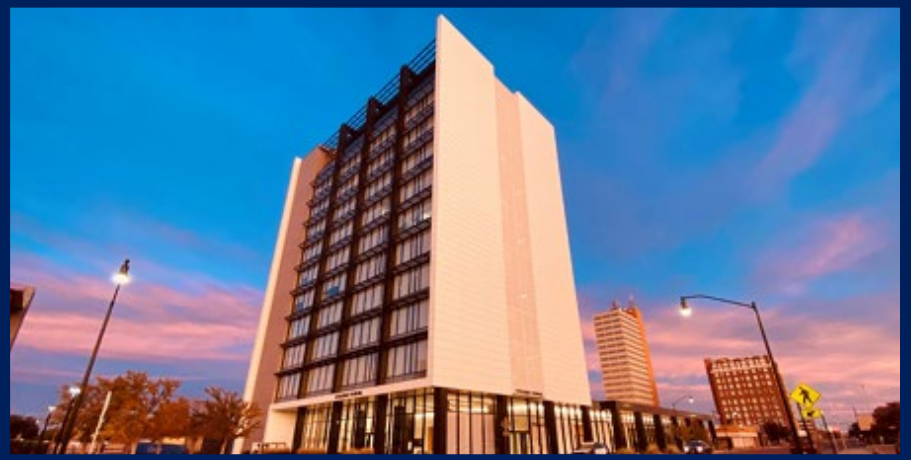


Proposed Large-Scale Data Center Development Standards

July 7, 2026

City of Lubbock TEXAS

Proposed Large-Scale Data Center Development Standards

Potential Large-Scale Data Center Development Standard Concept:

- **Utilize existing City authority to implement development standards through a Specific Use Permit Process including:**
  - Water Usage
  - Wastewater
  - Zoning/Land Use
  - Setback Requirements
  - Landscaping/Screening
  - Noise Mitigation
  - Lighting

Proposed Large-Scale Data Center Development Standards

What is a Large-Scale Data Center?

This includes data centers with minimum power requirements of *100 megawatts (MW), **and/or** 100,000 gallons of water use per day **and** primarily supplying info or processing to one or more off-site end users.*

A data center's primary **use is to house:**

- Real and Personal property consisting of buildings,
- Networked computer servers,
- Data and transaction processing equipment, and
- Related infrastructure support equipment.

For the *purpose* of:

- Remote storage,
- Providing data and transaction processing services,
- Outsourcing information technology services and computer equipment colocation services, or
- Distributing large amounts of data

City of Lubbock Role & Responsibility

This is what the City can and cannot control.

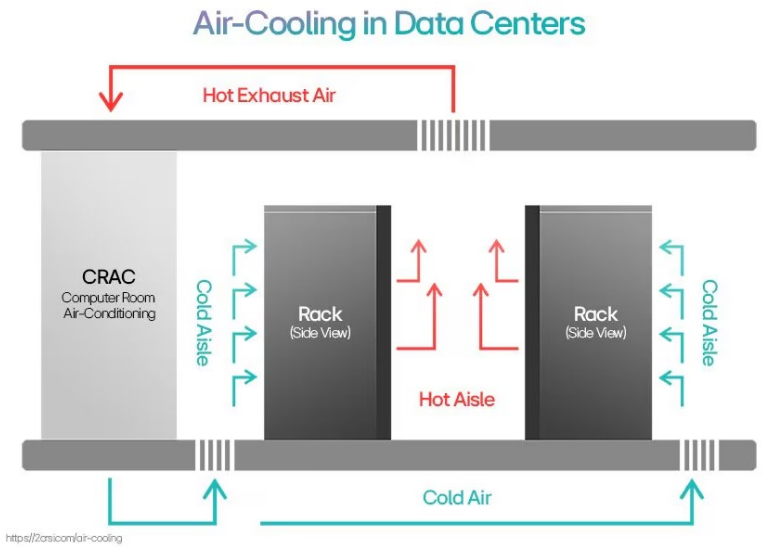
The City has local tools, including annexation, zoning, noise mitigation, lighting, infrastructure requirements, utility service agreements and other enforceable contracts.

