



Heavy & High Energy Industrial District

PRESENTED TO CITY COUNCIL– 4.20.26

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Purpose

- Staff previously briefed the Commission on data centers and Council's direction to implement a new zoning category to account for high energy uses.
- The proposed Heavy & High Energy industrial district (HI) is to incorporate certain businesses, with operations and facilities that may create energy, or require high energy consumption compared to other businesses in other districts, and, if not properly regulated, may create high-noise levels and other negative impacts.
- Performance standards are specified covering noise, smoke, and particulate matter, other air contaminants, hazardous materials, fire and explosive hazard, glare, and vibration.

PRIMARY USE CATEGORIES (“BY RIGHT”)

Aviation and Passage Terminals	Basic Utilities	Commercial Parking	Heavy Industrial Services
Light Industrial Services	Manufacturing and Production	Office	Quick Vehicle Services
Radio Frequency Transmission Facilities	Rail Lines and Utility Corridors	Religious Institutions	Retail Sales and Services
Self Service Storage	Vehicle Repairs	Warehouse and Freight Movement	Wholesales Sales

SPECIFIC USE PERMIT (SUP) CATEGORIES

Detention Facilities	Mining	Sexually Oriented Businesses	Waste Related Collection, Transfer or Disposal Facilities
Coal Power Plant	Data Centers	Electrical Power Plant	Geothermal Power Plant
Hydro/Hydro-Electric Power Plant	Natural Gas Plant	Nuclear Power Plant	Solar Panel Field (Electric Fields)
Thermal Power Plant	Wind Farms		

SITE PLAN REQUIREMENT AND BUFFER

- Any use requiring approval of a SUP also requires approval of a site plan. The city council shall consider whether additional landscaping, buffering, screening, noise and glare mitigation, or other general performance standards are required to mitigate noise and/or visual impacts to the community and surrounding neighborhood and properties.
- Additionally, the closest portion of any building or other structure requiring approval of a specific use permit shall be two hundred (200) feet from the nearest boundary of any district allowing residential uses and one hundred (100) feet from the nearest boundary of any retail or commercial zoning district.

Recommendation

➤ The Planning and Zoning Commission conducted a public hearing and recommended approval of the ordinance by a vote of 8 to 1, with the following revisions:

(j) Buffer: The closest portion of any building, vertical subordinate equipment, or other structure requiring approval of a specific use permit shall be five hundred (500) feet from the nearest boundary of any district allowing residential uses and two hundred and fifty (250) feet from the nearest boundary of any retail or commercial zoning district.

➤ Staff recommends approval of the ordinance.

Questions / Comments

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