



**Chair | William Garwood**

**Members | Deborah Spoor, Andrew Heston, Michelle Townsend, Regina Bieri, Jeff Roberson,  
and Harrold Goodin**

**NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551,  
THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL  
CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, JUNE 4, 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**

- 1.** Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on April 2, 2026.

**PUBLIC HEARINGS AND ACTION ITEMS**

**REGULAR AGENDA**

- 2.** Update, Discussion, and Worksession on proposed text amendments to the Angleton Code of Ordinances, regarding the Data Center Use within the City Limits. (No Action Agenda Item)
- 3.** Update, Discussion, and Worksession on a proposed amendments to the Angleton Building Code, Zoning and LDC within the Angleton Code of Ordinances. (No Action Agenda Item)

**ADJOURNMENT**

**CERTIFICATION**

I, Otis Spriggs, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, [www.angleton.tx.us](http://www.angleton.tx.us), in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Thursday, May 28, 2026, by 12:00 p.m. and remained so posted continuously for at least three business days preceding the scheduled time of said meeting.

/S/ Otis Spriggs  
Otis T. Spriggs, AICP  
Development Services Director

*Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable modifications and/or auxiliary aids for persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) attending any City-sponsored meetings. Please contact the City's ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at 979-849-4364, extension 2132, or email [cmartin@angleton.tx.us](mailto:cmartin@angleton.tx.us) to arrange auxiliary aides or accommodations necessary.*



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** June 4, 2026

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

**AGENDA CONTENT:** Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on April 2, 2026.

**AGENDA ITEM SECTION:** Declaration of a Quorum and Call to Order

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:**

Staff requests a discussion and possible action on the minutes of the Planning and Zoning Commission meeting on April 2, 2026.

**RECOMMENDATION:** Staff recommends that the Planning and Zoning approve the minutes with any noted corrections.



**CITY OF ANGLETON**  
**PLANNING AND ZONING COMMISSION MINUTES**  
**120 S. CHENANGO STREET, ANGLETON, TEXAS 77515**  
**THURSDAY, APRIL 02, 2026 AT 12:00 PM**

**Mayor | William Garwood**

**Members | Deborah Spoor, Andrew Heston, Michelle Townsend, Regina Bieri, Jeff Roberson, Harrold 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, APRIL 2, 2026, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.**

1. Swearing in of Planning and Zoning Commission Position 2 Member Harrold Goodin

### **DECLARATION OF A QUORUM AND CALL TO ORDER**

**Roll Call: Present were:** Chair William Garwood, Commissioner Members present were: Deborah Spoor, Andrew Heston, Michelle Townsend, and Harrold Goodin.

2. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on February 5, 2026.

The motion was made by Commissioner Member Michelle Townsend; motion was seconded by Commissioner Member Andrew Heston. The motion carried unanimously, the minutes were approved.

### **PUBLIC HEARINGS AND ACTION ITEMS**

3. Conduct a public hearing, discussion, and take possible action on a Variance request of Angleton LDC, Land Development Code Section 23-5, E 3., for insufficient lot frontage for a Lot Split application, on property located at 1581 CR 597/1583 Fig Lane, Angleton, Texas (In the E.T.J.) Brazoria County.

D.S Director Otis Spriggs presented this item as a request before the commission to consider a variance of our Angleton LDC Land development code, section 23.5. This item originally went to the Board of Zoning Adjustments, as some of you know. After much consideration, it was advised that we take it before the Planning Commission and the City Council. Due to it having to do with both the subdivision ordinance and the fact that this lot actually lies within the ETJ, this is not an ideal situation, but in the instance this resident is asking for city services on the lot, however, due to some needs from financial and family reasons. They want to subdivide the properties for two siblings in the future. They'll explain that if they approach the board during public hearing or thereafter, but with this lot split, it made it difficult

to satisfy all the requirements for a legal lot. There will be a reduction down to 60-ft., as a flag lot and then of course there's other setbacks with variances. We did an analysis of the criteria for variances and there were no real issues that we felt that would be to the contrary. We've provided you with photographs of the property of the existing two homes, and this is basically, as for purposes and financial reasons for the family.

**Public Hearing:**

A motion was made to open the public hearing by Commission Deborah Spoor seconded by Commission Member Michelle Townsend. The motion carried.

The applicants were present; however, the Chair recognized Mr. Piper.

A motion was made to close the public hearing by Commission Member Michelle Townsend; seconded by Commission Member Andrew Heston. The motion carried, the public hearing was closed.

**Commission Deliberation and Action:**

A motion to approve the Variance, for Angleton LDC Land Development Code, Section 25-5, e 3. 23 23-5 597/1583 Fig Lane was made by Commission Member Andrew Heston and seconded by Commission Member Michelle Townsend. The Variance was approved and recommended to the City Council for final action. (5-0 vote).

**REGULAR AGENDA: NONE.**

**ADJOURNMENT: Chair William Garwood adjourned the meeting at 12:14 PM.**

**CITY OF ANGLETON, TEXAS**

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**William Garwood**  
**Chair**

# DATA CENTERS

P&Z Commission  
Worksession

June 4, 2026

# Worksession Outline

- **Data Center Specific Use Permit (SUP)/PD District**
- **Key Planning & Regulatory Considerations**
- **Examples and Case Studies in Texas**
- **Balancing Economic Development, Infrastructure Capacity & Neighborhood Compatibility**

# Key Legislative Limitations:

**No Zoning:** Municipal zoning powers do not extend outside city limits. Counties in Texas also lack general zoning authority, leaving most ETJ areas with minimal land-use controls.

**ETJ Opt-Out:** Under Texas Senate Bill 2038, property owners can petition or hold an election to remove their land from a city's ETJ, wiping out even the city's limited platting authority

## What Cities *Can* Regulate:

- **Platting and Infrastructure:** Cities can enforce rules regarding subdivision design, lot sizes, roads, utility easements, and public infrastructure requirements in the ETJ (if the land remains in the ETJ).
- **City has full Zoning Authority within the City Limits.**
- **Utility Connections:** Because many data centers require massive amounts of power and water, cities that control the municipal utility systems can leverage this to impose conditions for providing services

# Why Use a Specific Use Permit (SUP)?

- **Allows case-by-case evaluation**
- **Maintains flexibility for future technology changes**
- **Avoids overcommitting land through a permanent overlay district**
- **Enables tailored site-specific conditions**
- **Protects nearby neighborhoods**
- **Provides public hearing and community input opportunities**

# Key Questions for City Leadership

- **Where should data centers be allowed?**
- **How close should they be to residential areas?**
- **What level of electrical demand is acceptable?**
- **How should noise be regulated?**
- **How should water consumption be addressed?**
- **What economic benefits should the City expect?**

# Recommended SUP Review Criteria

- **Compatibility with surrounding land uses**
- **Infrastructure capacity**
- **Traffic impacts**
- **Noise impacts**
- **Emergency response capability**
- **Environmental impacts**
- **Long-term tax base benefit**
- **Employment generation**

# Recommended Location Criteria

- **Preferred Locations: Industrial corridors, business parks, near transmission infrastructure**
- **Avoid: Low-density residential neighborhoods, schools, flood-prone areas, parks**
- **Near fiber backbone routes**
- **Areas with limited residential adjacency**

# Residential Separation Standards

Item 2.