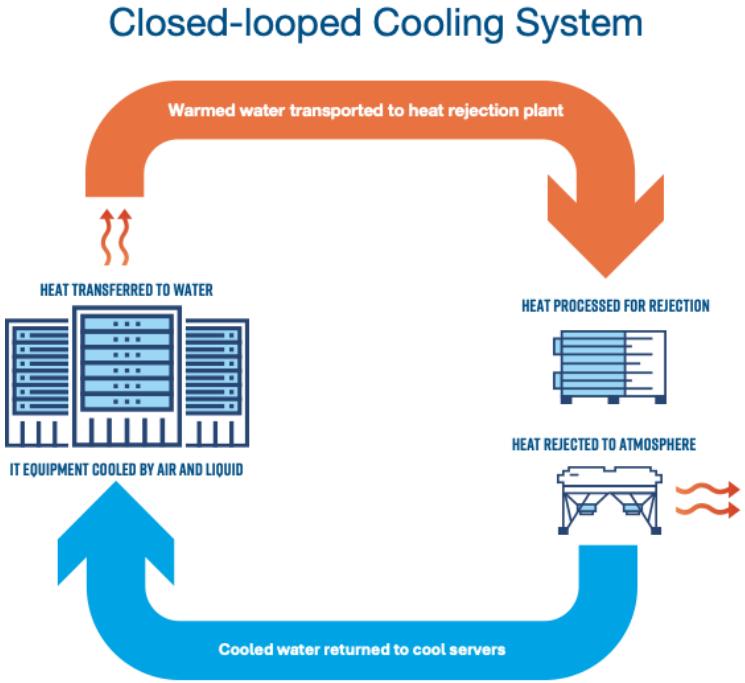
The City does not control ERCOT, state electric policy, state tax incentives, or broader private property rights.

Proposed Large-Scale Data Center Development Standards: Water

Water:

- All data center facilities **shall** employ **closed-loop cooling systems**, **air-dry cooling systems**, or similar technology, which minimizes water use, and eliminates the need for continuous water withdrawals from the City's public water system.
- The proposed cooling system must be included as part of the application. **Total water consumption at full build out must be provided as part of application.**





Proposed Large-Scale Data Center Development Standards: Water

Water Reservation Fee:

- Data Centers with an estimated daily consumption of **100,000 GPD** shall be subject to a Water Reservation Fee as established by the City. This would mean they are the **17th largest water user** in the city.
- Water that is reserved under a development agreement is **not available for other economic opportunity** and therefore Lubbock should be compensated.
- Concept is same as 'option' to purchase land - **option fee is credited back upon close** or lost if buyer does not close
- Assessed **at execution** of development agreement

Proposed Large-Scale Data Center Development Standards: Zoning Districts

Data Centers would only be allowed in **two** Zoning Districts through a Specific Use Permit:

Light Industrial District (LI)

General Industrial District (GI)

This would require City Council to approve a Specific Use to allow a data center in properly zoned locations.

Each request would be considered on a **case-by-case** basis.

Proposed Large-Scale Data Center Development Standards: Public Input

Large-Scale Data Centers

Public Hearing: All large-scale data center projects will require **two Public Hearings** where ANYONE can speak and voice their support or opposition.

These hearings will be held during:

1. Planning & Zoning Commission
2. City Council

Proposed Large-Scale Data Center Development Standards: Power Usage

Large-Scale Data Centers

- **Power Usage Study:** Provide a power study completed by a licensed engineer, which demonstrates **type of generation** to be used for project and power usage.

Proposed Large-Scale Data Center Development Standards: Current and Proposed Setbacks

Existing Setback Requirements

General Industrial District Existing Setbacks

- Minimum Front, Side, & Rear Setback
  - 50 ft
- Minimum Front, Side, & Rear Setback when adjacent to Residential
  - 150 ft

