

TABLE 1: DATA CENTER ADOPTED CITY REGULATIONS STATE OF TEXAS COMPARISONS

City	Region/County	Adopted regulation type	Where data centers are allowed / approval path	Key zoning standards	Utility / impact submittals	Setback / screening / noise	Adoption date / ordinance	Angleton takeaway	Source URL
Missouri City	Fort Bend / Harris	Text amendment to zoning ordinance; adds data center definition, SUP pathway, and standards	Data centers addressed as a use requiring discretionary review; application materials include site plan, operations, utilities, noise, generators, hazards, security, traffic, and grid coordination	Principal data center max height 75 ft; accessory data-center structure max height 15 ft; architectural design requirements for buildings visible from ROW	Requires maintenance description, noise impact assessment, generator inventory/emissions assessment, hazardous materials/fuel plan, emergency management, security, traffic impact, grid coordination, utility demand and financial assurance/decommissioning	Minimum 500 ft from residentially zoned property line; equipment must be screened; city may impose stricter noise, setbacks, screening, hours, and mitigation	2026 zoning ordinance amendment package, ZTA 2026.03.03	Strong model for Angleton if Council wants SUP review plus explicit technical submittals before approval	https://missouricitytx.civicweb.net/docuement/306619/
Irving	Dallas County	Unified Development Code amendment adding principal/accessory data center definitions and performance standards	Principal data centers are treated separately from accessory data centers; certain commercial districts allow accessory data centers; principal use standards and parking added	Adds Section 3.20 Data Center Standards and distinguishes principal use vs. accessory use; parking tied to office/meeting/training/security floor area	Standards focus on site/design/performance rather than broad utility-projection package in the snippet reviewed	Performance standards established; minimum parking is 1 space per 300 sq ft of office/meeting/training/security personnel areas	ORD-2025-11063 / Case 2024-326-UDC	Good model for defining data centers clearly and separating small accessory IT facilities from major stand-alone facilities	https://ecode360.com/IR6873/laws/LF2272364.pdf
Georgetown	Williamson County	Unified Development Code use regulation	Data center permitted in accordance with Table 5.04.010, with a specific building-size cap	Text states data center is permitted only if building size does not exceed 5,000 sq ft	No major technical submittal package found in reviewed provision	Size cap is the key control; other district standards apply	Current UDC Chapter 5 zoning use regulations	Useful low-intensity approach if Angleton wants to allow only small-scale/accessory-style facilities by right and require larger projects to seek a rezoning/SUP	https://library.municode.com/tx/georgetown/codes/unified_development_code?nodeId=UNDECO_CH5ZOUSRE_S5.02REUS_S5.02.020REUSLI
Seagoville	Dallas County	Zoning ordinance amendment and project-specific Planned Development	Ordinance 2024-25 adds data center definition and adds data center to allowed uses in LM Light Manufacturing; separate PD-06-2024 rezoned property to Planned Development with Light Manufacturing base to allow data center use	Definition covers buildings housing networked computers/data processing equipment and related infrastructure, including power and cooling equipment	PD requires development under city ordinances, construction standards, and zoning provisions as modified by PD development regulations	Project-specific standards handled through PD; citywide amendment allows use in LM	Ordinance 2024-25; PD-06-2024	Good model for allowing the use only in industrial/light manufacturing contexts and using PD conditions for large campuses	https://ecode360.com/SE6476/laws/LF2209137.pdf
Red Oak	Ellis County	Multiple Planned Development rezonings for data center complexes	Data centers approved through PD amendments/rezonings rather than a simple by-right path; several ordinances amend zoning map to allow specific data center complexes	Development plan, landscape plan, elevations, and PD regulations serve as controlling development standards	Project-specific submittals included site/development plans; later PD standards include operations-related limits	One 2026 PD standard includes continuous operational noise limit of 85 dBA measured at boundary of lot containing data center, with construction/emergency generator exceptions	Ordinances include 23-047, 23-048, 23-067, 24-041, and 26-002	Strong example of using PD zoning to negotiate site-specific design, landscape, elevation, and operational controls	https://ecode360.com/RE6455/laws/LF2295005.pdf
Lavon	Collin County	Planned Development amendment for Elevon Business Park data center use	Data center use addressed in PD amendment with parcel-specific standards	Maximum height 30 ft in reviewed standards; landscape buffers along FM 2755 and McClendon Road	No broad utility-submittal package found in reviewed ordinance; standards emphasize site design	Minimum 15 ft landscape buffer; shade trees, ornamental trees, and minimum 6 ft screening wall for data center uses	Ordinance 2024-12-01	Good model for buffers, screening walls, and roadway-edge landscaping when data centers front public corridors	https://ecode360.com/LA6382/laws/LF2226838.pdf
Garland	Dallas County	Garland Development Code definition plus zoning/PD case practice for data center projects	Data center is defined in Article 1; data center projects have been reviewed through zoning/plan commission/council processes	Definition includes computer systems, telecommunications/storage systems, redundant or backup power, redundant data connections, environmental controls, fire suppression, and security devices	No citywide utility-demand submittal found in reviewed definition; project-level review may address site impacts	Standards likely handled by zoning case/PD/site plan conditions; definition is broad enough to capture major facilities	Current Garland Development Code; data center zoning cases reviewed in 2024	Useful definition language for Angleton; additional standards would be needed for utility, noise, setbacks, and screening	https://ecode360.com/40084978
Midlothian	Ellis County	Planned Development district regulations for named data center campuses	Data centers approved via PD amendments and zoning-map changes such as PD-106 Sharika Data Center and PD-182 Stream Data Center	PD development regulations and concept/development plans govern land use and site development	Handled through project-specific development regulations rather than a universal technical checklist in reviewed materials	PD standards may include district-specific buffering and development controls; reviewed summary confirms zoning map amendment for data center	PD-106 amended/restated regulations; Ordinance 2025-26 / PD-182 Stream Data Center	Relevant because Angleton could require PD/SUP for large-format data centers instead of treating them as ordinary industrial uses	https://www.midlothian.tx.us/DocumentCenter/View/19679/PD-182-Stream-Data-Center-pdf?bidId=