- *Residential homes: 500–1,000 ft*
- *Schools: 1,000 ft*
- *Parks: 750 ft*
- *Hospitals: 1,000 ft*
- *Additional mitigation: sound walls, berms, landscaping*

# Noise & Generator Concerns

- Continuous cooling equipment noise
- Backup generator testing
- Low-frequency humming
- Recommended maximum 55 dBA daytime / 45 dBA nighttime
- Acoustical engineering study required

# Electrical Infrastructure Impacts

- Can the existing grid support the load?
- Will upgrades be required?
- Will substations expand?
- Recommended utility impact studies
- Coordination with ERCOT and utility providers

# Water Usage & Cooling Systems

- **Cooling technology type**
- **Daily water demand**
- **Drought contingency planning**
- **Encourage closed-loop cooling systems**
- **Evaluate long-term infrastructure capacity**

# Traffic & Construction Impacts

- Heavy truck traffic during construction
- Road wear and equipment deliveries
- Operational traffic usually low
- Require traffic impact analysis
- Construction management plan recommended

# What are the different types of Data Centers?

**Enterprise Data Centers:** Privately owned, built, and operated by a single organization, typically on their corporate campus. They offer maximum control and security but require high capital investment for construction and maintenance.

**Colocation Data Centers ("Colos"):** Facilities where multiple organizations rent space, power, and cooling to house their own servers and computing hardware. They provide robust infrastructure without the burden of building a dedicated facility.

**Cloud Data Centers:** Distributed, highly scalable facilities managed by third-party cloud providers like AWS, Microsoft Azure, or Google Cloud. Companies lease virtualized computing and storage over the internet instead of managing physical hardware.

**Hyperscale Data Centers:** Massive, highly efficient facilities (often spanning over 100 MW) designed specifically to handle cloud computing, big data, and AI workloads. These are primarily operated by tech giants to support massive, scalable operations.

**Edge Data Centers:** Smaller, localized facilities placed geographically close to end-users to reduce latency. They are ideal for real-time processing, IoT devices, and streaming services.

# Visual & Design Standards

Item 2.

- Enhanced landscaping
- Architectural articulation
- Decorative screening
- Downward-directed lighting
- Rooftop equipment screening



*The GW Ranch (a private-grid power generation campus under development by Pacifico Energy in Pecos County, Texas).*



*US East 1 in Ashburn, Virginia,*



*Modular Example*



*500 acres- Fort Worth*

# Economic Development Considerations

Item 2.

- Potential increase in tax base
- Technology sector growth
- Utility infrastructure investment
- Lower long-term employment density
- High utility demand considerations

# Emergency Services & Public Safety

- **Electrical fire suppression**
- **Hazardous material storage**
- **Battery backup systems**
- **Emergency generator fuel storage**
- **Fire Department review recommended**

# Recommended SUP Conditions

- **Maximum building size**
- **Maximum electrical load**
- **Landscape buffer requirements**
- **Noise limitations**
- **Generator testing restrictions**
- **Annual compliance verification**

# Suggested Approval Process

- **1. Pre-Application Meeting**
- **2. Utility Coordination Review**
- **3. Staff Technical Review**
- **4. Neighborhood Notification**
- **5. Planning Commission Public Hearing**
- **6. City Council Public Hearing**

# Discussion & Policy Direction

- **Appropriate locations**
- **Residential buffer distances**
- **Noise standards**
- **Water usage limitations**
- **Economic development expectations**
- **Long-term infrastructure impacts**



TEXAS MUNICIPAL LEAGUE  
*Empowering Texas cities to serve their citizens*

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President **Marissa Ximenez**, Mayor Pro Tem, Floresville  
Executive Director **Monty Wynn**

April 6, 2026

The Honorable Ken King  
Chairman, House State Affairs Committee  
Texas House of Representatives  
P.O. Box 2910  
Austin, TX 78768-2910

Dear Chairman King:

We respectfully submit these comments on behalf of our 1,171 member cities ahead of the committee's upcoming hearing regarding data centers and request that cities be represented on future advisory boards, working groups, or commissions created to study their impacts. We appreciate the committee's thoughtful approach to studying data center development in Texas, particularly its focus on both streamlining the regulatory framework and enabling communities to plan and manage growth responsibly. Data centers represent a significant opportunity for economic growth and competitiveness, and we recognize that their development will continue to expand across the nation and Texas. As this work moves forward, we believe there is a strong opportunity for the state and local governments to work together to ensure that policies are both efficient and effective in practice.

Data centers can present significant economic opportunities, but they also bring real questions about water consumption, electrical load, and infrastructure needs. We commend the Public Utility Commission (PUC) for its recent efforts to require data centers to provide site-specific information about these costs. This information is vital for state and local officials to understand the true impacts of these facilities to ensure they are located, constructed, and operated responsibly. Ensuring that this information is accessible to local officials is vital to understanding the impacts of these facilities and supporting coordination as decisions are made.

We are mindful of experiences in other states where rapid growth of data centers has highlighted the importance of aligning state policy decisions with local infrastructure capacity and long-term fiscal considerations. In Virginia, a sales tax exemption for data center equipment was initially expected to have a relatively limited fiscal impact. However, as data center development rapidly expanded, utilization of the exemption grew far beyond early expectations, resulting in approximately \$1.6 billion in foregone state and local revenue in a single year.<sup>1</sup> This experience highlights how quickly the scale of development can outpace initial expectations and reinforces

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<sup>1</sup> Virginia Dept. of Accounts, *Annual Comprehensive Financial Report, FY 2025*, Note 30: Tax Abatements, pp. 190-191, available at: <https://www.doa.virginia.gov/reports/ACFReport/2025/2025-ACFReport-for-web-Entire-Report.pdf>.

the importance of ensuring that policy frameworks remain aligned with infrastructure demands and community impacts. Data centers can also place significant strain on local infrastructure and often require costly upgrades, making early coordination and planning essential.

We believe statewide standards can be most effective when they are developed in a way that supports coordination with local planning, infrastructure, and service delivery. To that end, **we respectfully request that the legislature include city representatives on any data center advisory body, working group, or commission created as part of this process.**

Local governments are uniquely positioned to represent residents' interests and ensure that their voices are heard. Public hearings, direct community engagement, and clear lines of accountability for residents are things that the state legislature and state agencies cannot easily replicate at scale. Including cities in the process ensures that residents know who to hold accountable, have a place to voice their concerns, and can trust that decisions are being made with their interests in mind.

The communities that host these facilities are also the communities that make them possible. Their voices should be part of the process from the start.

Thank you for the opportunity to submit comments. We offer our member cities as a resource and stand ready to work with the committee, the PUC, and industry stakeholders to craft reasonable, responsible regulations that enable data center growth while protecting the communities that host them.

Sincerely,



Rick Ramirez  
*Director, State and Federal Relations*  
*Texas Municipal League*



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** June 4, 2026

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

**AGENDA CONTENT:** Update, Discussion, and Worksession on proposed text amendments to the Angleton Code of Ordinances, regarding the Data Center Use within the City Limits. (No Action Agenda Item)

**AGENDA ITEM SECTION:** Regular Agenda

**BUDGETED AMOUNT:** None

**FUNDS REQUESTED:** None

**FUND:** None

### EXECUTIVE SUMMARY:

This worksession provides for Planning and Zoning Commission discussion on proposed amendments to the Angleton Code of Ordinances, regarding regulations for data centers within the City Limits. Data Centers have generated increased development interest and community concern across the country. These uses can impact surrounding neighborhoods through traffic, noise, environmental effects, and overall compatibility with the City Council's strategic vision and the City's Comprehensive Plan. The goal is to establish a precedent and encourage cooperative planning from the beginning, for anyone interested in bringing a data center into the city.

Staff has outlined proposed amendments, that could possibly allow for new data center uses by way of an SUP, Specific Use Permit application, for locations within the city. The SUP process allows for the appropriate placement of uses that may be suitable only in certain locations.

SUP approvals require public hearings before both the Planning and Zoning Commission and the City Council, including a recommendation from the Commission prior to final Council action. A draft sample ordinance (Attachment A) is included for input. By allowing for this method and procedure (Specific Use Permit), this proposal adds a new set of additional regulations specifically for data centers within the city's zoning ordinance.

While Section 28-63 of the Angleton Code of Ordinances already includes special-use permit rules and extra requirements under Section 28-63 (b,c,d,&e), this new addition would create a dedicated subsection focused on data centers. Under these new rules, applicants for data center projects would be required to provide detailed information to the City Development Services, Public Works, and engineering staff about their expected utility demands—such as water usage and electricity consumption. This allows the City of Angleton to consider impact on infrastructure capacity and assess whether the proposed data center can be supported by existing utilities.

Staff researched case studies from our 8 or more benchmark cities in the region including: Pearland, Missouri City, Richmond, Lake Jackson, Rosenberg, Sugar Land, and Manvel. From that list, only two (2) had definitive regulations for inner-city Data Center uses.

Missouri City, most recently adopted Zoning Ordinances that allow for Data Centers as a Specific Use Permit within their Business Park Zoning District, Industrial District or as part of a Planned District Development, earlier this month. The City of Richmond provides a specific definition of Data Centers and server farms, as an Industrial Land Use, within its UDO, with general site, lighting, screening and building standards defined.

A more broader search around the State of Texas, yielded additional ordinances that have been adopted with some of the same approaches of Specific Use Permits and Planned District Development allowances (See Table 1 attached). A power point slide show is also provided to guide the discussions of this worksession.

**Proposed Future Schedule:**

<b>BOARD OR COUNCIL</b>	<b>ITEM</b>	<b>DATE</b>
City Council	Initial requested Workshop	May 26, 2026
Planning and Zoning Commission	1 <sup>st</sup> Worksession with Legal Review	June 4, 2026
Written Update: Council Staff Report	Update on Progress and Schedule with Legal Review	June 9, 2026
Planning and Zoning Commission	Public Hearing	July 2, 2026
City Council	Public Hearing/ Final Ordinance Adoption	July 14, 2026

Staff has attached a letter from the Texas Municipal League, which supports Texas efforts to study data center development while stressing the importance of local government involvement.

Data centers create economic opportunities but also increase demands on water, electricity, and infrastructure.

TML supports requiring detailed impact information so cities can better plan for growth.

The letter references Virginia’s experience, where rapid data center expansion led to major revenue losses and infrastructure concerns.

TML requests that cities be included on any advisory boards or commissions related to data center regulation.

Local governments are viewed as essential for representing residents, managing infrastructure, and ensuring accountability.

The letter concludes by offering city support in developing balanced regulations that encourage growth while protecting local communities.

**RECOMMENDATION:**

Staff recommends that Planning and Zoning Commission conduct the workshop on Data Center Regulations and provide Staff and Legal with input as we move forward with drafting the Text Amendments.

