AI Data Centers, Cryptocurrency Mining, Data Processing Centers, and Large-scale IT Operations –

Issues with these types of industrial uses –

1. They primarily use massive amounts of energy and people around their local power plant feel that the cost of keeping up with those expanding needs will be passed along to the average consumer. In the form of higher electric bills. Can Duke Power handle this? Do these facilities need to have their own power producing systems? A single AI Data Center can use as much power as 100,000 homes.
2. Intensive water use for cooling computer systems. At what size of a facility can a jurisdiction allow and still be able to support and expand its town/city. A mid-sized facility can use up to 300,000 gallons/day.
3. Possible severe air and noise pollution. This would be mostly from diesel generators for back-up power and then large banks of HVAC systems to cool the facility and the noise generated from them. Areas near these facilities have massive amounts of dust from onsite power systems.
4. 7 trillion spent by 2030. 800 billion on infrastructure in 2026. 300 in Texas with 100 more planned. They are using Texas' fossil fuels. They promised to use renewable means but to date have not and used fossil fuels. They've raised the area temps by 2 – 3 degrees. AI Data Centers will use approximately 9% of all of Texas' water supplies by 2030. Being used for chatbots vs scientific research.
5. Non-disclosures on what goes on at these facilities. State tax incentives and US States competing for these facilities.

So where do we go from here –

- We draft some ordinance standards that tailor our needs and limits to what an AI Data Center or the like might request.
- We identify where they can go by size and the surroundings.
- We try to negate all the harmful things that these facilities can generate.

Possible text amendment for data centers and similar uses –

Defined as – (found in Article I, Sec. 32-8)

AI data center, cryptocurrency mining, data processing center, or IT operations center means

Allowed in these districts – (found in Article IV, Sec. 32-202)

B-2, L-I, and H-I districts.

Approved as – (found in Article IV, Sec. 32-202)

A special use permit issued by the city council.

Use requirements – (found in Article V, Div. 1, Sec. 32-262)

a) Definition – see Sec. 32-8.
b) AI Data Centers, Cryptocurrency Mining Facilities, Data Processing Centers, or IT Operations Centers – these types of requests shall be issued a special use permit to operate. The permit request will be reviewed and issued or denied by the city council. Request for these types of uses shall be first reviewed by the city staff for possible impacts on the city and compliance with the standards set forth below. Staff shall have at least 30 days to review each request and be provided with any information that may be needed to help satisfy the requirements listed below. Once the ordinance requirements are meet, the applicant shall hold a neighborhood meeting within the city limits at a suitable place and time to review the project with all parties that may have concerns. Then the request shall be submitted to the planning department to be placed on the council agenda to set the public hearing for the special use permit.
c) Size limitations –

    1. In B-2 districts – 1,000 sq. ft. – 5,000 sq. ft.
    2. In L-I districts – 5,001 sq. ft. – 15,000 sq. ft.
    3. In H-I districts – 15,001 sq. ft. – 50,000 sq. ft.

d) Setbacks –

    1. In B-2 districts – 80 feet from any property line to any portion of the structure or apparatuses.
    2. In L-I districts – 100 feet from any property line to any portion of the structure or apparatuses.

3. In H-I districts – 150 feet from any property line to any portion of the structure or apparatuses.

e) Buffers – all buffers shall comply with Sec. 32-259.
f) Utilities –

1. Water – applicant shall show the maximum amount of water that will be needed for the project on a daily basis. This information shall be submitted at the special use phase as well as at the permitting phase. All water used shall be municipal water.
2. Sewer – applicant shall connect to city sewer and follow Sec. 29-232 if needed.
3. Power