

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Melissa Reynolds, Assistant City Manager | City Engineer
Subject: **Amendments to the Unified Development Code, Section 3.4.3 Land Use Matrix- Industrial Uses and to the Definitions (Chapter 7) to add and define a data center as a new use**
Date: June 18, 2026

Background

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 and how 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 the community and 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 Conditional Use Permit. The requirement for a conditional use permit allows City Council to place conditions on proposed data centers to protect the welfare of the community. Such conditions could include regulations pertaining to noise, vibration, buffers, energy consumption, etc. Staff is also proposing to add a definition for a data center to the UDC.

Action Requested

Staff is requesting action on a proposed ordinance to amend Section 3.4.3 and Definitions of the Unified Development Code to add and define a data center as a new use.

Recommendation

Staff presented their recommendations to the Planning and Zoning Commission on June 9, 2026. Following a public hearing the Commission voted to recommend approval of the amendments. Attached please find copies of the Final Report of the Commission and the proposed Ordinance amendments.

Attachments

- Proposed Ordinance amending the Unified Development Code (UDC)
- Final Report of the Planning & Zoning Commission