TABLE 1: DATA CENTER ADOPTED CITY REGULATIONS STATE OF TEXAS COMPARISONS

City	Region/County	Adopted regulation type	Where data centers are allowed / approval path	Key zoning standards	Utility / impact submittals	Setback / screening / noise	Adoption date / ordinance	Angleton takeaway	Source URL
Missouri City	Fort Bend / Harris	Text amendment to zoning ordinance; adds data center definition, SUP pathway, and standards	Data centers addressed as a use requiring discretionary review; application materials include site plan, operations, utilities, noise, generators, hazards, security, traffic, and grid coordination	Principal data center max height 75 ft; accessory data-center structure max height 15 ft; architectural design requirements for buildings visible from ROW	Requires maintenance description, noise impact assessment, generator inventory/emissions assessment, hazardous materials/fuel plan, emergency management, security, traffic impact, grid coordination, utility demand and financial assurance/decommissioning	Minimum 500 ft from residentially zoned property line; equipment must be screened; city may impose stricter noise, setbacks, screening, hours, and mitigation	2026 zoning ordinance amendment package, ZTA 2026.03.03	Strong model for Angleton if Council wants SUP review plus explicit technical submittals before approval	<a href="https://missouricitytx.civicweb.net/document/306619/">https://missouricitytx.civicweb.net/document/306619/</a>
Irving	Dallas County	Unified Development Code amendment adding principal/accessory data center definitions and performance standards	Principal data centers are treated separately from accessory data centers; certain commercial districts allow accessory data centers; principal use standards and parking added	Adds Section 3.20 Data Center Standards and distinguishes principal use vs. accessory use; parking tied to office/meeting/training/security floor area	Standards focus on site/design/performance rather than broad utility-projection package in the snippet reviewed	Performance standards established; minimum parking is 1 space per 300 sq ft of office/meeting/training/security personnel areas	ORD-2025-11063 / Case 2024-326-UDC	Good model for defining data centers clearly and separating small accessory IT facilities from major stand-alone facilities	<a href="https://ecode360.com/IR6873/laws/LF2272364.pdf">https://ecode360.com/IR6873/laws/LF2272364.pdf</a>
Georgetown	Williamson County	Unified Development Code use regulation	Data center permitted in accordance with Table 5.04.010, with a specific building-size cap	Text states data center is permitted only if building size does not exceed 5,000 sq ft	No major technical submittal package found in reviewed provision	Size cap is the key control; other district standards apply	Current UDC Chapter 5 zoning use regulations	Useful low-intensity approach if Angleton wants to allow only small-scale/accessory-style facilities by right and require larger projects to seek a rezoning/SUP	<a href="https://library.municode.com/tx/georgetown/codes/unified_development_code?nodeId=UNDECO_CH5ZOUSRE_S5.02REUS_S5.02.020REUSLI">https://library.municode.com/tx/georgetown/codes/unified_development_code?nodeId=UNDECO_CH5ZOUSRE_S5.02REUS_S5.02.020REUSLI</a>
Seagoville	Dallas County	Zoning ordinance amendment and project-specific Planned Development	Ordinance 2024-25 adds data center definition and adds data center to allowed uses in LM Light Manufacturing; separate PD-06-2024 rezoned property to Planned Development with Light Manufacturing base to allow data center use	Definition covers buildings housing networked computers/data processing equipment and related infrastructure, including power and cooling equipment	PD requires development under city ordinances, construction standards, and zoning provisions as modified by PD development regulations	Project-specific standards handled through PD; citywide amendment allows use in LM	Ordinance 2024-25; PD-06-2024	Good model for allowing the use only in industrial/light manufacturing contexts and using PD conditions for large campuses	<a href="https://ecode360.com/SE6476/laws/LF2209137.pdf">https://ecode360.com/SE6476/laws/LF2209137.pdf</a>
Red Oak	Ellis County	Multiple Planned Development rezonings for data center complexes	Data centers approved through PD amendments/rezonings rather than a simple by-right path; several ordinances amend zoning map to allow specific data center complexes	Development plan, landscape plan, elevations, and PD regulations serve as controlling development standards	Project-specific submittals included site/development plans; later PD standards include operations-related limits	One 2026 PD standard includes continuous operational noise limit of 85 dBA measured at boundary of lot containing data center, with construction/emergency generator exceptions	Ordinances include 23-047, 23-048, 23-067, 24-041, and 26-002	Strong example of using PD zoning to negotiate site-specific design, landscape, elevation, and operational controls	<a href="https://ecode360.com/RE6455/laws/LF2295005.pdf">https://ecode360.com/RE6455/laws/LF2295005.pdf</a>
Lavon	Collin County	Planned Development amendment for Elevon Business Park data center use	Data center use addressed in PD amendment with parcel-specific standards	Maximum height 30 ft in reviewed standards; landscape buffers along FM 2755 and McClendon Road	No broad utility-submittal package found in reviewed ordinance; standards emphasize site design	Minimum 15 ft landscape buffer; shade trees, ornamental trees, and minimum 6 ft screening wall for data center uses	Ordinance 2024-12-01	Good model for buffers, screening walls, and roadway-edge landscaping when data centers front public corridors	<a href="https://ecode360.com/LA6382/laws/LF2226838.pdf">https://ecode360.com/LA6382/laws/LF2226838.pdf</a>
Garland	Dallas County	Garland Development Code definition plus zoning/PD case practice for data center projects	Data center is defined in Article 1; data center projects have been reviewed through zoning/plan commission/council processes	Definition includes computer systems, telecommunications/storage systems, redundant or backup power, redundant data connections, environmental controls, fire suppression, and security devices	No citywide utility-demand submittal found in reviewed definition; project-level review may address site impacts	Standards likely handled by zoning case/PD/site plan conditions; definition is broad enough to capture major facilities	Current Garland Development Code; data center zoning cases reviewed in 2024	Useful definition language for Angleton; additional standards would be needed for utility, noise, setbacks, and screening	<a href="https://ecode360.com/40084978">https://ecode360.com/40084978</a>
Midlothian	Ellis County	Planned Development district regulations for named data center campuses	Data centers approved via PD amendments and zoning-map changes such as PD-106 Sharika Data Center and PD-182 Stream Data Center	PD development regulations and concept/development plans govern land use and site development	Handled through project-specific development regulations rather than a universal technical checklist in reviewed materials	PD standards may include district-specific buffering and development controls; reviewed summary confirms zoning map amendment for data center	PD-106 amended/restated regulations; Ordinance 2025-26 / PD-182 Stream Data Center	Relevant because Angleton could require PD/SUP for large-format data centers instead of treating them as ordinary industrial uses	<a href="https://www.midlothian.tx.us/DocumentCenter/View/19679/PD-182-Stream-Data-Center-pdf?bidId=">https://www.midlothian.tx.us/DocumentCenter/View/19679/PD-182-Stream-Data-Center-pdf?bidId=</a>

