



City Council Special Meeting

Monday, August 17, 2026, 9:00 PM
Steele High School Auditorium
1300 FM 1103
Cibolo, TX 78108

Est. Duration: 5 min

1. Call to Order

2. Roll Call and Excused Absences

3. Citizens to be Heard

This is the only time during the Council Meeting that a citizen can address the City Council. It is the opportunity for visitors and guests to address the City Council on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. City Council may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, City Council may present any factual response to items brought up by citizens. (Attorney General Opinion - JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the Council as a body. Remarks may also be addressed to any individual member of the Council so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee including City staff. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. Citizens who want to submit written comments to be read during the citizen comments portion of a city council meeting should include their name, address and reason why they are unable to attend the meeting at which they want their comments read. Comments must be submitted to the City Secretary at citysecretary@cibolotx.gov no later than 2:00PM prior to the City Council meeting. All comments received that include the required information will be provided to the Mayor and Council and may be summarized or read at the meeting at the discretion of the presiding officer. This meeting is livestreamed.

4. Discussion/Action

- 4.A. Discussion/Direction to Develop Regulations and Definitions Related to Datacenters in the Municipal Code and the Unified Development Code.

5. Adjournment

This Notice of Meeting is posted pursuant to the Texas Government Code 551.041 - .043 on the front bulletin board of the Cibolo Municipal Building, 200 South Main Street, Cibolo, Texas which is a place readily accessible to the public at all times and that said notice was posted on

Valerie A. Chapman, TRMC

City Secretary

Pursuant to Section 551.071, 551.072, 551.073, 551.074, 551.076, 551.077, 551.084 and 551.087 of the Texas Government Code, the City of Cibolo reserves the right to consult in closed session with the City Attorney regarding any item listed on this agenda. This agenda has been approved by the city's legal counsel and subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551. This has been added to the agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144.

A possible quorum of Council, committees, commissions, boards and corporations may attend this meeting.

This facility is wheelchair accessible and accessible parking space is available. Request for accommodation or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary at (210) 566-6111. All cell phones must be turned off before entering the Council Meeting.

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the ____ day of _____ 2026.

Name and Title

Date Posted: August 11, 2026 10:56 pm



City of Cibolo

City Council Special Meeting Staff Report

A. Discussion/Direction to Develop Regulations and Definitions Related to Datacenters in the Municipal Code and the Unified Development Code.

Meeting	Agenda Group
Monday, August 17, 2026, 9:00 PM	Discussion/Action Item: 4A.
From	
Rick Vasquez	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

The City of Cibolo City Council has initiated a regulatory development process to evaluate and establish land-use regulations governing the location, design, construction, and operation of data centers within the City's corporate limits.

Recognizing the increasing demand for data center development and the importance of balancing economic development with the protection of the public health, safety, and welfare, the City Council will facilitate a transparent and informed regulatory process. The objective is to develop a comprehensive set of model zoning regulations that provide clear development standards while allowing the City to responsibly evaluate future proposals.

As part of this initiative, the City Council will conduct a public Town Hall meeting to accomplish two primary objectives:

1. **Receive Public Input** from residents, businesses, property owners, and other interested stakeholders regarding issues associated with data center development; and
2. **Provide Factual Information** concerning modern data center development, including:
 - Engineering and architectural design;
 - Building construction methods and materials;
 - Utility infrastructure, including electrical and water supply requirements;
 - Operational characteristics;
 - Environmental design and performance;
 - Noise management and mitigation technologies;
 - Site planning and compatibility with surrounding land uses; and
 - Applicable state and local regulatory considerations.

The Town Hall is intended to provide an educational forum where members of the public may hear factual, technical information from qualified subject matter experts while also providing an opportunity for public comment. Information presented during the Town Hall will assist the City Council in evaluating appropriate regulatory standards for future consideration.

Potential UDC Amendments

Following completion of the Town Hall, the City Council will convene during a duly posted public meeting to deliberate and prepare proposed amendments to the City of Cibolo Unified Development Code (UDC) and associated zoning ordinances applicable to data center development. During this legislative process, the City Council may consider development standards relating to, among other topics:

- Permitted and conditional land uses;
- Site design and layout;
- Building height, setbacks, and architectural standards;
- Noise performance standards;
- Exterior lighting standards;
- Landscaping and screening requirements;
- Utility infrastructure coordination;
- Environmental performance standards;
- Emergency access and public safety considerations; and
- Other development standards determined necessary to protect the public health, safety, and welfare.

