



# Granbury Planning & Zoning Commission

## AGENDA REPORT

**Meeting Date:** April 7, 2026

**Item Number:** 3.1

**SUBJECT:** Public Hearing - Consider the request of the City of Granbury to amend Zoning Ordinance Articles 4 and 12. The general purpose is to add, define, and list supplemental standards for Data Centers and power generation. O-2026-01

### **BACKGROUND/DISCUSSION**

This proposal is to amend the Zoning Ordinance to create new Land Use definitions for "Data Centers" and "Power Generation" under Z.O.12.3A, update the Land Use Table to include the new definitions, and provide supplemental standards to safe guard the interest of the City.

Data Centers - Any development or phased and/or coordinated group of developments under common ownership or control. Data Centers typically refer to facilities 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 and facilities used to distribute goods and services.

Power Generation- An electric power plant that produces electricity by converting natural and/or renewable resources (natural gas, propane, coal, wind, solar, hydro, nuclear), for private use, resale powering any portion of the local, state, or national grid. Not including residential or commercial back up/emergency generators that are not intended to be the primary power source.

Because of the new definitions, these new land uses need to be added to the "Land Use Table" as depicted below. All only being allowed in the Industrial zoning district with supplemental standards 43.

City of Granbury Use Table																	
"P" Permitted Use		"S" Specific Use Permit Required										"x" Prohibited			Supplemental Standards		
DISTRICTS	RESIDENTIAL						NONRESIDENTIAL										
Uses	IH	RE	R-12	R-10	R-8.4	R-7	MD-1	PH	TH	MF	MH	BC	LC	HC	I	CBD	
Data Center	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	43
Power Generation	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	43

## **Amendment to Zoning Ordinance 4.2 – Supplemental Standards**

43. Any uses designated with '43' in the Supplemental Standards column of the Use Table in Section 4.1, are subject to the following standards, in addition to all applicable provisions within the City of Granbury Code of Ordinances. If any provision of these supplemental standards conflicts with another portion of the zoning ordinance or City code, this supplemental standard shall control.

Such uses shall incorporate best available technology and best available control technology to mitigate noise, environmental, energy, emissions, water consumption, and economic negative impacts. Annual third-party inspections of all noise, visual, and resource-use requirements shall be conducted, with results reported to the City of Granbury Inspections Department annually.

A. Sound-Absorptive Barriers: Install continuous, sound-absorptive noise barriers (e.g., SonaGuard or equivalent systems) around HVAC units, chillers, generators, and other mechanical or power equipment. Barriers shall be designed and constructed to absorb, not reflect, sound—especially where facilities are proximate to residential or outdoor recreational areas.

B. Acoustic Materials and Construction: Utilize soundproofing materials within building envelopes and mechanical yards, including but not limited to:

1. Acoustic panels and louvers
2. Vibration isolation mounts and floating floors under heavy machinery
3. Insulated ductwork and mechanical enclosures
4. Rough or textured interior surfaces treated with sound-absorbing coatings to reduce echo and reverberation
5. Acoustic-rated doors and penetrations

C. Noise-Optimized Site Planning: Orient loudest operational components (e.g., cooling fans, generators) away from property boundaries shared with residential or public outdoor spaces. Design building massing and landscape buffers to serve as additional acoustic shielding.

D. Height Limitation: Except as otherwise provided in this Ordinance, no structure shall exceed the maximum height established for the applicable zoning district. Notwithstanding the height limitations contained in this Ordinance, the City Council may authorize structures exceeding the maximum height on a case-by-case basis when such approval is granted as part of any other development approval authorized by the City. In granting approval for additional height, the City Council shall determine that

the proposed height: Is necessary to accommodate the operational, engineering, or design requirements of the proposed development; Incorporates appropriate mitigation measures to minimize potential impacts; Advances the public interest, including economic development, infrastructure investment, or other community benefits; and Will not create unreasonable impacts related to noise, lighting, or environmental conditions.

1. The City Council may impose reasonable conditions to mitigate potential impacts associated with increased building height, including but not limited to increased setbacks, architectural or design standards, landscaping or screening, noise mitigation measures, lighting controls, other site design requirements deemed necessary to protect nearby properties.
2. Approval of additional heights under this section shall be at the discretion of the City Council following consideration at a public meeting in accordance with applicable law. The Council's determination regarding the appropriateness of the requested height shall be final.