TABLE 1: DATA CENTER ADOPTED CITY REGULATIONS STATE OF TEXAS COMPARISONS

City	Region/County	Adopted regulation type	Where data centers are allowed / approval path	Key zoning standards	Utility / impact submittals	Setback / screening / noise	Adoption date / ordinance	Angleton takeaway	Source URL
Grand Prairie	Dallas / Tarrant / Ellis	Planned Development zoning for light industrial including data center uses	Goodland Data Center zoning changes from Agriculture/PD to Planned Development District for Light Industrial including Data Center uses	Project-scale PD zoning; approximately 1,452-acre item noted in 2026 legal/agenda materials	Specific technical submittals not identified in short agenda/ordinance summaries reviewed	Standards handled through PD/concept plan process	ZON-25-12-0043; City Council/P&Z 2026 agenda and ordinance materials	Illustrates how large data center campuses are often handled as PDs with concept plans and public hearings	<a href="https://mccmeetingspublic.blob.core.usgovcloudapi.net/gptx-meet-37d919ef3aeb4422a1838717aece7ae1/ITEM-Attachment-001-750fd822e80b4601997fc51b11a8a3de.pdf">https://mccmeetingspublic.blob.core.usgovcloudapi.net/gptx-meet-37d919ef3aeb4422a1838717aece7ae1/ITEM-Attachment-001-750fd822e80b4601997fc51b11a8a3de.pdf</a>
Denison	Grayson County	Zoning use table expressly lists Data Center	Code table lists Data Center as permitted in multiple zoning districts	Uses are marked permitted in the applicable table; asterisk indicates supplemental standards may apply in the code	No detailed utility-demand submittal identified in reviewed table excerpt	District standards apply; additional supplemental use standards should be checked before adoption	Current Code of Ordinances Chapter 28 zoning	Useful simple-use-table example; Angleton should add separate standards if the use is permitted	<a href="https://library.municode.com/tx/denison/codes/code_of_ordinances?nodeId=COOR_CH28ZO_ARTIIIIZODI_S28.38MMDI">https://library.municode.com/tx/denison/codes/code_of_ordinances?nodeId=COOR_CH28ZO_ARTIIIIZODI_S28.38MMDI</a>
Manor	Travis County	Zoning ordinance includes data center definition/use; rezoning ordinances can remove data center as allowed use	Chapter 14 includes data center as a defined use; recent C-3 rezoning ordinance expressly removed Data Center from permitted uses on a parcel	Demonstrates negative-listing/exclusion conditions in rezoning when a district might otherwise allow the use	No citywide technical package identified in reviewed materials	Parcel-specific exclusion is used to prevent data center use in a rezoned district	Ordinance No. 814, 2026	Useful for Angleton if Council wants to approve commercial/industrial rezonings while expressly excluding data centers unless separately approved	<a href="https://mccmeetingspublic.blob.core.usgovcloudapi.net/manortx-meet-22728830b44341a3a4ab6759dbc01c47/ITEM-Attachment-001-4b833626ae774f008a413afb825e6505.pdf">https://mccmeetingspublic.blob.core.usgovcloudapi.net/manortx-meet-22728830b44341a3a4ab6759dbc01c47/ITEM-Attachment-001-4b833626ae774f008a413afb825e6505.pdf</a>
Addison	Dallas County	Unified Development Code use definition and use-regulation framework	UDC identifies land uses allowed in zoning districts; Data Center is a defined land use	Definition: facility used to house computer systems and associated components	No detailed utility-demand package identified in reviewed UDC excerpt	District/use standards should be reviewed if applying this model	Current UDC Appendix A	Good example of placing data centers into a modern UDC use taxonomy, but Angleton would still need impact standards	<a href="https://library.municode.com/tx/addison/codes/code_of_ordinances?nodeId=PTIICOOR_APXAUNDECO_ARTIIIIZODI">https://library.municode.com/tx/addison/codes/code_of_ordinances?nodeId=PTIICOOR_APXAUNDECO_ARTIIIIZODI</a>

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, TEXAS, AMENDING SECTION 28-63, SPECIFIC USE PERMITS, AND ADDING SECTION 28-64, DATA CENTER REGULATIONS TO THE ANGLETON, TEXAS CODE, ENTITLED "THE CITY OF ANGLETON, TEXAS ZONING ORDINANCE;" REQUIRING A SPECIFIC USE PERMIT FOR DATA CENTERS ESTABLISHMENTS; PROVIDING FOR REPEAL; PROVIDING A PENALTY; AND PROVIDING FOR SEVERABILITY.**

\* \* \* \* \*

WHEREAS, in accordance with Goal 1 of the City of ANGLETON, TEXAS's Strategic Plan, the City Council of the City of ANGLETON, TEXAS (the "City") desires to create a great place to live; and

WHEREAS, in accordance with Goal 3 of the City's 2005 Comprehensive Plan, the City desires to focus on neighborhood integrity and commercial development as the community continues to mature; and

WHEREAS, in accordance with the priorities identified in the City's 2005 Comprehensive Plan update, the City desires to address concerns related to the location of nonresidential developments directly adjacent to residential developments; and

WHEREAS, the purpose of requiring certain permitting for data centers is to mitigate the adverse secondary effects caused by such businesses, to maintain compatibility with other land uses and services permitted within ANGLETON, TEXAS, encourage ordered development of such businesses, and to promote the public health, safety and welfare of the residents of the city; and

WHEREAS, according to land use attorney Terrence Welch of Brown & Hofmeister, as of January 2026, there were 383 data centers in Texas, including 55 in the Houston region; and

WHEREAS, according to *Governing*, Texas ranks number two (2) in the United States of America for the most data centers (available at: [Texas Towns Push Back on Data Center Expansion](#)); and

WHEREAS, residents in Texas have expressed concern that data centers use a large amount of resources, including water and electricity, which drives up costs for residents; and

WHEREAS, the City Council finds that data centers may create significant community impacts, including noise, air emissions from generators, risks associated with hazardous materials and fuel, increased electrical demand affecting grid stability, and security concerns; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of ANGLETON, TEXAS have each conducted, in the time and manner and after the notice required by law and the City of ANGLETON, TEXAS Zoning Ordinance, a public hearing on the proposed amendments to the City of ANGLETON, TEXAS Zoning Ordinance; and

WHEREAS, all persons appearing at such public hearings who desired to speak on such proposed amendments were afforded that opportunity and their comments were duly noted and considered; and

WHEREAS, the Planning and Zoning Commission of the City of ANGLETON, TEXAS has issued its final report to the City Council of the City of ANGLETON, TEXAS; and

WHEREAS, the City Council of the City of ANGLETON, TEXAS finds that enacting this Ordinance is necessary for the protection of public health, public safety, public property and public peace; and

WHEREAS, the City Council of the City of ANGLETON, TEXAS now deems it appropriate to approve the proposed amendments; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The ANGLETON, TEXAS Code is hereby amended by adding new subsections 11.7 and 14 of Section 4 of Appendix A to provide as follows:

**“APPENDIX A  
ZONING**

.....

**SECTION X. – DEFINITIONS**

.....

(14) *Data center* means a facility primarily used to house computer systems, servers, networking, and associated components, including backup power systems, cooling infrastructure, and network connectivity, whether for cloud computing, colocation, enterprise, high-performance computing, or similar purposes, and with an aggregate critical IT load or capacity of 20 MW or greater.”