Next Steps

Upon completion of the proposed draft regulations, the City Council is expected to direct the City Manager to initiate the statutory procedures required for adoption of zoning ordinance amendments under the Texas Local Government Code. These procedures include, but are not limited to:

- Preparation of the proposed ordinance amendments;
- Referral to the Planning and Zoning Commission for public hearing and recommendation;
- Publication of all required public notices in accordance with the Texas Local Government Code;
- Conduct of public hearings before the Planning and Zoning Commission and City Council; and
- Final consideration and possible adoption by the City Council.

Throughout this process, the City of Cibolo remains committed to conducting an open, transparent, and fact-based regulatory review. Public participation and technical expertise will play an important role in assisting the City Council in developing regulations that are consistent with Texas law, protect the community's interests, and provide predictable development standards for future applicants.

This memorandum is intended to summarize the anticipated regulatory development process and does not constitute the adoption of any zoning regulations or City policy. Any future ordinance amendments will become effective only after completion of the public hearing and adoption procedures prescribed by the Texas Local Government Code.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

Motion to Direct the City Manager to have the Planning and Economic Development Department initiate the procedure to amend the 2024 Unified Development Code to adopt regulations governing data-centers.

Attachments

[SUP and LIMITED USE DATA CENTER CONSIDERATIONS.pdf](#)

[Redline of UDC 1.12 Definitions DRAFT.pdf](#)

[Redline of UDC 10.2.1 Off-Street Parking DRAFT.pdf](#)

[Redline of UDC 13.3 Industrial Uses DRAFT.pdf](#)

Specific Use Permit (SUP) Zoning and Limited Use Zoning

Possible Standards and Conditions to Consider in

Development Data-Center Land Use Regulations

SUP Required for the following data-center types:

1. Hyperscale Data Center 75MW or greater
2. AI Focused Data Centers
3. Data Center employing evaporative cooling systems
4. Closed loop fan cooled data centers greater than 75 MW

Limited-Use Permitted Data Centers & Limited-Use Standards

1. Data centers 75 MG or less
2. Data centers designed with closed loop fan cooled systems
3. Disclosure of electrical demand
4. Provide interconnection and transmission study costs
5. Review of transmission upgrades to reliably serve the project
6. Details of Behind-the-Meter Generation plans
7. ≤ 65 dBA nighttime at property lines; or equivalent to existing noise levels at time of construction as verified by pre-development noise study
8. Emergency backup generation noise management plan
9. Emergency generator and transformer areas should include spill containment.
10. Generator testing limited to between **8:00 a.m. and 5:00 p.m. on weekdays**, except during emergencies.
11. Emergency operations should be exempt only for the duration of a genuine power outage, emergency, or legally required reliability event.
12. A study prepared by a qualified acoustical consultant that models:
 - Full facility buildout;
 - Maximum summer cooling conditions;
 - All cooling equipment operating simultaneously;
 - Transformer noise;
 - Generator testing;
 - Rooftop equipment;
 - Tonal and low-frequency characteristics;
 - Topography and reflective building surfaces

13. Post-construction sound testing should be required before final occupancy and after substantiated complaints.
14. Generator stacks should be oriented and elevated and discharge vertically upward.
15. Refrigerant systems should include leak detection and automatic isolation where appropriate.
16. Cooling-water chemicals should be stored in secondary containment.
17. Low-impact development techniques should be incorporated where soils and site conditions permit.
18. Proof of all TCEQ generator and air-quality authorizations.
19. Amended review for material expansion of load, cooling, generators, or water use.
20. Compliance with adopted fire and building codes
21. Emergency response plans
22. Water-containment or runoff-management plans
23. Landscape berms as fan noise and back-up generator noise management
24. Low noise fans required
25. Fan Blade Design shall be serrated trailing edges, winglet tips, optimized blade geometry
26. Nighttime fan management required.
27. Generator shall use hospital grade enclosures, all weatherproof acoustic design
28. **EPA Tier 4 (Engine Emissions) — Pollution Standard**

The pollution-related "Tier 4" refers to the **U.S. Environmental Protection Agency's Tier 4 emission standards** for diesel engines used in equipment such as emergency generators.

