

**FILE NUMBER:** Z234-137(MB)                      **DATE FILED:** December 6, 2023

**LOCATION:** East line of Southeast 14<sup>th</sup> Street, south of Skyline Road

**COUNCIL DISTRICT:** 3

**SIZE OF REQUEST:** Approx. 2.06 acres                      **CENSUS TRACT:** 48113015900

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**REPRESENTATIVE:** Karl Crawley, Masterplan

**OWNER/APPLICANT:** DGIC LLC

**REQUEST:** An application for a Specific Use Permit for an electrical substation on property zoned an R-7.5(A) Single Family District.

**SUMMARY:** The purpose of the request is to allow an electrical substation.

**STAFF RECOMMENDATION:** Approval, subject to site plan and conditions.

**PRIOR CPC ACTION:** On May 2, 2024, CPC moved to hold this case under advisement until June 20, 2024.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned an R-7.5(A) Single Family District.
- The request site is a 2.06-acre undeveloped property.
- The applicant seeks to construct a battery farm which stores electricity and is then distributed back to the grid during peak demand hours.
- To accomplish this, the applicant requests a Specific Use Permit for an electrical substation.
- Since the last hearing, there have been no changes made to the case report.

**Zoning History:**

There have been no zoning cases in the area in the last five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Southeast 14 <sup>th</sup> Street	Principal Arterial	107 feet

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on traffic.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request complies with the following land use goals and policies of the Comprehensive Plan:

**ECONOMIC ELEMENT**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A) Single Family	Undeveloped
<b>North</b>	R-7.5(A)	Undeveloped
<b>South</b>	R-7.5(A)	Electric substation
<b>East</b>	IR Industrial Research	Undeveloped
<b>West</b>	PD No. 1026	Electric substation

**Land Use Compatibility:**

The request site consists of an undeveloped 2.06-acre site. The applicant is requesting a Specific Use Permit for an electrical substation. The site is surrounded by a mix of undeveloped land and existing electrical substations, including a large substation to the west within Planned Development District No. 1026. As such, staff supports the applicant’s request and considers the proposed use compatible with the surrounding area.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

An electric substation would be compatible with surrounding uses, improve the welfare of the area of request, and not be detrimental to the public health, safety, or general welfare. Staff also supports the proposed time limit of no expiration date, as utility-type uses are generally long-lasting and do not change substantially after construction.

**Landscaping:**

Landscaping and tree preservation must be provided per Article X regulations, as amended.

**Parking:**

Per the Dallas Development Code, two off-street parking spaces are required for an electrical substation. The proposed site plan includes two parking spaces.

**Market Value Analysis:**

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is not classified within an MVA area, but the area to the west is classified as an "I" MVA area.

