



It's real.

MEMORANDUM

**To:** Seguin Planning & Zoning Commission  
**From:** Pamela Centeno, Director of Planning & Codes  
**Subject:** Amendments to Section 3.4.3 Land Use Matrix- Industrial Uses and to Chapter 7- Definitions, to add and define a data center as a new use  
**Date:** March 2, 2026

The number of data centers being constructed in Texas is rapidly increasing as companies pursue sites in cities and counties across the state. Unlike counties, Texas cities have the authority to adopt zoning regulations to promote the public health, safety, morals, and general welfare of their communities. While data centers are vital to today’s digital economy, careful consideration must be given to where they are permitted within city limits. To help ensure that such facilities are developed in appropriate locations and that adequate safeguards are in place to protect surrounding properties, the Seguin Planning Department is proposing to amend the Unified Development Code (UDC) to add data centers as an industrial use in the Land Use Matrix with a requirement for a Specific Use Permit. Staff is also proposing to add a definition for a data center to the UDC. The proposed amendments to Section 3.4.3 and to Chapter 7- definitions, are as follows:

Section 3.4.3 Land Use Matrix- Industrial Uses

Industrial Uses

	A-R	R-R	S-R	R-1 R-2	DP- 1	DP- 2	ZL	MF 1,2,3	MR	MHP	NC	C	P	LI	I	DHD
Data Center	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-

Chapter 7- Definitions

Data Center – A facility, which may consist of a single building, multiple buildings, or a portion of a building, that houses servers, computing systems, networking equipment and other related infrastructure for processing, storing or distributing digital data.