Light Industrial District Existing Setbacks

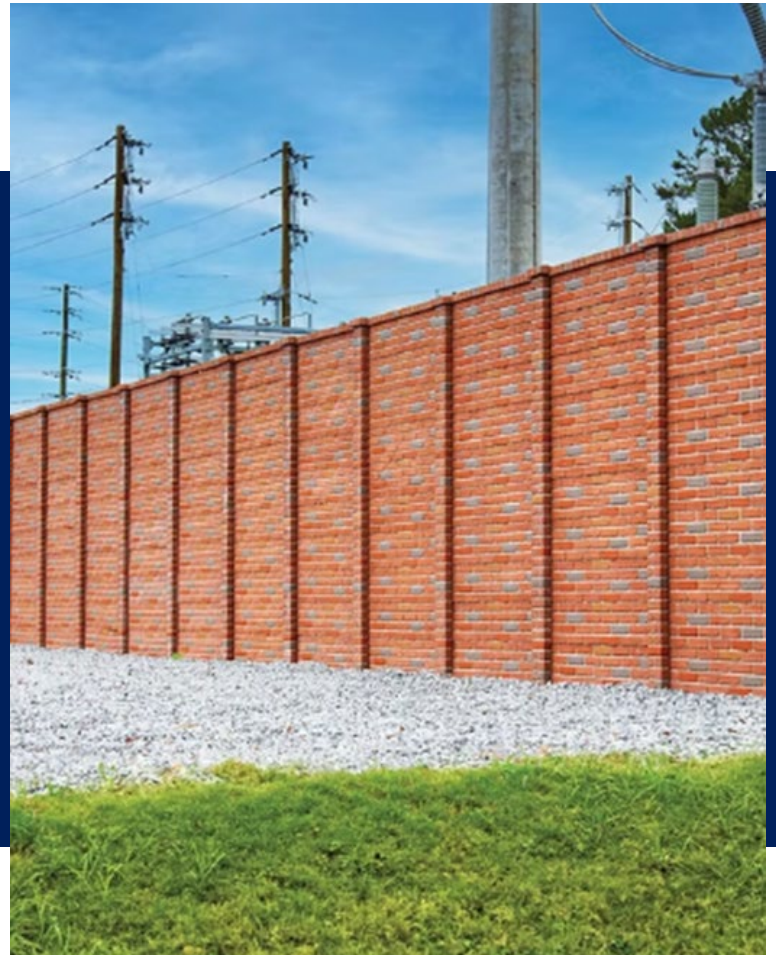
- Minimum Front, Side, & Rear Setback
  - 40 ft
- Minimum Front, Side, & Rear Setback when adjacent to Residential
  - 100 ft

Proposed Setbacks:

All buildings and structures must meet the required setbacks of the base zoning district where the data center is located:

However, when any portion of the property is adjacent to any district other than General Industrial or Light Industrial, then the **minimum setback** shall be **300 feet** from **all** property lines. If onsite generation exists, the minimum setback shall be **500 feet.**

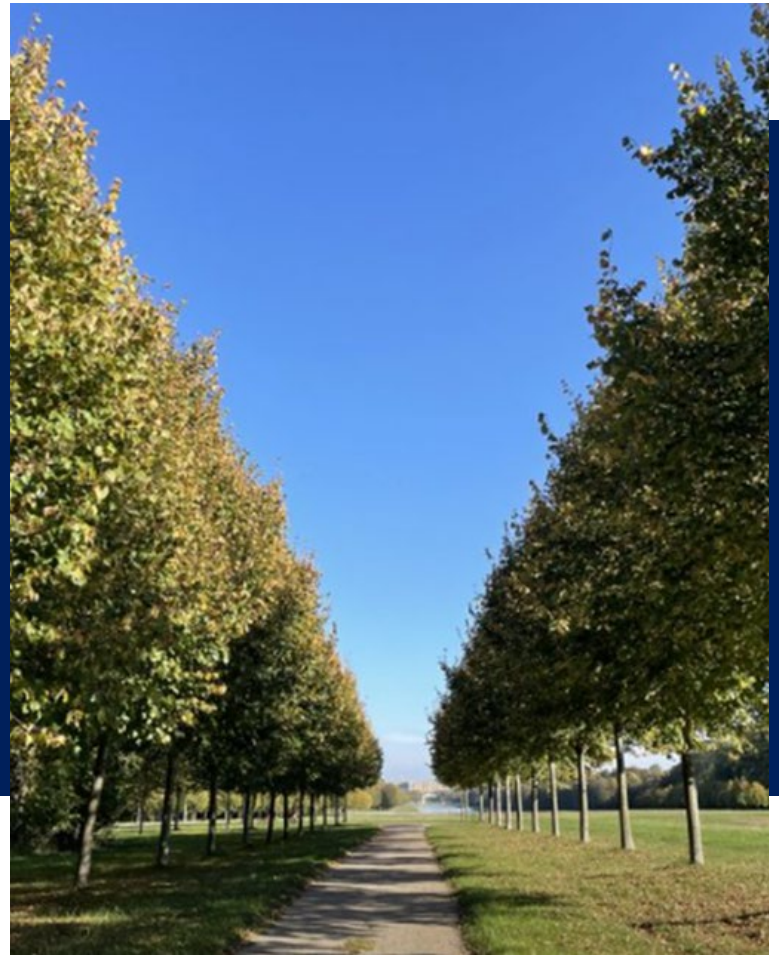
Proposed Large-Scale Data Center Development Standards: Screening