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## List of Officers

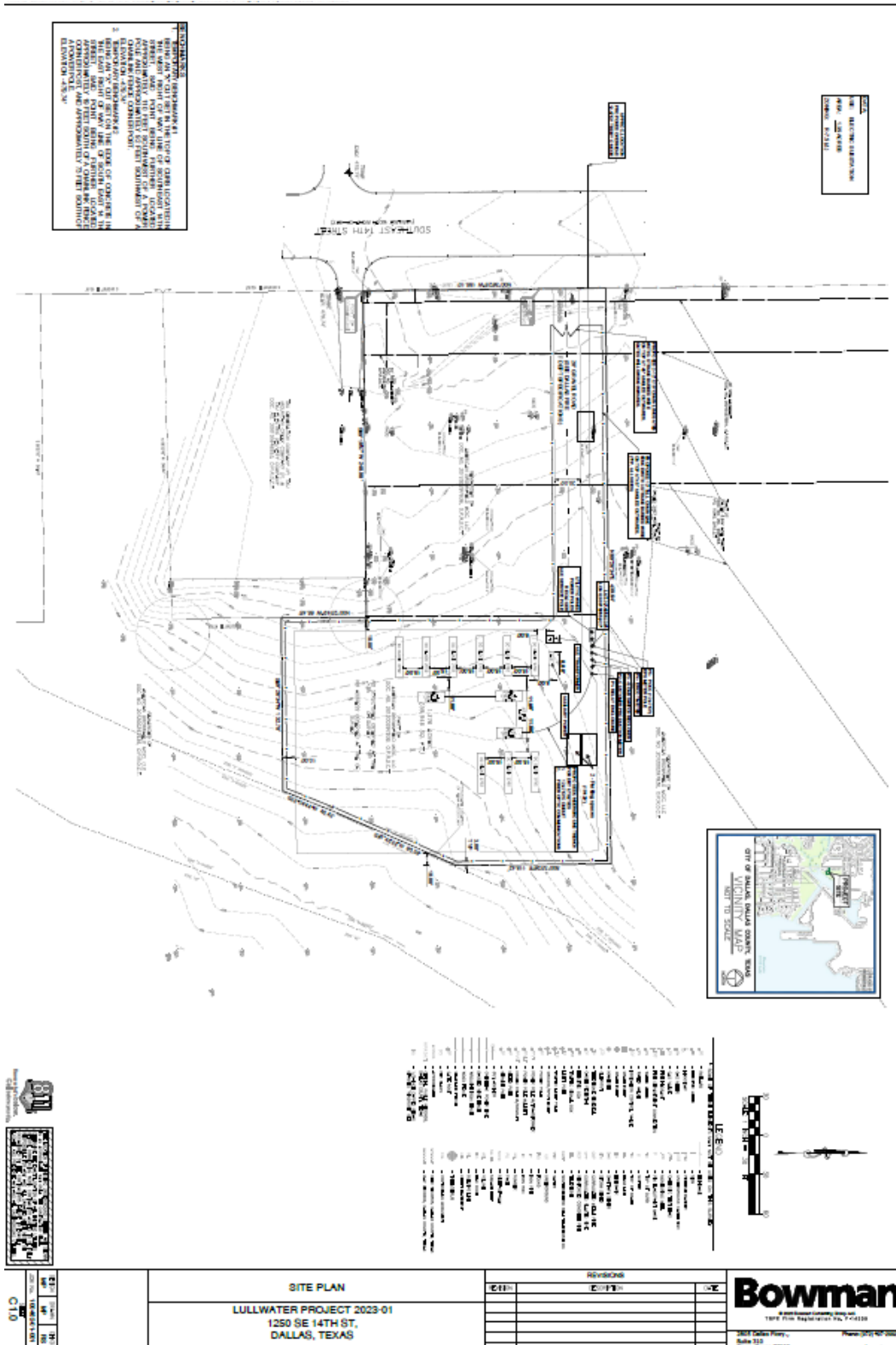
### **Property Owner**

DGIC, LLC, a Texas limited liability company  
NPD Management, LLC, Managing Member  
Nathaniel Hagedorn, Manager