#### E. Visual Buffers:

Any use designated with '43' in the Supplemental Standards column of the Use Table shall provide a substantial visual buffer along the property perimeter to minimize visual impacts on adjacent properties, public rights-of-way, and the rural character of the surrounding area. The visual buffer shall be designed to substantially screen the facility from view while integrating with the natural landscape.

At a minimum, the visual buffer shall include:

1. A 100-foot wide vegetative landscape buffer along the property line perimeter, planted with a mix of native, drought-tolerant evergreen canopy trees, understory shrubs, and groundcover to achieve effective visual screening. Trees shall be a minimum of 3-inch caliper (measured at 3 feet above the root ball) at the time of planting. The landscaping shall be designed to achieve at least 90% opacity within three (3) years of planting.
2. Within or immediately behind the vegetative buffer, a combination of earthen berms and/or solid screening walls sufficient to substantially conceal the facility structures from view from adjacent public rights-of-way and neighboring properties. Screening walls, if used, shall be constructed of durable materials such as masonry, with appropriate sound attenuation features where noise mitigation is also desired. Berms shall be planted with native vegetation for stabilization and visual softening.
3. Neutral, non-reflective exterior finishes on all visible structures that blend with the surrounding landscape, sky, and environmental features to the maximum extent practicable.

The specific design, plant materials, spacing, and configuration of the buffer shall be subject to approval through the site plan review process. The applicant shall submit a detailed landscape and

screening plan prepared by a qualified professional. The City may require adjustments to ensure compatibility with surrounding uses while allowing reasonable flexibility for site conditions, engineering needs, and maintenance feasibility.

Maintenance: The buffer shall be maintained in good condition. Dead or diseased vegetation shall be replaced within six (6) months. The buffer area shall be protected from encroachment by structures, parking, or storage.

F. Facilities will use best-of-practice, closed-loop systems, and water-capture and reuse systems such as rainwater harvesting, stormwater detention, and non-potable reuse.

G. Facilities incorporating battery energy storage systems (BESS) or on-site fuel storage must comply with NFPA 855, UL 9540/9540A, and SPCC standards as well as all other applicable laws. Annual emergency response coordination with local fire departments is mandatory.

H. Submit a Construction Management Plan including, but not limited to, routes, dust control measures, restricted work hours, and emergency access protocols.

I. Reduce construction-related traffic impacts by ensuring the use of alternative freight modes, including rail, particularly for bulk materials and large components.

J. Light Pollution Protections (Night Sky Protection): All outdoor lighting shall comply with Article 10 Outdoor Lighting Requirements of the Zoning Ordinance.

1. Exterior lighting shall be designed and installed to direct light downward and only where needed for safety, security, and operational purposes. Fixtures shall utilize full-cutoff or fully shielded designs to the maximum extent practicable to prevent unnecessary upward or sideways light emission.
2. Lighting levels shall be the minimum necessary to achieve the intended function, consistent with applicable safety standards and best management practices for responsible outdoor lighting.
3. Lighting shall be controlled through timers, motion sensors, dimming systems, or other appropriate means to reduce or extinguish illumination during periods of low activity.
4. A professional lighting plan, prepared by a qualified lighting designer or engineer, shall be submitted with the site plan. The plan shall include photometric information demonstrating that the proposed lighting minimizes light trespass beyond the property line and undue contribution to sky glow, while meeting operational and safety needs. The City may require adjustments to the plan as a condition of approval.
5. During periods of migratory bird activity, the applicant shall implement reasonable measures to further reduce non-essential outdoor lighting, consistent with voluntary guidelines such as those promoted by "Lights Out Texas!" or similar programs.

6. Savings Clause for Federal Safety Standards: Nothing in this section shall prevent compliance with applicable federal safety standards, including OSHA illumination requirements for worker safety. In the event of a direct conflict in a specific work area, the minimum levels required for occupational safety shall control, provided light trespass and sky glow are still minimized to the maximum extent practicable.

Compliance with these standards shall be verified through the annual third-party inspection required under Section 43, with results reported to the City of Granbury Inspections Department.

**FINANCIAL IMPACT**

N/A

**PRIOR BOARD OR COUNCIL ACTION**

N/A

**SUGGESTED ACTION**

Staff recommends **approval** of the proposed **amendment** to the Zoning Ordinance.

**STAFF CONTACT:**

Cody Nolen, Interim Community Development Director

**ATTACHMENTS**

- [Z.O. Amendment Ordinance](#)