29. Evidence of TCEQ **Permits to construct and operate** domestic wastewater treatment facilities, including: **Operator licensing**, Effluent quality and discharge monitoring
30. Shall comply with all applicable federal pretreatment regulations, TCEQ requirements, and the City's industrial wastewater discharge ordinance. Comply with 40 CFR Part 403 (General Pretreatment Regulations) if an Significant Industrial User (SIU)

DRAFT DEFINITIONS RELATED TO THE REGULATION OF DATA CENTERS

Section 1.12 Unified Development Code Data Center Related Proposed Definitions

The following words, terms and phrases, when used in this UDC, shall have the meanings ascribed to them in this UDC, except where the context clearly indicates a different meaning. Those terms not expressly defined in this Article are to be defined in accordance with the City UDC or other applicable ordinances or the City Code of Ordinances or in the absence of ordinances in accordance with customary usage in municipal Planning and Engineering practices.

Attenuation

is the reduction in the strength, intensity, or magnitude of energy as it travels from its source to a receiver. In the context of a data center, attenuation can apply to both airborne noise and ground- or structure-borne vibration.

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a. Noise attenuation

is the reduction of sound pressure as sound travels from equipment to a receptor, such as a nearby residence or property line. Noise can be attenuated through distance, barriers, building enclosures, acoustic insulation, silencers, equipment selection, and site layout.

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b. Vibration attenuation

is the reduction of mechanical vibration transmitted from equipment through a building structure, foundation, soil, or other physical medium. It can be achieved through vibration isolators, spring mounts, elastomeric pads, inertia bases, flexible connections, foundation separation, and distance from the vibration source.

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Backup Generation

means equipment, including engines, generators, turbines, fuel storage systems, switchgear, and associated controls, designed to automatically or manually provide temporary electrical power during a loss or interruption of utility-supplied electricity.

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Behind-the-Meter Generation

means electrical generation facilities located on the customer's side of the utility revenue meter that are designed primarily to supply electricity for on-site consumption rather than for sale into the wholesale or retail electricity market.

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Certificate of Convenience and Necessity – Electric (CCN)

is a certificate issued by the Public Utility Commission of Texas (PUCT) that grants an electric utility or electric cooperative the exclusive legal right and obligation to provide electric distribution service within a defined geographic service area.

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Certificate of Convenience and Necessity – Water (CCN)

is a certificate issued by the Public Utility Commission of Texas (PUCT) that grants a water utility the exclusive legal right and obligation to provide retail water service within a defined geographic service area.

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Data Center

a physical facility that houses computer systems and related equipment used to store, process, and manage data and applications (can be more than one type). Additional classifications under Senate Bill 6.

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a. AI Data Center

a specialized computing facility designed to train, deploy, and operate artificial intelligence (AI) models at massive scale.

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b. Air Cooled Data Center

Computer Room Air Conditioners (CRAC), Computer Room Air Handlers (CRAH).

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c. Cloud Data Center

Infrastructure supporting cloud services. Examples include: Amazon Web Services, Microsoft Azure, Google Cloud.

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d. Closed Loop Data Center

Chilled water circulates in a closed loop. Low water demand, water is consumed except for maintenance and minor losses.

e. Colocation Data Center (Colo)

A provider owns the facility while multiple customers lease: Cabinets, Cages, Suites.

f. Direct to Chip Cooling Data Center

Coolant is circulated directly to CPUs and GPUs through cold plates.

g. Edge Data Center

Smaller facilities located close to end users to reduce latency Typical sizes: 5,000–50,000 square feet; 1–20 MW

h. Immersion Cooled Data Center

Servers are submerged in dielectric fluid.

Electric load

is the instantaneous or anticipated demand for electrical power by connected equipment or customers, measured in watts (W), kilowatts (kW), megawatts (MW), or gigawatts (GW).

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Electric Reliability Council of Texas (ERCOT)

is an independent, nonprofit organization responsible for maintaining the reliability of the Texas electric grid, balancing electricity supply and demand in real time, and administering the competitive wholesale electricity market that serves approximately 90% of Texas's electric load.

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Enterprise Data Center (Ownership structure)

Owned and operated by a single organization.