Screening: Must consist of either:

- A minimum **6-foot berm** around the entire perimeter of the property;
- A minimum **7-foot solid screening fence**, around **all buildings and power generation structures**

Proposed Large-Scale Data Center Development Standards: Landscaping



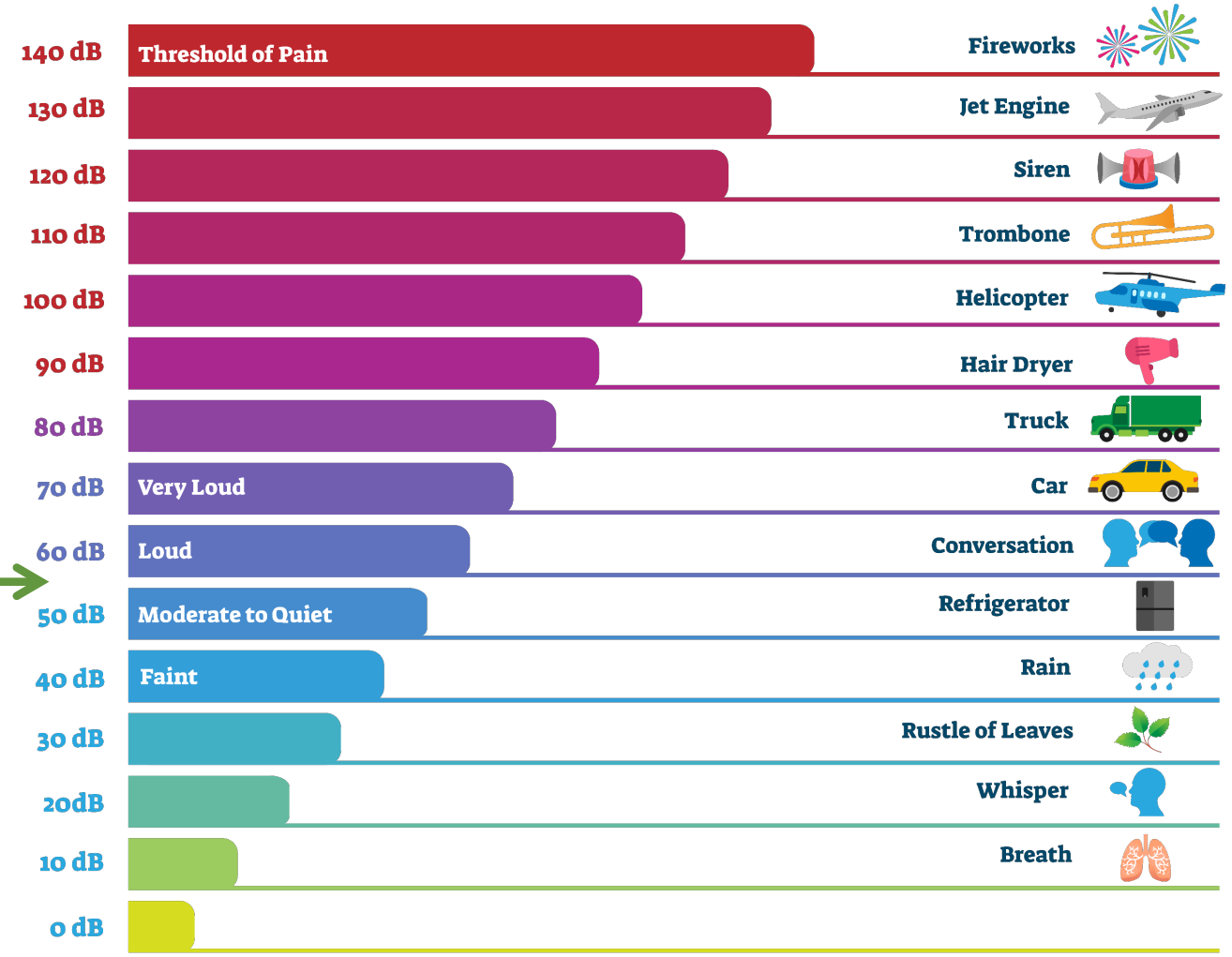
Landscaping: In addition to all required landscaping, a minimum of **four (4) canopy trees** shall be planted along the perimeter of the property, **per every 100 feet**.

