. In terms of the project, they are proposing a 192,000 square foot building having a form of closed loop partial modular system.

Mr. Spriggs noted that provided is an example site that Data Prana developed in Lamarque, Texas. As you saw on the images within the report, that type of facility in Lamarque is more of a modular type system and it doesn't have a large building as proposed on the site here in Angleton.

We forwarded the plat to the city engineer and he forwarded on the comments in which I listed in the report or the summary. We forwarded those to the applicant and they have cleared all of the textural concerns. However, there was some question as the type of plat and we thought we had made it clear from the start that this would be a preliminary plat which would come before the planning commission as well as city council and then it would go before a final plat process as a follow-up in the future.

Mr. Spriggs discussed the Henderson Road frontage of this property, which is not developed; It's more like a gravel road. The improved portion terminates to the west of this tract. He noted the construction traffic and also facility traffic, which is a major concern of staff in terms of, okay, we see the development plan, but the driveways basically terminate at that right of way as a descriptive easement.

Noted in the report, there's a TIA requirement typically on these type of large facilities, where you have to do a traffic impact analysis to address some of the concerns in terms of traffic and access.

Mr. Spriggs noted that staff is hoping that the applicant would reconsider the TIA waiver request, as the city engineer did require that they would have a scoping meeting with our team, the County and TxDot, that way we can figure out in terms of their numbers what they're proposing, and if the waiver is feasible with access off of FM 523.

Mr. Spriggs recognized a letter submitted by Mr. Bieri, who had concerns regarding their farm and water well approval which went before the Conservation District.

Commission Member Andrew Heston asked for clarification on the traffic impact analysis, and the request for waiver; is that something that comes before us, or is that purely a city council question?

Development Services Director Otis Spriggs explained that Council would take official action.

Laura A. Hyder-Mayes, RSG Engineering appeared, representing the owner of the property, and as the platting engineering company. She noted that she would defer the technical facility questions to the developer, and would coordinate a future meeting with the owner and try to get your answers as soon as possible.

Commission Member Andrew Heston expressed concerns of the traffic analysis, especially given that this is not a complete Rd. and Henderson does not go all the way through.

Commission Member Michelle Townsend also questioned improvements to that part of Henderson Road. She noted that she has the additional concern of even if you improve Henderson, you're still dumping traffic onto FM 523 probably. And if I'm reading the letter

correctly, some of that traffic will have ingress and egress at peak traffic times. And anyone I think who's been on FM 523, you're only a mile from the high school in peak traffic times is already a nightmare. So I don't know if this is a comment or a question, but I I'm real uncomfortable with waiving a traffic study. You're coming off right there. There's that overpass there too. So now you've got a visual impediment. She added that she would like to hear from the project engineer/developer on the power and water usage as well.

Commission Member Michelle Townsend expressed good neighborhood-ish behavior and perhaps some kind of good faith effort should be shown, that they have reached out to the neighboring properties and have provided them with information on anticipated decibels for noise at certain times of the day, and what the lighting is going to look like.

Ms. Laura A. Hyder-Mayes, stated that she will get with the team on providing that information.

Commission Action:

Commission Member Michelle Townsend made a motion that this item be tabled until the comments and questions raised here today have been addressed with staff and staff can report back to us; motion was seconded by Commission Member Andrew Heston; the motion carried unanimously 7-0; the item was tabled.

ADJOURNMENT: The meeting was adjourned at 12:26 PM.