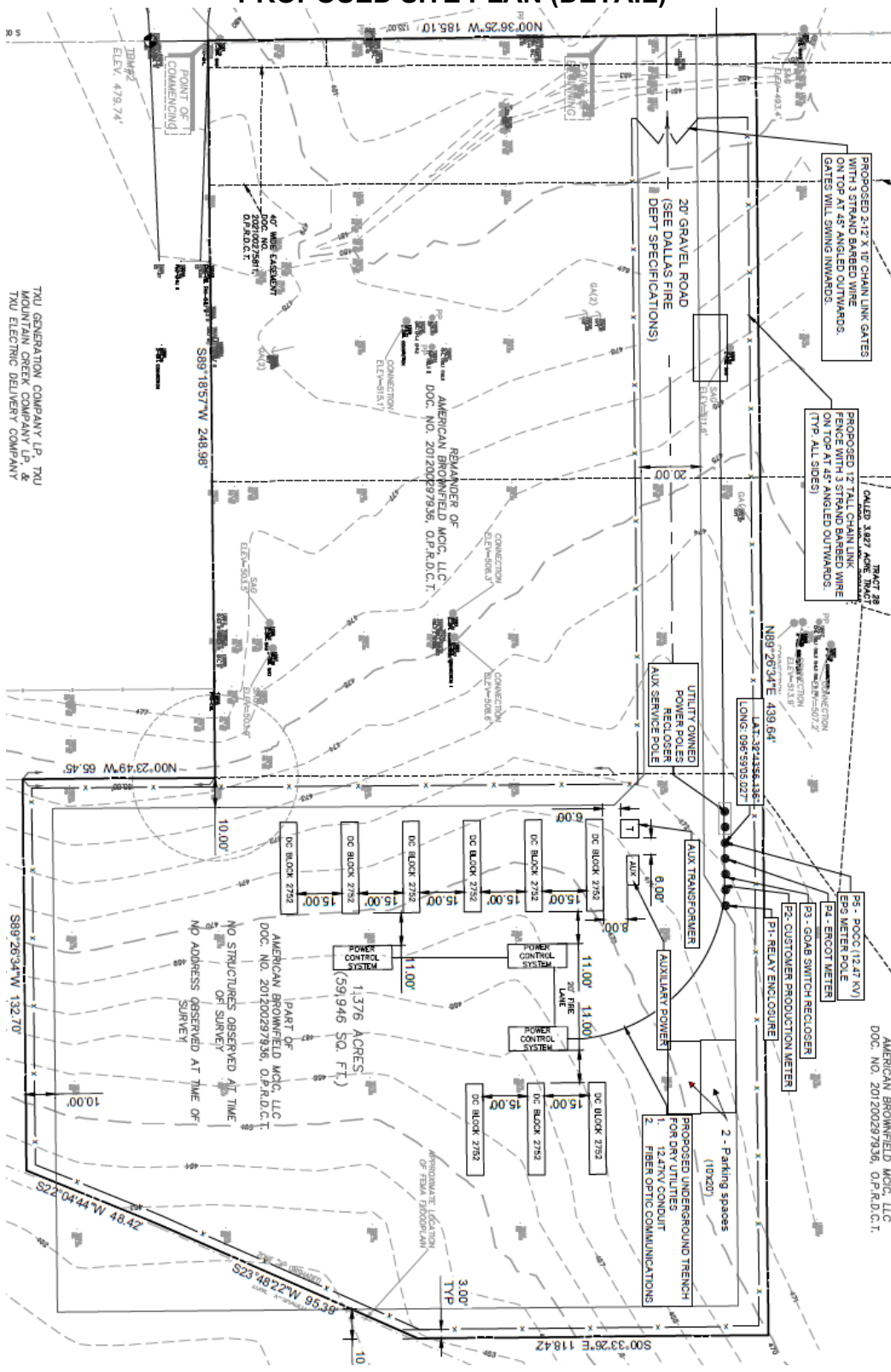
**PROPOSED CONDITIONS**

1. USE: The only use authorized by this Specific Use Permit is an electrical substation.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This Specific Use Permit has no expiration date.
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations of the City of Dallas.

