



City Council Agenda Item Summary Report

Meeting Date: March 17, 2026			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing X	Action/Discussion
Item Title: Hold a public hearing and discuss and consider approval of an Ordinance amending the City of Forney Comprehensive Zoning Ordinance by adding a definition and zoning regulations for a Data Center use. (Staff/Planning and Zoning Commission recommend approval of the item.)			
Attachments: Ordinance			

Item Summary:

The proposed Ordinance amends the Zoning Ordinance to allow for the inclusion of new definitions and regulations for a data center use.

Staff has recently received increased interest in the development of future data center developments. Staff completed a comprehensive review of other municipal regulations to determine the appropriate zoning standards for a data center. Staff also reviewed the Urban Land Institute’s Local Guidelines for Data Center Development, which recommended several of the regulations included with the Ordinance.

The proposed amendments include, but are not limited to, the following:

1. A new definition for data center is proposed:

DATA CENTER – A building or group of buildings primarily used to house computers and/or related equipment for the purpose of collection, storage, management, processing, or retrieval and distribution of digital data, which houses computer and/or network equipment, systems, servers, appliances, and other associated components related to computing and digital data operations.

All equipment for cooling, ventilation, or otherwise operating the facility – including generators or other power supply equipment – must be fully enclosed, except when determined by the City Manager or designee not to be mechanically feasible. If determined that full enclosure is not mechanically feasible, all equipment for cooling, ventilation, or power generation must be screened by a wall or similar barrier and be located no closer than 100’ from the nearest residential property.

2. Data center specific parking regulations are proposed:

DATA CENTER – One (1) space per 350 square feet of gross floor area devoted to office, plus one (1) space for each 5,000 square feet of gross floor area devoted to other uses.

3. Data Center zoning designations are proposed:

Types of Land Uses	O	NS	GR	CBD	C	MU	LI
Data Center					C	C	C

*C requires approval of a Conditional Use Permit for the use to operate in the designated zoning district.

Recommendation:

The Planning and Zoning Commission recommends approval.