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Grand Prairie	Dallas / Tarrant / Ellis	Planned Development zoning for light industrial including data center uses	Goodland Data Center zoning changes from Agriculture/PD to Planned Development District for Light Industrial including Data Center uses	Project-scale PD zoning; approximately 1,452-acre item noted in 2026 legal/agenda materials	Specific technical submittals not identified in short agenda/ordinance summaries reviewed	Standards handled through PD/concept plan process	ZON-25-12-0043; City Council/P&Z 2026 agenda and ordinance materials	Illustrates how large data center campuses are often handled as PDs with concept plans and public hearings	https://mccmeetingspublic.blob.core.usgovcloudapi.net/gptx-meet-37d919ef3aeb4422a1838717aece7ae1/ITEM-Attachment-001-750fd822e80b4601997fc51b11a8a3de.pdf
Denison	Grayson County	Zoning use table expressly lists Data Center	Code table lists Data Center as permitted in multiple zoning districts	Uses are marked permitted in the applicable table; asterisk indicates supplemental standards may apply in the code	No detailed utility-demand submittal identified in reviewed table excerpt	District standards apply; additional supplemental use standards should be checked before adoption	Current Code of Ordinances Chapter 28 zoning	Useful simple-use-table example; Angleton should add separate standards if the use is permitted	https://library.municode.com/tx/denison/codes/code_of_ordinances?nodeId=COOR_CH28ZO_ARTIIIIZODI_S28.38MMDI
Manor	Travis County	Zoning ordinance includes data center definition/use; rezoning ordinances can remove data center as allowed use	Chapter 14 includes data center as a defined use; recent C-3 rezoning ordinance expressly removed Data Center from permitted uses on a parcel	Demonstrates negative-listing/exclusion conditions in rezoning when a district might otherwise allow the use	No citywide technical package identified in reviewed materials	Parcel-specific exclusion is used to prevent data center use in a rezoned district	Ordinance No. 814, 2026	Useful for Angleton if Council wants to approve commercial/industrial rezonings while expressly excluding data centers unless separately approved	https://mccmeetingspublic.blob.core.usgovcloudapi.net/manortx-meet-22728830b44341a3a4ab6759dbc01c47/ITEM-Attachment-001-4b833626ae774f008a413afb825e6505.pdf
Addison	Dallas County	Unified Development Code use definition and use-regulation framework	UDC identifies land uses allowed in zoning districts; Data Center is a defined land use	Definition: facility used to house computer systems and associated components	No detailed utility-demand package identified in reviewed UDC excerpt	District/use standards should be reviewed if applying this model	Current UDC Appendix A	Good example of placing data centers into a modern UDC use taxonomy, but Angleton would still need impact standards	https://library.municode.com/tx/addison/codes/code_of_ordinances?nodeId=PTIICOOR_APXAUNDECO_ARTIIIIZODI