

Ord. 26-S-020

Article 5, Section 21.5.8 and Article 16

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Background

Previous Discussions:

- May 6, 2026 Planning and Zoning Commission
 - Request from Chairman Wallace
- July 1, 2026 Planning and Zoning Commission
 - Workshop and Discussion
- July 21, 2026 City Council Meeting
 - Request from Councilmember Watson
- UDC Section 21.4.7:
 - City Council and his/her designee may request UDC amendments
- August 5, 2026, Planning and Zoning Commission Meeting
- August 12, 2026, and September 30 Posted in “San Antonio Express”

Current UDC:

- Data Centers not defined and not in permitted use table

Proposed Amendments

- Article 5 Section 21.5.8. Permitted Use Table

RESIDENTIAL USES																PERMITTED USES	COMMERCIAL/INDUSTRIAL USES						
PRE	AD	RA	R-1	R-2	R-3	R-4	R-5	R-6	R-7	MHS	MHP	GH	MSMU	MSMU-ND	TH		OP	NS	GB	GB-2	M-1	M-2	PUB
Predevelopment	Agricultural District	Residential/Agricultural	Single Family— 1	Single Family— 2	Two-Family	Apartment/Multi-Family	Middle Density Residential District	Single Family— 6	Single Family— 7	Manufactured Home Subdivision	Manufactured Home Park	Garden Home	Main Street Mixed	Main Street Mixed Use—	Townhome District		Office & Professional	Neighborhood Service	General Business	General Business— 2	Manufacturing— Light	Manufacturing— Heavy	Public Use District
																Data Center					S	S	

SUP Criteria for Approval 21.5.11.D

- 1.The proposed use at the specified location is consistent with the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods.
4. The proposed use will not adversely affect the overall health, safety or general welfare of the City;
5. Whether other factors are deemed relevant and important in the consideration of the Specific Use Permit.

- **Conditions can be added to SUP per staff, P&Z recommendation, and City Council**
- **Any proposals will be reviewed on a case by case basis with City Council having discretion on approval**
- **Concerns discussed during workshop can be addressed and evaluated through the criteria of approval**

Proposed Amendments- Article 16- Definitions

- Proposed at the Planning and Zoning Commission

ARTICLE 16. DEFINITIONS

Data Center: A building or group of buildings used for housing and running large computer systems, storing computer servers, data storage devices, and network equipment for the processing, storing, retrieval, collection, and transmitting of information and data.

- Updated Staff Proposal After P&Z Discussion:

ARTICLE 16. DEFINITIONS

Data Center: A building or group of buildings primarily used for housing and running large computer systems, storing computer servers, data storage devices, and network equipment for the processing, storing, retrieval, collection, and transmitting of information and data. Not to include primary office uses with internal server and data rooms to support internal information technology operations.

UDC Section 21.4.7.D Criteria for Approval

1. The proposed amendment promotes the health, safety, and general welfare of the City;

- Promotes general welfare of the City
- Defines what a Data Center is in our UDC
- Defines process based on placement in Permitted Use Table
- SUP Process:
 - Hearing Process
 - Allows discretion of any proposals to City Council
 - Allows for conditions to be required and added as part of the approval

UDC Section 21.4.7.D Criteria for Approval

2. The proposed amendment is consistent with the goals, objectives, and policies of this UDC and the City;

- Intent of UDC: Safe, orderly, efficient development and expansion
- Intent of Zoning
 - Promote public health, safety, and welfare
 - Consideration of character of each zoning district and appropriate use of land
- Manufacturing (Light) District (M-1)
 - Light industrial development, manufacturing, assembly, and warehousing that should not emit dust, smoke, or odor detectable beyond their property boundary
- Manufacturing (Heavy) District (M-2)
 - Intensive industrial and manufacturing activities that emit noise, dust, smoke, and vibrations under controlled conditions

UDC Section 21.4.7.D Criteria for Approval

2. Cont.

- M-1 and M-2 are the most intensive zoning districts that are not appropriate and/or compatible adjacent to residential uses
- Data Centers are not being proposed in General Business District-II (GB-2) with a SUP
 - GB-2 zoning in proximity to residential uses and zoning
 - GB-2 along major interstates that do not meet the current Comprehensive Land Use Plan Vision

UDC Section 21.4.7.D Criteria for Approval

2. Cont.

- Existing GB-2 adjacent to residential and along IH-35/ IH-10



UDC Section 21.4.7.D Criteria for Approval

2. Cont.

- Existing GB-2 adjacent to residential and along IH-35/ IH-10



UDC Section 21.4.7.D Criteria for Approval

3. The proposed amendment corrects an error, meets the challenge of changing conditions, or is in response to changes in state law; and

- Not result of error or state law changes
- Result of requests from Planning and Zoning Commission and City Council
- Previously, no definition of Data Center or in the permitted use table

UDC Section 21.4.7.D Criteria for Approval

4. Other factors which are deemed relevant and important in the consideration of the amendment.

- At the request of P&Z and City Council
- All UDC requirements have been met for the proposed amendments
- Planning and Zoning Commission held a public hearing for the item on August 5, 2026. The Commission held a discussion on the following:
 - Existing “Data Centers”
 - Removing Data Centers from M-1 Zoning
 - Sizing requirements
 - Potential Loopholes with specific definitions
 - The potential for amendments in the future

UDC Section 21.4.7.D Criteria for Approval

4. Cont.

- The Planning and Zoning Commission made a recommendation of approval with the following amendments:

Article 5 Section 21.5.8- Permitted Use Table	Require a Specific Use Permit (SUP) in Manufacturing (<i>Heavy</i>) District (M-2)
Article 16- Definition	Data Center: A building or group of buildings used for, including but not limited to, housing and running computer systems, storing computer servers, data storage devices, and network equipment for the processing, storing, collection, and transmitting of information and data.

- After the discussion held , Staff amended the proposed amendments to include a stipulation in the definition of Data Centers, that will not unintentionally prevent office buildings from having their small server or data rooms to support their internal IT operations.

Staff Recommendation

Staff recommends approval of Ord.26-S-020 as presented by Staff.

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Planning and Zoning Commission Recommendation

The Planning and Zoning Commission held a public hearing on August 5, 2026 and made a recommendation of approval to City Council with amendments to only permit Data Centers in M-2 with an SUP and amendments to the definition.

Existing “Data Centers”



5804 Tri-County



5730 Tri-County



5700 Mid-Cities Pkwy