Proposed Large-Scale Data Center Development Standards: Noise

Noise: Noise levels shall not exceed a maximum of **57 decibels (dB)** at all property lines.

A plan demonstrating the following will be required:

1. Sound Study
2. Sound-Absorption Barriers
3. Acoustic Materials and Construction
4. Generators routine exercise maintenance is limited to Monday – Friday between the hours of 8:00 a.m. and 5:00 p.m.



Proposed Large-Scale Data Center Development Standards: Air Quality

Air Quality:

- Air quality will be managed **during construction** in accordance with federal and state regulations. Copies of **compliance documents shall be provided** to the City of Lubbock upon request.
- Air quality will be managed during **operations** in accordance with **federal and state regulations**. Copies of compliance documents shall be provided to the City of Lubbock upon request.

Proposed Large-Scale Data Center Development Standards: Lighting

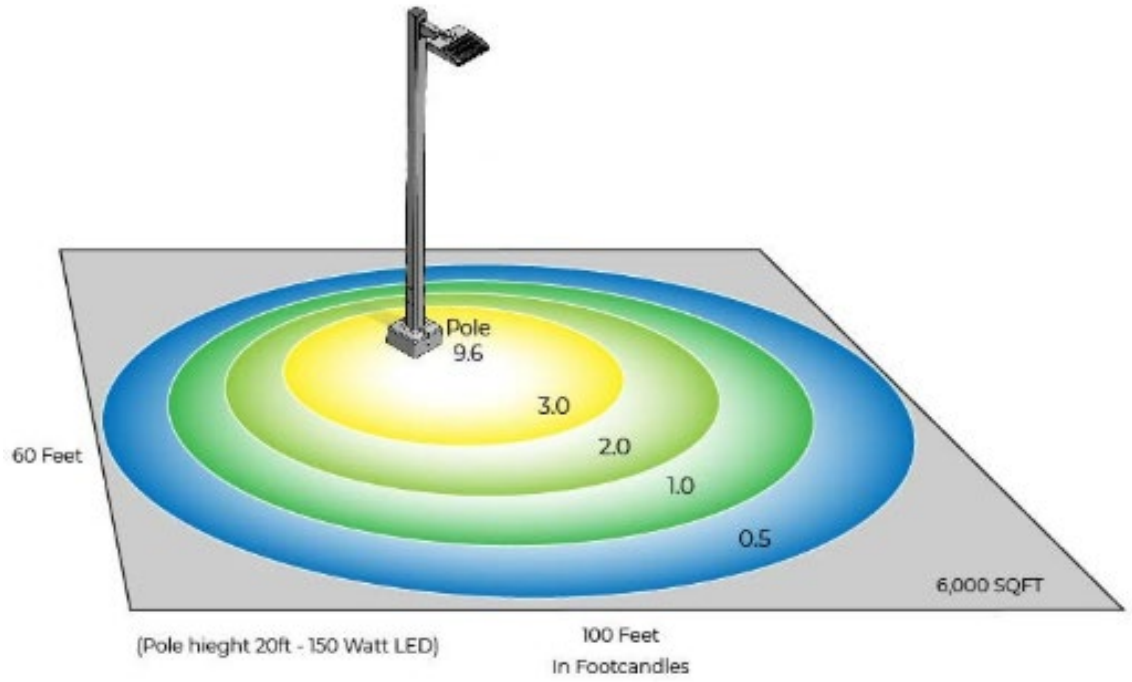
Outdoor Lighting (existing):

Shielding. All luminaires with initial lamp output of over 1,500 lumens shall be fully shielded.

Proposed Large-Scale Data Center Development Standards: Lighting

Outdoor Lighting (existing):

- Vertical illuminance: The maximum allowable vertical illuminance at a lot line, measured in footcandles, is based on the zoning at the property line.
- Maximum Vertical Illuminance for LI & GI District:
  - 2.0 footcandles



Proposed Large-Scale Data Center Development Standards: Decommissioning

Decommissioning of Data Center

A Decommissioning Plan and a **Letter of Credit** are required to be submitted at the time of application (for on-site generation).

Proposed Large-Scale Data Center Development Standards: Power Generation

Power Generation, Transmission, and Distribution

When a data center also has on-site power generation, then all of the proposed standards apply, including noise limitations.

- **Current Code requires that on-site power generation, transmission, and distribution have a Specific Use Permit.**

Wind Turbines

Solar Panels

Simple Cycle Turbines (Gas)

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Thank You!

City of Lubbock TEXAS