



Planning and Zoning Commission Report

AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC) TO ADD "DATA CENTERS" AS A NEW USE, AND TO CHAPTER 7-DEFINITIONS, TO ADD A DEFINITION FOR DATA CENTERS

A request to amend the Unified Development Code (UDC) Section 3.4.3 Land Use Matrix to add data centers to the Land Use Matrix and to add a definition to Chapter 7- Definitions was considered during a public hearing at the Planning & Zoning Commission meeting on June 9, 2026.

Pamela Centeno, Director of Planning & Codes, presented the proposed amendments to the Commission, reminding them of the March meeting in which the same topic was discussed. In March, the Commission recommended amendments to the UDC to allow data centers in Light Industrial and Industrial zoning districts with a Specific Use Permit. Ms. Centeno informed the Commission that the City Council recently heard a presentation on data centers. She noted that staff is bringing the proposed UDC amendments back to the Commission to consider changing the requirement for a Specific Use Permit to a Conditional Use Permit. A Conditional Use Permit is a new type of zoning permit being proposed by staff that adds a second level of approval, with final action taken by City Council, following a recommendation by the Planning & Zoning Commission. Staff recommends that land uses that have a higher potential of creating impact to surrounding areas, such as data centers, should require Council approval through Conditional Use Permit. Ms. Centeno also proposed an additional statement to the proposed definition, adding that the definition of a data center "excludes server rooms no larger than 2,000 square feet within an organization's building that house information technology (IT) equipment for internal operations.

The Commission discussed the UDC amendments proposed by staff.

The regular meeting recessed, and a public hearing was held. There being no responses from the public, the regular meeting was reconvened for action.

After consideration of the staff report and all information given regarding the amendments Commissioner Jones moved that the Planning and Zoning Commission recommend approval of the proposed amendments to the UDC. Commissioner Schievelbein seconded the motion. The following vote was recorded:

RECOMMENDATION TO AMEND THE UNIFIED DEVELOPMENT CODE SECTION 3.4.3 LAND USE MATRIX AND CHAPTER 7- DEFINITIONS TO ADD DATA CENTERS AS A NEW USE.

MOTION PASSED

8-0-0

A handwritten signature in black ink that reads "Francis Serna".

Francis Serna, Recording Secretary

A handwritten signature in black ink that reads "P Centeno".

ATTEST: Pamela Centeno

Director of Planning & Codes