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Hyperscale Classification

A hyperscale data center is designed for massive cloud computing. Typical characteristics:

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- Over 100,000 square feet
- 50–500+ MW
- Hundreds of thousands of servers
- Modular construction
- Automated operations

Managed Data Center (Ownership structure)

A third-party company owns and operates the infrastructure while providing managed IT services

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Native Load

the amount of electricity that a utility is obligated to provide to the customers within its certified service territory under its duty to serve. It represents the utility's traditional customer demand, rather than electricity supplied to large customers under separate market arrangements. In Texas, Native load generally includes:

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- Residential customers
- Commercial businesses
- Schools
- Hospitals
- Municipal facilities
- Small and medium industrial customers served under the utility's retail obligation

Power generators

are companies, public entities, or electric cooperatives that own and operate facilities that convert various energy sources into electricity for delivery to the Texas electric grid. These generators sell electricity into the wholesale market operated by ERCOT or provide power under long-term contracts or regulated arrangements.

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Retail Electric Provider (REP)

is a company certified by the Public Utility Commission of Texas (PUCT) to purchase electricity in the wholesale market and sell it to retail customers in Texas's deregulated electric market.

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Senate Bill 6

An entity requesting a new or expanded interconnection where the customer's total expected non-coincident peak demand at a single site is 75 MW or greater. subject to additional requirements, including:

- Execution of a large-load interconnection agreement.
- Detailed disclosure of projected electrical demand.
- Demonstration of project readiness and financial commitments.
- Participation in ERCOT's large-load planning and forecasting process.
- Responsibility for certain interconnection and transmission study costs.
- Review of transmission upgrades needed to reliably serve the project.

a. Data Center Tier 1

is where the data-center's total expected non-coincident peak demand at a single site is less than 75 MW.

b. Data Center Tier 2

is where the data-center's total expected non-coincident peak demand at a single site is 75 MW or greater.

Substation

is a facility within the electric power system that transforms voltage levels, switches electrical circuits, protects the transmission and distribution system, and directs the flow of electricity from generation sources to customers.

Transformer

is a static electrical device that transfers electrical energy between circuits through electromagnetic induction, increasing or decreasing voltage while maintaining essentially the same power (minus small efficiency losses).

Transmission companies

are utilities that own, operate, maintain, and expand the high-voltage transmission system that carries bulk electricity from power generation facilities to substations and large customers.

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10.2.1 Off-Street Parking

The following table lists minimum off-street parking requirements by use. In instances in which the listed use differs from the uses established in Table 1: Off-Street Parking Requirements, the City Manager or designee shall determine the appropriate classification for this table. The area designated as “Old Town” shall be exempt from required parking established in Article 10. Should parking be provided on a property located within Old Town the parking design regulations in Section 10.6 Parking Space and Parking Lot Design, shall apply.

Table 1: Off-Street Parking Requirements

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Industrial Uses

Use	General Requirement	Additional Requirement
Data Center	One (1) per facility.	Plus, one (1) additional space per two (2) employees.

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Section 13.3 Industrial Uses

All uses not expressly permitted by the UDC shall be prohibited.

P = Permitted use

P-S = Permitted use, subject to supplemental use regulations of UDC Article 6.

C = Conditional use

C-S = Conditional use, subject to supplemental use regulations of UDC Article 6.

S= Subject to supplemental use regulations of UDC Article 6.

-P= Prohibited

Use	C1	C2	C3	C4	I1	I2
Data Center, Limited Use. <u>A facility or group of facilities used primarily for the housing, processing, storage, and distribution of digital data, including associated servers, network equipment, and supporting infrastructure, with a total electrical capacity of seventy-five (75) megawatts or less. Such facilities shall be designed to utilize closed-loop water cooling systems.</u>	-	-	-	-	?	?
Data Center, All Other. <u>A facility or group of facilities used primarily for the housing, processing, storage, transmission, and distribution of digital data, including servers, data storage systems, networking equipment, and all associated mechanical, electrical, and support infrastructure. This classification includes all data centers that do not meet the criteria for "Data Center, Limited Use," including but not limited to facilities with an electrical capacity exceeding seventy-five (75) megawatts or those utilizing non-closed-loop cooling systems. Such facilities may include accessory uses such as administrative offices, security operations, backup power generation, cooling systems, and utility substations necessary to support operations.</u>	-	-	-	-	?	?

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