

LEON COUNTY TAX ABATEMENT CHECKLIST (2026)

As a part of the Tax Abatement Application, the following shall be provided:

If any item listed in this checklist is not applicable to the proposed project, the applicant shall mark that item as "Not Applicable" and provide a brief written explanation of why the item does not apply. Items may not be left blank or omitted without explanation.

Section A - Project Identification

- Legal entity and parent company disclosures;
- Registered agent information;
- Site control documentation, including deeds, purchase agreements, lease agreements, and easements;
- Project description;
- Campus master plan;
- Phasing schedule;
- Expected construction timeline;
- Estimated operational lifespan;
- Decommissioning plan; and
- Expected acreage disturbance.
- Letter from Tax appraisal office

Section B - Site Mapping

- Boundary survey;
- Existing conditions survey;
- FEMA floodplain map;
- Topographic survey;

- Wetlands delineation;
- Current Drainage map;
- Utility corridor map;
- Existing residences and schools map;
- Adjacent land use map;
- Transmission infrastructure map;
- Detailed improvement plan(s) including:
 - all setbacks clearly outlined; and
 - all proposed improvements;
- Pipeline map; and
- Railroad map.

Section C – Land Use & Road Impacts

- Preliminary Plat;
- Final plat;
- Replat;
- Development agreement;
- Utility easements;
- Drainage easements;
- Public right-of-way dedication, if any;
- Traffic Impact Analysis (TIA);
- Heavy haul route study;
- Construction traffic plan;
- Bridge capacity analysis;
- Pavement degradation study;

- Road maintenance agreement;
- TxDOT driveway or access permit; and
- Emergency access analysis.

Section D – Water Use

- Total projected water demand;
- Peak water demand;
- Annual water consumption estimate;
- Cooling technology description;
- Closed-loop versus evaporative cooling analysis;
- Water recycling plan;
- Backup water supply plan; and
- Drought contingency plan.

Section E – Water Service Provider Coordination

- Water utility commitment letter;
- Groundwater district approvals;
- Any applicable water transport agreements; and
- Surface water rights documentation, if applicable.

The applicant shall identify all coordination conducted with the Texas Water Development Board, applicable Groundwater Conservation Districts, River Authorities, and Water Supply Corporations.

Section F - Wastewater

- Estimated wastewater generation;
- Industrial wastewater characterization;
- Pretreatment analysis;
- Sanitary sewer engineering plans;

- Septic feasibility study, if applicable; and

- Package plant permit documentation.
- TPDES wastewater permits;
- Industrial discharge authorizations; and

Documentation shall identify coordination with the Texas Commission on Environmental Quality.

Section G - Stormwater

- Natural Resources Conservation Service (“NCRS”) letter of cooperation;
- One hundred (100) year flood analysis;
- Increased runoff analysis;
- Erosion and sediment control plan;
- Detention and Retention Design(s);
- Downstream impact study;

- Stormwater Pollution Prevention Plan (SWP3);
- Notice of Intent filing documentation; and
- Evidence of compliance with applicable Construction General Permits.

Section H - Floodplain Review

- FEMA compliance certification;
- No-rise certification;
- CLOMR or LOMR documentation, if applicable; and
- Floodplain development permit information.

Section I – Electrical Services

- Electrical Provider commitment letter;
- ERCOT interconnection status;
- Transmission availability study;
- Power demand forecast;
- Peak load analysis;
- Backup generation plan;
- Blackstart or islanding capability analysis; and
- Reliability assessment.

If gas turbines, reciprocating engines, or other generators are proposed, the applicant shall provide:

- Air emissions inventory;
- Fuel storage plan;
- Stack analysis;
- Emergency generator operating hours;
- Noise study; and
- Air permit applicability analysis.

Section J – Air Quality & Noise Impacts

- TCEQ air permit applicability determinations;
- Minor source permits;
- Standard permits;

- Prevention of Significant Deterioration permits; and
- Generator emissions modeling;
- Baseline ambient noise study;
- Daytime and nighttime decibel analysis;
- Property-line noise modeling;
- Low-frequency noise analysis;
- Generator testing noise analysis;
- Transformer noise analysis; and
- Cooling fan noise analysis.
- Noise mitigation plan;
 - Acoustic wall design;
 - Berm plan; and
 - Vegetative screening plan.

Section K – Light Impacts

- Photometric study;
- Night sky impact analysis;
- FAA lighting analysis;
- Glare study;
- Shielded fixture design; and
- Operational lighting plan.

The applicant shall identify proposed compliance measures related to dark-sky practices, downward-directed lighting, property-line illumination levels, and security lighting controls.

Section L – Environmental & Ecological Impacts

- National Environmental Policy Act review, if applicable;
- Environmental Assessments; and
- Environmental Impact Statements.
- Threatened and endangered species survey;
- Migratory bird analysis;
- Habitat assessment;
- Wetlands delineation;
- Stream impact study
- Section 404 permits; and
- Section 401 Water Quality Certifications

Section M – Fire Protection & Hazard Mitigation

- Memorandum of Understanding with the applicable Emergency Services District(s) (“ESDs”) and Volunteer Fire Department (“VFDs”)
- Emergency Management Coordinator.
- Emergency Operations Plan;
- Evacuation route analysis;
- Hazard mitigation analysis;
- Disaster recovery plan; and
- Severe weather continuity plan.

Section N – Other

The applicant shall provide any additional information requested by Leon County Commissioners Court necessary to evaluate the potential impacts of the proposed development.