

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Tony D. McIlwain, Development Services
MEETING: February 24, 2026

SUBJECT:

Receive a report, hold a discussion, and provide staff direction on a prospective heavy industrial use district and regulations associated with large-scale data centers and other high energy land uses. *(Staff Contact: Tony D. McIlwain, Development Services Director)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	<p>2.2 Promote sustainable residential and commercial development through strategic and long-term planning.</p>

SUMMARY:

This report provides key information and considerations for data centers and other uses within a prospective Heavy Industrial Zoning District.

RECOMMENDATION:

Staff is requesting the Commission’s feedback and direction on this discussion topic.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

1.20.26: Staff provided a briefing to the Council on data centers. Staff received direction to begin drafting a Heavy Industrial Zoning District to account for high energy uses.

REFERENCE:

N/A

FISCAL IMPACT:

Proposed Expenditure/Revenue: N/A

Account Number(s): N/A

Fund: N/A

Account Description: N/A

Procurement Method: N/A

STAFF CONTACT:

Tony D. McIlwain, AICP, CFM

Development Services Director

tmcilwain@burlesontx.com

817-426-9684