

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS AMENDING THE UNIFIED DEVELOPMENT CODE (UDC), SECTION 3.4.3 AND THE DEFINITIONS, ADDING DATA CENTERS TO THE LAND USE MATRIX; PROVIDING A SEVERABILITY CLAUSE; AUTHORIZING CITY STAFF TO PREPARE THIS ORDINANCE FOR SUBMISSION AS A SUPPLEMENT TO THE CODE OF ORDINANCES; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Seguin City Council adopted the Unified Development Code (UDC) to encourage better planning and development throughout the city and to provide standards for the orderly development of the city with a stable pattern of land uses; and

WHEREAS, data centers are not presently listed in the Land Use Matrix in the UDC; and

WHEREAS, the City of Seguin desires to add data centers to the industrial land uses section of the Land Use Matrix in Section 3.4.3 of the UDC, providing for a definition of data centers, and requiring that all data centers be required to apply for a conditional use permit from the City Council; and

WHEREAS, on June 9, 2026, after conducting a public hearing, the Planning and Zoning Commission voted to recommend to City Council that the amendments to the UDC be adopted as described herein.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Seguin, Texas, as follows:

PART ONE. Section 3.4.3 of the Seguin Unified Development Code is hereby amended to add the following data centers to the list of industrial uses to the Land Use Matrix (underlining indicates added text):

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
Artisan Manufacturing	-	-	-	-	-	-	-	-	-	-	-	L/S	-	P	P	L/S
Auto Crushing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-
Concrete Batch Plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-
Contractor's storage/ equipment yard	-	-	-	-	-	-	-	-	-	-	-	S	-	P	P	-
Crematory	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-
<u>Data Center</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>C</u>	<u>C</u>	<u>=</u>
Slaughter Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-
Drilling and or Mining for Oil, Gas, and other minerals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-
Heavy Industry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
Light Industry	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-

Packing, assembly, and/or treatment of finished or semi finished products from previously prepared material	-	-	-	-	-	-	-	-	-	-	-	-	L	-	P	P	-
Petroleum bulk stations and terminals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-
Recycling center (outside)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	-
Recycling center (inside)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Salvage yard	-	--	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
Scrap processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
Self-Storage (no outside storage)	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-
Self-Storage (with outside storage)	-	-	-	-	-	-	-	-	-	-	-	-	S	-	S	P	-
Truck Stop	-	-	-	-	-	-	-	-	-	-	-	-	S	-	S	P	-
Warehouse with no outdoor storage	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-
Warehouse with outdoor storage	-	-	-	-	-	-	-	-	-	-	-	-	S	-	S	P	-
Non-medical Lab Research Facility	-	-	-	-	-	-	-	-	-	-	-	-	S	-	P	P	-

PART TWO. The final chapter of the Seguin Unified Development Code (UDC)- Definitions, is hereby amended to add a definition for a data center as follows (underlining indicates added text):

Definitions

Data Center – A facility consisting 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. This definition excludes server rooms no larger than 2,000 square feet within an organization’s building that house information technology (IT) equipment for internal operations.

PART THREE. All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

PART FOUR. City staff is authorized to prepare this Ordinance for submission as a supplement to the Seguin Code of Ordinances.

PART FIVE. This ordinance shall be published in a newspaper of general circulation.

PART SIX. This ordinance shall be effective upon ten (10) days following passage on second reading and shall be published in a newspaper of general circulation.

PASSED AND APPROVED on the first reading this 7th day of July 2026.

PASSED AND APPROVED AND ADOPTED on the second reading this 21st day of July 2026.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary