

ORDINANCE NO. _____

AN ORDINANCE OF THE LEWISVILLE CITY COUNCIL AMENDING ARTICLE II, DEFINITIONS, ARTICLE VII, USES, PARKING REQUIREMENTS, SUPPLEMENTAL USE REGULATIONS, AND CERTAIN DISTANCE REQUIREMENTS, AND ARTICLE VIII, OFF-STREET PARKING AND LOADING STANDARDS, OF VOLUME II OF THE LEWISVILLE CITY CODE, KNOWN AS THE UNIFIED DEVELOPMENT CODE, BY ADDING A NEW DEFINITION OF “DATA CENTER” TO SECTION II.2.1; ADDING “DATA CENTER” TO EXHIBIT VII.2-3-4, NON-RESIDENTIAL ZONING DISTRICTS, AS A NEW USE IN THE ACCESSORY AND WAREHOUSE AND STORAGE USE CATEGORIES AND ALLOWING SUCH USE IN CERTAIN DISTRICTS WITH A SPECIAL USE PERMIT (“SUP”); AND ADDING “DATA CENTER” TO THE PARKING REQUIREMENTS OUTLINED IN EXHIBIT VIII.1.4-1, MINIMUM PARKING REQUIREMENT; PROVIDING FOR A SAVINGS CLAUSE, A REPEALER, SEVERABILITY, A PENALTY, AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Lewisville has determined that for the health, welfare and safety of its citizens certain amendments to Article II, Definitions, Article VII, Uses, Parking Requirements, Supplemental Use Regulations, and Certain Distance Requirements, and Article VIII, Off-Street Parking and Loading Standards, of Volume II of the Lewisville City Code, known as the Unified Development Code, are necessary; and

WHEREAS, the City of Lewisville’s (the “City’s”) zoning ordinance does not have a specific use defined as a “data center”; and

WHEREAS, data centers operate in a manner separate and distinct from other warehouse and storage uses, and creating a new definition is necessary for clear implementation of the City’s Unified Development Code; and

WHEREAS, data centers consume a much greater amount of water and electricity than other warehouse and storage users; and

WHEREAS, publicly available utility data indicates that at least one existing data center in this region consumes more than 40 million gallons of water annually, whereas comparable manufacturing and warehouse and storage uses consume approximately 13.5 million gallons of water annually, demonstrating the significant utility demands associated with such use; and

WHEREAS, the concentration of multiple data centers within a limited geographic area may place substantial demands on localized water and electrical infrastructure, including substations, transmission facilities, and utility distribution systems, thereby necessitating careful review of the location and intensity of such uses; and

WHEREAS, the water supply for the City is shared among multiple neighboring communities and is subject to cyclical drought events that result in low lake levels and water rationing that would be compounded by the addition of new uses that demand high levels of water usage; and

WHEREAS, according to Texas New Mexico Power, the primary electricity provider in the City, many areas of the City currently do not have adequate electrical capacity to accommodate new high-volume electrical users; and

WHEREAS, the power grid in Texas and particularly in the North Texas region, has experienced record-high levels of electricity consumption periodically due to explosive growth in the region and increased frequency of extreme weather events; and

WHEREAS, during power outages, data centers utilize multiple power generators, which create noise and air quality impacts on surrounding properties when they are in use in excess of that caused by other warehouse and storage uses allowed by right in the same zoning districts; and

WHEREAS, to mitigate the impacts outlined above, any proposed data centers should be carefully reviewed on a case-by-case basis considering the specific location and the type of uses surrounding the location through the special use permit process; and

WHEREAS, the City Council of the City of Lewisville, Texas, has determined that there is a necessity and need for these amendments, and that said amendments are in the best interest of the public at large and the citizens of the City of Lewisville, Texas, and help promote the general health, safety, and welfare of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS:

SECTION 1. Article II, Definitions, is hereby amended by amending Section II.2.1, Terms Defined, to add a definition for “Data Center” to read as follows:

Data Center – a facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage and operations.

SECTION 2. Article VII, Uses, Parking Requirements, Supplemental Use Regulations and Certain Distance Regulations, Chapter 2 Allowed Uses by District, Subsection 4.C. is hereby

amended by amending Exhibit VII.2-3-4, Non-Residential Zoning Districts by adding the following rows:

EXHIBIT VII.2-3-4 NON-RESIDENTIAL ZONING DISTRICTS											
USES	OD	MD	LC	GB	GB-2	LI	WH	HI	PU	SU	USE SPECIFIC STANDARDS
ACCESSORY USES											
Data Center (Accessory)						S	S	S			
WAREHOUSE AND STORAGE USES											
Data Center						S	S	S			

SECTION 3. Article VIII, “Off-Street Parking and Loading Standards,” Chapter 1 “Off-Street Parking Standards,” Subsection 4, “Parking Requirements by Use”, is hereby amended by amending Exhibit VIII.1.4-1, “Minimum Parking Requirements”, by adding the following rows:

EXHIBIT VIII.1.4-1 - MINIMUM PARKING REQUIREMENT			
USES	MINIMUM PARKING REQUIREMENT (On-site parking is based on square footage unless otherwise noted)		
	Residential Zoning Districts	Mixed Use Zoning Districts	Non-Residential Zoning Districts
ACCESSORY USES			
Data Center	—	—	1:300 of office space and 1:2000 of warehouse area
WAREHOUSE AND STORAGE USES			

Data Center	—	—	1:300 of office space and 1:2000 of warehouse area
-------------	---	---	----------------------------------------------------

SECTION 4. SAVINGS CLAUSE. Nothing in this ordinance shall be constructed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or prior ordinance; nor shall any legal right or remedy of any character be lost, impaired, or affected by this ordinance.

SECTION 5. REPEALER. Every ordinance or parts of ordinances found to be in conflict herewith are here by repealed.

SECTION 6. SEVERABILITY. If any section, sentence, clause, or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect.

SECTION 7. PENALTY. Any person, firm or corporation who violates any provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof in the municipal court, shall be subject to a fine of not more than \$2,000.00 for each offense, and every day such offense is continued shall constitute a separate offense.

SECTION 8. EFFECTIVE DATE. This ordinance shall take effect and be in full force and effect from and after the date of its passage and publication as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 15TH DAY OF JUNE, 2026.

APPROVED:

TJ Gilmore, MAYOR

ATTEST:

Jennifer Malone-Ippolito, CITY SECRETARY

APPROVED AS TO FORM:

Lizbeth Plaster, CITY ATTORNEY