RESOLUTION NO.

WHEREAS, traditional data centers in Austin have historically been categorized as communications services use, which is a permitted use in limited office zoning districts and less restrictive commercial zoning districts; and

WHEREAS, traditional data centers differ significantly from high impact data centers in both scale and operational characteristics, with high impact data centers generally requiring large campuses, extensive utility infrastructure, and substantial on-site equipment; and

WHEREAS, the rapid growth of artificial intelligence and cloud computing is driving increased interest in high impact data centers, including high impact data center development throughout Central Texas; and

WHEREAS, information about the effects of high impact data centers is necessary to evaluate compatibility with residential or other surrounding land uses; and

WHEREAS, information about the usage of critical resources by high impact data centers is necessary to evaluate future data center development; and

WHEREAS, as part of this evaluation, City Council Resolution No. 20260723-087 directed the City Manager to consider and make recommendations for establishing a service application process for large volume water customers; and

WHEREAS, City Code Title 25 (Land Development Code) does not currently include a specific land use for traditional data centers or high impact data centers; and

WHEREAS, to further the preservation of public health, safety, or welfare, the Land Development Code should include a specific land use for traditional data

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centers that includes high impact data center land uses, site development regulations, and development processes; and

WHEREAS, in addition to site development regulations, data centers may require special business regulations and permit requirements; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to explore and consider recommendations to Title 25 (Land Development Code) and any other provisions of City Code or regulations to:

(A) define data center uses based on the size and level of impact of a proposed data center use;

(B) implement new zoning districts as necessary to accommodate the data center uses;

(C) identify the zoning districts in which data center uses shall be a permitted use, conditional use, or prohibited use;

(D) establish site development regulations for each type of data center use, including:

(1) minimum lot size;

(2) compatibility standards;

(3) minimum setbacks; and

(4) screening requirements;

(E) establish processes, regulations, or special permits to construct a data center, including enhanced building design, special noise mitigation guidelines, and monitoring requirements; and

(F) establish requirements for data centers to develop an operations plan to demonstrate on-site operations requirements, including water use, energy

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use, noise generation, and lighting impacts, prior to issuing site plan approvals; and

(G) develop business regulations and permit requirements applicable to data center operations.

BE IT FURTHER RESOLVED:

Council initiates code amendments necessary to accomplish the purposes described in this Resolution, and the City Manager is directed to return to Council with an ordinance for Council consideration.

ADOPTED: _____, 2026 **ATTEST:** _____
Erika Brady
City Clerk

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