Section 3. The ANGLETON, TEXAS Code is hereby amended xxxxx and providing therefore, new subsections XXXXXX thereof to provide as follows:

**“APPENDIX XXX  
ZONING**

City council approval of a specific use permit shall be required for any of the following uses, which may only be permitted within the district specified:

Use	Districts Allowing Specific Uses and Requiring City Council Approval of a Specific Use Permit
Data centers (See also section xxxxxx for minimum requirements)	LI

DRAFT

## ADD/CREATE SECTION 28-64.- DATA CENTERS

### Sec. 28-64.1. Specific use permit required.

- A. A data center may not be erected, operated, expanded, or modified without first receiving approval for a specific use permit.
- B. Application procedures. Application for a specific use permit for a data center shall be made to the planning development services department of the city. An application will not be considered until it is complete. A complete application must contain the following:
- (1) An inventory of the applicant's existing data centers, including the location of each data center;
  - (2) Site plan or plans to scale specifying the location of the proposed data center, energy source infrastructure, other accessory uses, access, parking, fences, landscaped areas, and adjacent land uses;
  - (3) A description of anticipated maintenance needs;
  - (4) A noise impact assessment, including a description of anticipated noise that may emanate from the proposed data center and proposed mitigation measures;
  - (5) Generator inventory and emissions assessment;
  - (6) Hazardous materials and fuel management plan, which shall include inventory, storage, handling, employee training, spill prevention, secondary containment, inspection, and emergency response coordination;
  - (7) Emergency management plan;
  - (8) Security plan;
  - (9) Traffic impact analysis;
  - (10) Grid coordination plan demonstrating coordination with the local transmission and distribution utility and regional grid operator, including interconnection status, load profile, ramp rates, redundancy configuration, and curtailment capabilities;

- (11) Decommissioning plan covering triggers for decommissioning (including cessation of operations for 120 consecutive days), schedule, equipment removal, hazardous material disposition, utility de-energization, and site restoration to conditions compatible with adjacent uses;
- (12) Community engagement plan;
- (13) Financial assurance in the form of a bond, letter of credit, or other instrument acceptable to the city in an amount determined by the city manager based on  
  - an estimate plus 25% contingency to guarantee decommissioning and restoration of the site; and
- (14) Any additional information which may be requested by the city to fully evaluate and review the application and the potential impact of a proposed data center.

**Sec. 28-64.2. General requirements for data centers.**

The city may consider and require conditions that require stricter noise limits, setbacks, screening, hours of operation and other mitigation reasonably related to mitigating the impact of the proposed data center on residential users. The following minimum regulations shall apply to all data centers under this section 28-64:

- (1) **Setbacks.** A data center may only be permitted at least 500 feet from a residentially zoned property line.
- (2) **Height and area regulations.** A data center building or structure that is the primary use of property shall not exceed the maximum height for the zoning district in which the data center is located.
- (3) **Architectural Design.** Buildings visible from public rights of way shall incorporate at least three of the following features into the building design:
  - a. Decorative cornices.
  - b. Concrete or glass accents.
  - c. Decorative tile or metal.
  - d. Awnings.

- e. Parapets.
  - f. Another unique feature proposed by the data center and approved by the city manager.
- (4) **Screening.**
- a. Ground mounted and roof-mounted equipment, including generators, fuel tanks, cooling equipment, heat exchangers, universal power supply units, or any other outdoor equipment related to the functioning of a data center as a principal use shall be not be visible and shall be screened in accordance with section 7A.
- (5) **Water source.** Water capacity is required for specific use permit approval. A data center shall utilize a closed-loop cooling system or similar cooling technology that eliminates the need for the datacenter to continuously draw water from a public water supply source. A water capacity availability letter shall be submitted with the specific use permit application and shall include the total water use to start the system, the average water use once the system is charged, and the amount and typical waste generated, if any, that will be sent to a wastewater treatment plant.
- (6) **Electricity.** Electricity capacity is required for specific use permit approval. An electricity capacity availability letter shall be submitted with the specific use permit application.
- (7) **Noise.**
- a. **Mitigation.** Applicants shall employ best available noise control technologies, including acoustic enclosures, barrier walls, lined air intakes, low-noise fans, vibration isolation, and optimized equipment layout. Cooling plant operations shall be sequenced to minimize nighttime noise.
- (8) **Generators.**
- a. **Siting.** Generators shall be located the maximum practical distance from residential property lines.
  - b. **Noise.** Generators shall be equipped with hospital-grade or better silencers and enclosure.

- (9) **Security.** On-site security is required 24 hours a day, seven (7) days a week, with at least one (1) trained security personnel on site at all times.
- (10) **Annual compliance registration.** A registration form shall be submitted to the city annually to verify compliance with this section.
- (11) **Decommissioning and restoration.**
  - a. All technology equipment, generators, fuel tanks, hazardous materials, aboveground piping, switchgear not required by the utility, and ancillary structures shall be removed within 120 days unless the city approves retention.
  - b. The property owner shall abate and remediate contamination, remove impervious surface areas not needed for future conforming uses, regrade, and revegetate decommissioned data center property.
  - c. **Completion Certification.** Within 30 days of decommissioning completion, the operator shall submit a professional engineer’s certification of completion and a final report to the city.

**Sec. 28-64.3. Effect of state law.**

To the extent there exists any conflict between the provisions of this section and applicable state law, the state law provision shall prevail to the extent of the conflict.

**Sec. 28-64.4. Fees.**

An applicant for a data center site plan review shall pay, at the time of the application, in addition to any other required fees, a site plan review fee, as applicable, in the amount specified in a resolution by the city council adopting a schedule of fees.

\*\*\*\*\*

**Sec. 7A: Architectural design standards for nonresidential**

- A. *Purpose.* Architectural design standards with specific color and material standards are created for nonresidential.
- B. *Objectives for architectural design standards.* Building orientation and location should reflect consideration for the following:
  - 1. Streetscape;
  - 2. Landscape;

3. Existing structures within and overall aesthetics of the subject property and adjacent properties;
  4. Parking and traffic circulation;
  5. Existing vegetation; and
  6. Surrounding property.
- C. *General standards for nonresidential*, The following standards shall apply to buildings subject to this section xxx:
1. Mechanical equipment shall not be visible from the ground within 1,000 feet from the building, and shall be screened in accordance with the following: Roof-mounted mechanical or other equipment shall be screened by roofing and/or by parapet walls. Ground-mounted equipment, within view of a roadway or driveway used by the general public, shall be screened by masonry walls. Ground-mounted equipment, not within view of a roadway or driveway used by the general public, shall be screened by landscaping, at a minimum.
  2. Outside loading docks and delivery areas within view of a roadway or driveway used by the general public shall be screened from view by masonry walls. Outside loading docks and delivery areas not within view of a roadway or driveway used by the general public shall be screened from view by landscaping, at a minimum. It is preferred for loading docks and delivery areas to be located to the side or rear of the building.

**Sec. 28-64.3. Effect of state law.**

To the extent there exists any conflict between the provisions of this section and applicable state law, the state law provision shall prevail to the extent of the conflict.