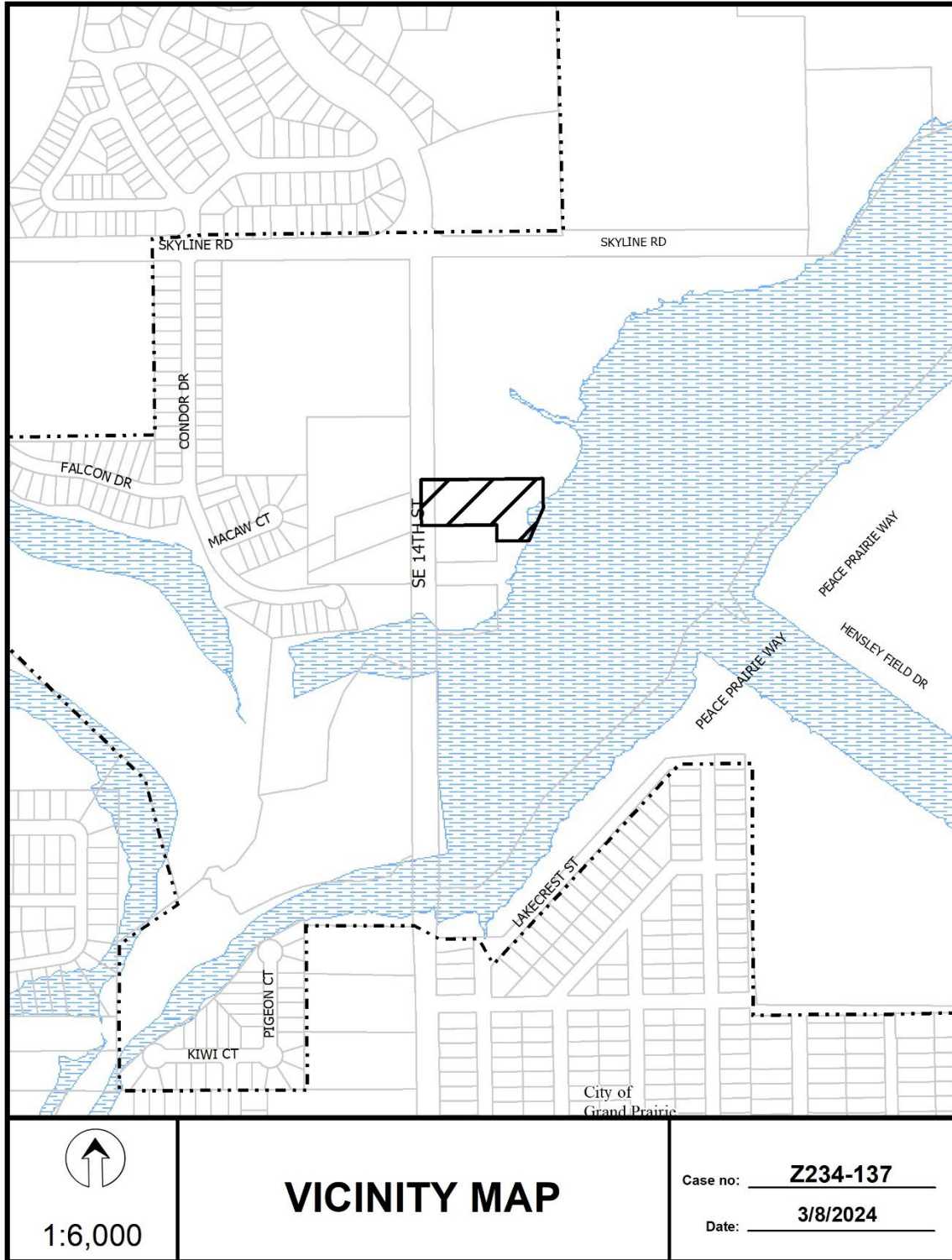
# PROPOSED SITE PLAN



**PROPOSED SITE PLAN (DETAIL)**







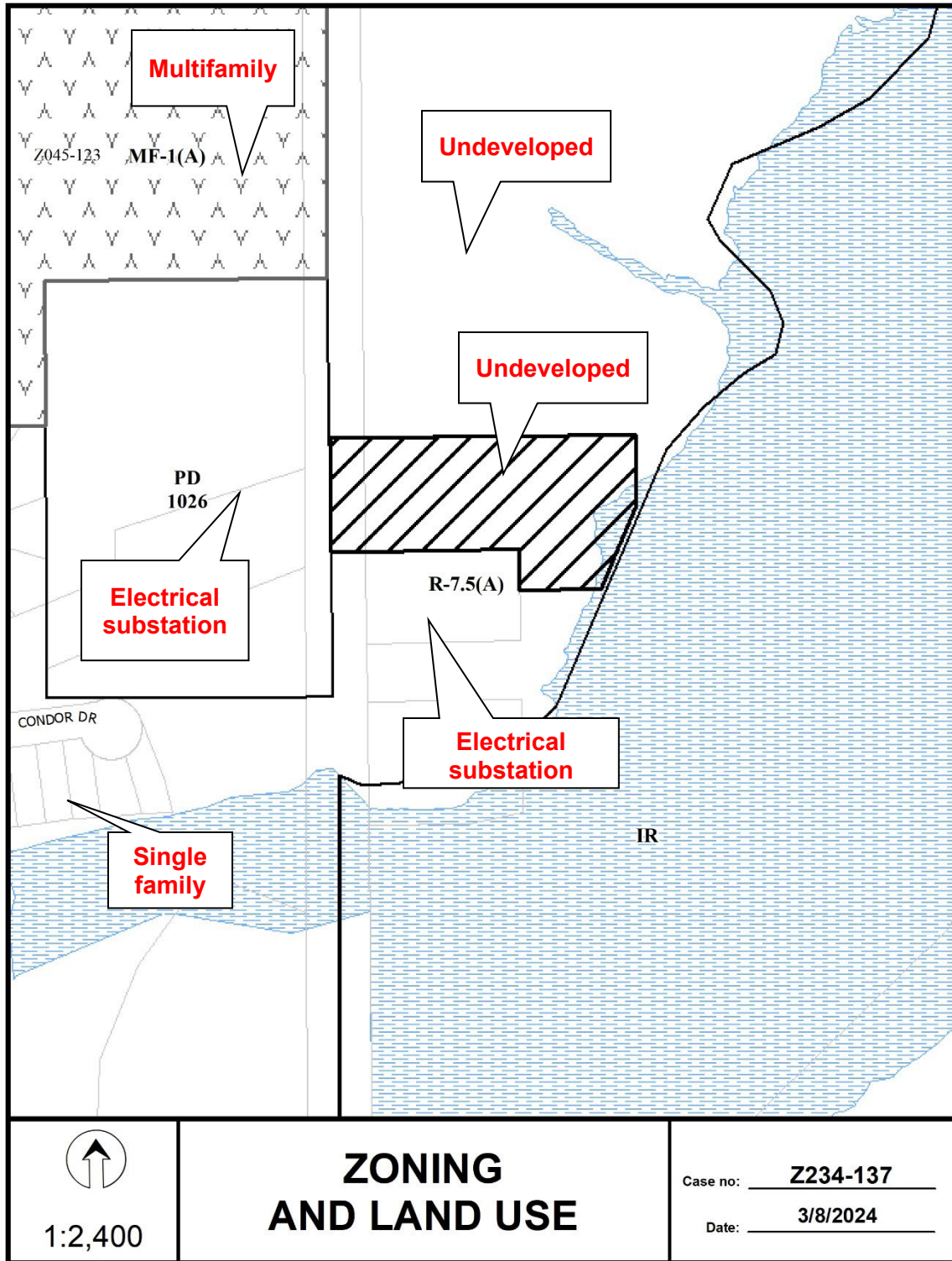