**Sec. 128-64.4. Fees.**

An applicant for a data center site plan review shall pay, at the time of the application, in addition to any other required fees, a site plan review fee, as applicable, in the amount specified in a resolution by the city council adopting a schedule of fees.”

Section XXXX. *Repeal.* Any ordinance or any part of an ordinance in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

Section 9. *Penalty.* Any person, firm, partnership, association, corporation, company, or organization of any kind who or which violates any provision of this zoning ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall

constitute a separate offense. The owner or owners of any property or of premises where any violation of this zoning ordinance shall occur, and any agent, contractor, builder, architect, person, or corporation who shall assist in the commission of such offense shall be guilty of a separate offense unless otherwise prohibited by law and, upon conviction thereof, shall be punished as above provided.

Section 10. Severability. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of ANGLETON, TEXAS, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED and APPROVED on first reading this \_\_\_ day of \_\_\_\_\_, 2026.

PASSED, APPROVED and ADOPTED on second and final reading this \_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
John Wright, Mayor

ATTEST:

\_\_\_\_\_  
Amanda Davenport, Assist. City Secretary



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** June 4, 2026

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

**AGENDA CONTENT:** Update, Discussion, and Worksession on a proposed amendments to the Angleton Building Code, Zoning and LDC within the Angleton Code of Ordinances. (No Action Agenda Item)

**AGENDA ITEM SECTION:** Regular Agenda

**BUDGETED AMOUNT:** None **FUNDS REQUESTED:** None

**FUND:** None

### EXECUTIVE SUMMARY:

This worksession provides for Planning and Zoning Commission discussion on proposed amendments to the Angleton Code of Ordinances, Zoning and the Land Development Code, and potential upgrades to the Building Codes for the City as part of the Comprehensive Plan Update/GLO RCP Project.

Staff hopes to update the Commission on the progress being made by the CPAC Committee along with our Consultants Ardurra Planning Group and SafeBuilt. As part of the Comprehensive Plan Process, the GLO, General Land Office Grant requires the City to upgrade its current dated building codes. The following table lists the adopted code years by municipality:

#### The City of Angleton's Building Code: 2015

- Alvin 2024
- Pearland 2021
- Manvel 2021
- Katy 2021
- Pattison 2021
- Lake Jackson 2018
- Rosenberg 2018
- Brookshire 2018

- Brazoria County                      Single-family
  - No building codes
  - County's flood plain requirement
  - No fire codes

#### Multi-family and non-residential

- \* 2018 Fire Codes

State of Texas                      **2024** (For Windstorm certification *Updated in April 2026* that is required in Angleton)

We have provided the benefits of upgrading our Building Codes within the attached PowerPoint Slideshow, and a list of public concerns and priorities. You were also afforded an opportunity to participate in a questionnaire via the Menti-meter link sent to you on May 28, 2026. We will follow up with the results.

#### **RECOMMENDATION:**

Staff recommends that Planning and Zoning Commission conduct a worksession on the future proposed Text Amendments.

# PLANNING & ZONING COMMISSION MEETING

## GLO RCP Project

Thursday, June 4, 2026



- GLO RCP Project
- Building Codes Update
- Zoning Code and LDC Update

## GLO RCP Project

*Attachment: Goals, Objectives, and  
Strategies*



## Funding

- **100% funded** by General Land Office, Resilient Communities Program Grant (GLO RCP)

## Schedule (GLO Requirements)

	<b>Milestone 1</b> May 2025 (Month 1)	<b>Milestone 2</b> Jun 2025-Jan 2026 (Months 2-9)	<b>Milestone 3</b> Feb 2026-Aug 2026 (Months 10-16)	<b>Milestone 4</b> Sep 2026 -July 2027 (Months 17-27)	<b>Milestone 5</b> Aug 2027 (Month 28)
<b>GRANT AWARD &amp; PROCUREMENT</b>					
<b>COMPREHENSIVE PLAN UPDATE</b>					
<b>BUILDING CODE UPDATE UPDATES</b>					
<b>ZONING &amp; LAND DEVELOPMENT CODE UPDATE</b>					
<b>GRANT CLOSE-OUT</b>					

# GLO RCP Project



## Building Code Updates

Develop, adopt, & implement building codes that foster a greater degree of resiliency by meeting or exceeding the IRC 2012

# GLO RCP Building Codes Update



**Purpose** - Develop, adopt, & implement-building codes that foster a greater degree of resiliency by meeting or exceeding the IRC 2012

## Kick-off

February 2026 – April 2026  
Work Plan, Community Engagement, CC Work Session, AC/others\*



## Findings & Draft Amendments

May 2026 – June 2026  
Findings, Analysis, AC Meeting 2, Stakeholder Interviews, Draft Amendments

## Finalization & Adoption

July 2026 – October 2026  
CC Work Session, Stake Holder Input, Public Hearing, Adoption

## Community Input

- City Council Work Session
- Advisory Committee (AC) - 2 Meetings
- Website initialization\*
- Online questionnaire\*
- Community notices\*
- Stakeholder interviews

# GLO RCP Building Codes Update

\* Maybe combined with Zoning Ordinance and LDC code update. Advisory Committee (AC) to be determined by the city.



# Codes in Surrounding Communities

## Angleton

2015

- Alvin 2024
- Pearland 2021
- Manvel 2021
- Katy 2021
- Pattison 2021
- Lake Jackson 2018
- Rosenberg 2018
- Brookshire 2018
- Brazoria County
  - Single-family
    - No building codes
    - County's flood plain requirement
    - No fire codes
  - Multi-family and non-residential
    - \* 2018 Fire Codes
- State of Texas 2024 (For Windstorm certification that is required in Angleton)  
*Updated in April 2026*

## GLO RCP Building Codes Update



- Enhanced Insurance & ISO Rating Benefits
- Stronger Positioning For Grant Funding (E.g., BRIC)
- Higher Life Safety Standards
- Adaptive Reuse Flexibility
- Longer Lasting Housing Stock
- Improved Neighborhood Stability
- Accessibility Provisions (ADA/Aging)
- Stronger Resilience to Natural Hazards
- Improved Energy Efficiency
- Reduced Legal & Liability Risk
- Builder & Contractor Benefits
- Alignment with Regional & Neighboring Cities
- Standardized & Efficient Permit Procedures

## GLO RCP Building Codes Update



## What has been heard so far from the Community\*

- Updated **Fire Codes** (Safety)
- Property **Maintenance Codes** & Enforcement (Neighborhood Preservation)
- **Exterior** Maintenance & Façade Standards (Maintenance)
- Flexible **Rehabilitation** & Safety Standards for Aging Buildings
- Higher Quality & **Durable** Materials (New Housing Quality)
- Flooding & Storm **Resilience** Standards (Disasters)
- Safety, Comfort, & **Accessibility** Codes (Seniors And ADA)
- Flexible **Rehabilitation/Adaptive Reuse** (Downtown Reinvestment)
- **Energy Efficient** Fixtures & Sustainability Standards (Low Energy Costs)
- Permit Review & Inspection **Predictability** (Efficient Processes)
- Staff Input (Building Inspection/Fire Marshal)

\*Community Questionnaire, Focus Groups Meetings, Interviews, Community Events

## GLO RCP Building Codes Update



- Comparison of Code Version – 2018, 2021, 2024
- Meeting with Code Expert
- Initialize website, online questionnaire, and stakeholder interviews
- Advisory Committee (BOA/P & Z)
- Data collection, research and findings
- Adoption of Code version & local amendments

## GLO RCP Building Codes Update

# GLO RCP Zoning Ordinance/LDC Update



# Community Concerns - Top 10

Item 3.

## Comprehensive Plan

- Unbalanced and Uncoordinated Growth
- Aging and Inadequate Infrastructure
- Lack of Vibrant Downtown / Civic Heart
- Limited Retail, Dining, Entertainment Options
- Connectivity and Walkability – sidewalks/bike
- Economic Diversification and Job Growth
- Small-Town Character Preservation
- Housing Diversity/Affordability
- Beautification, Revitalization, and Community Image
- Flooding, Drainage, and Long-Term Resilience

## Zoning

- Incompatible Land Uses Near Neighborhoods
- Lack of Clear Development Standards & Enforcement
- Small Lot and “Cookie-Cutter” Subdivisions
- Limited Zoning for Mixed-Use Downtown & Town Center
- Weak Downtown Development Tools, Incentives, and Flexibility
- ETJ Management
- Parking and Site Design Requirements
- Insufficient Corridor and Gateway Standards
- Housing Regulations Limit Variety
- Development Review Predictability & Enforcement

## GLO RCP Zoning Code and LDC Update

City Council Work  
Session  
CPAC Work Sessions  
Findings  
Community Survey  
Focus Group



Website Activation, Newsletter, Media, Online  
Forums, Interactive Map, Questionnaire

## KICK-OFF

- Finalize work program →
- Work Session - City Council ✓
- P & Z (Advisory Committee) meeting – 1 ✓

## DIAGNOSTIC/FINDINGS

- Data collection, research, findings, analysis →
- P & Z meeting - 2
- Stakeholder meetings (or P & Z additional meetings) →
- Townhall/Community Event (with Comp. Plan/Building Code)

## CODE UPDATES

- Draft recommendations
- P & Z meeting – 3
- Work Session with Council
- Finalize draft recommendations

## FINALIZATION & ADOPTION

- Public review & stakeholder input
- P & Z meeting – 4
- Work Session with the City Council & P & Z
- Public Hearing & adoption / final report

# GLO RCP Zoning Code and LDC Update



**Zoning Code and Land Development Code  
Amendments Questionnaire Results To Be Made  
Available during the work session.**

**GLO RCP  
Zoning Code  
and LDC Update**



# Executive Summary

## ICC Code Comparison and future adoption of an updated code year

The ICC Codes are nationally recognized model codes that establish minimum standards for building safety, structural integrity, fire protection, energy efficiency, and overall community resilience. Adoption of updated codes helps ensure the City remains aligned with current industry standards, technological advancements, and evolving development trends.

The ICC code cycles have evolved substantially over the last decade, with each edition building upon previous improvements to address changing construction practices, emerging technologies, and increased resiliency needs. The progression from the 2015 codes through the 2024 codes reflects a clear movement toward modernization, sustainability, and enhanced public safety.

## Comparison of Code Cycles

### 2015 to 2018 ICC Codes

The 2018 ICC Codes primarily focused on incremental improvements in safety, enforcement clarity, and efficiency standards. Significant updates included:

- Improved wind design methodologies and structural provisions.
- More detailed requirements for rooftop structures and mechanical equipment.
- Enhanced fire-resistance continuity and egress calculations.
- Recognition of newer occupancy types and mixed-use developments.
- Improved building envelope standards and reduced air leakage requirements for better energy efficiency.

These changes provided communities with better enforcement tools, improved public safety standards, and more future-ready infrastructure requirements while maintaining familiarity with earlier code cycles.

### 2015 to 2021 ICC Codes

The 2021 ICC Codes represented a major modernization effort and introduced more transformative changes to construction and development standards, including:

- Introduction of mass timber construction allowances for buildings up to 18 stories.
- Formal regulation of emerging uses such as escape rooms and specialized occupancies.
- Additional sprinkler and fire-resistance requirements.
- Significant improvements to energy efficiency standards, including stricter insulation, air sealing, and HVAC performance requirements.
- Better flexibility for mixed-use developments and dense urban projects.
- Improved pathways for adaptive reuse and renovation of existing buildings.

The 2021 code cycle helped communities adapt to evolving construction technologies while continuing to improve life safety, sustainability, and redevelopment opportunities.

## **2015 to 2024 ICC Codes**

The 2024 ICC Codes continue the modernization efforts of prior cycles while placing additional emphasis on resiliency, renewable energy integration, and emerging technologies. Significant updates include:

- Improved coordination and consistency across all code sections.
- Enhanced egress systems and fire separation strategies for complex buildings.
- Adequately address electric vehicle charging stations and battery storage in a meaningful way uniformly across Code Sections.
- Further tightening of building envelope and energy performance standards.
- Continued flexibility for adaptive reuse, redevelopment, and renovation projects.

These updates are intended to address current and future development trends while improving resiliency and long-term community sustainability.

## **Benefits to the City**

Adoption of the 2024 ICC Codes would provide several important benefits to the City, including:

- Improved public safety through updated fire protection, structural design, and emergency egress requirements.
- Enhanced resiliency standards related to severe weather, wind loads, and disaster preparedness.
- Better regulation of modern development trends, including electric vehicle charging stations, battery storage systems, and renewable energy systems.
- Increased clarity and consistency in code enforcement, reducing interpretation conflicts for staff, contractors, and developers.
- Improved energy efficiency standards that may reduce long-term operating costs for residents and businesses.
- Greater flexibility for redevelopment, adaptive reuse projects, and modernization of existing structures.
- Alignment with current industry standards utilized throughout Texas and across the nation.

## **Recommendation**

Staff recommends that the City Council consider adoption of the 2024 ICC Codes through the ordinance adoption process, including the required public hearing procedures. Adoption of the updated codes will help ensure the City remains proactive in protecting public health, safety, and welfare while positioning the community for responsible growth, long-term resiliency, and future development opportunities.