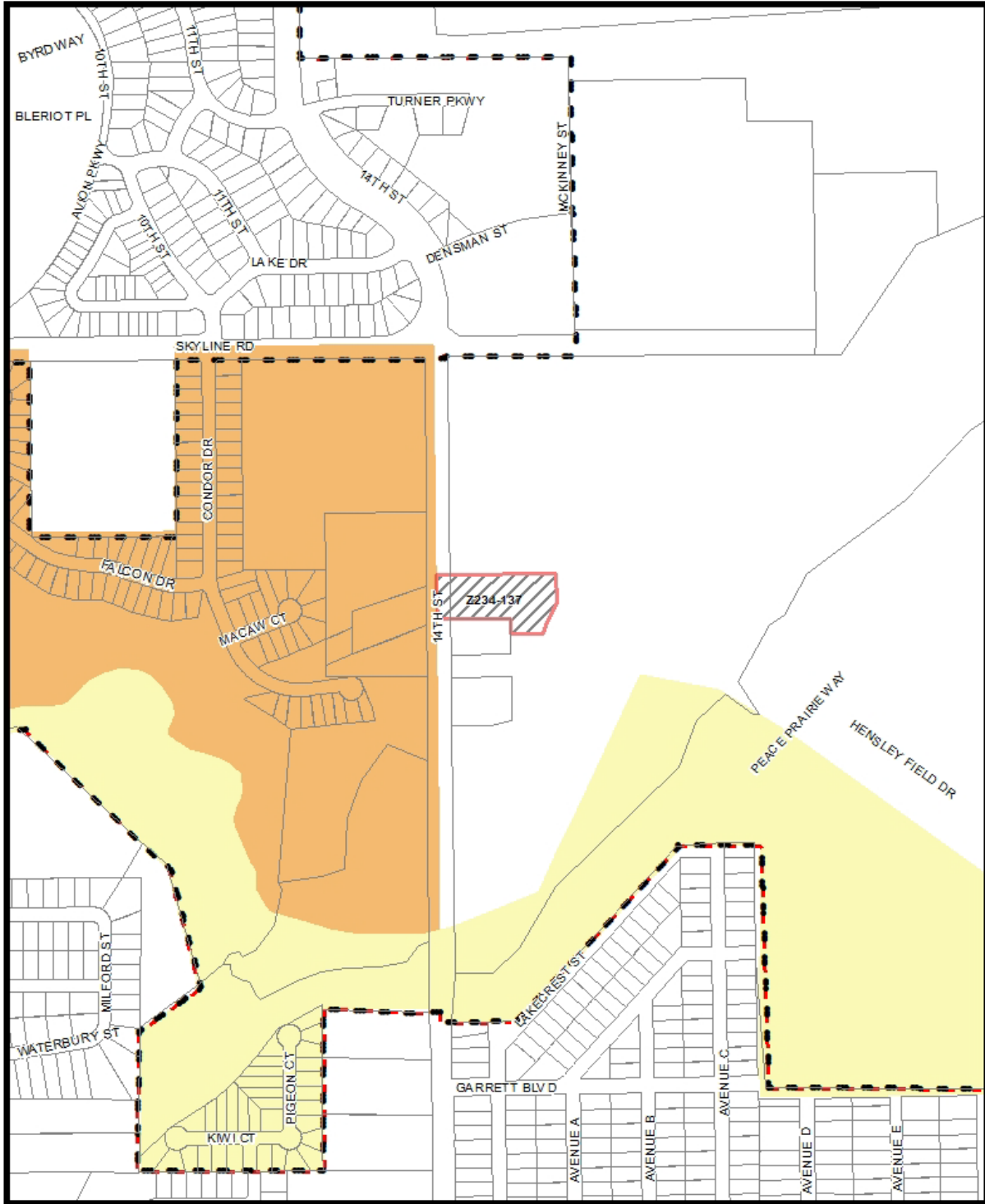
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# AERIAL MAP

Case no: Z234-137

Date: 3/8/2024



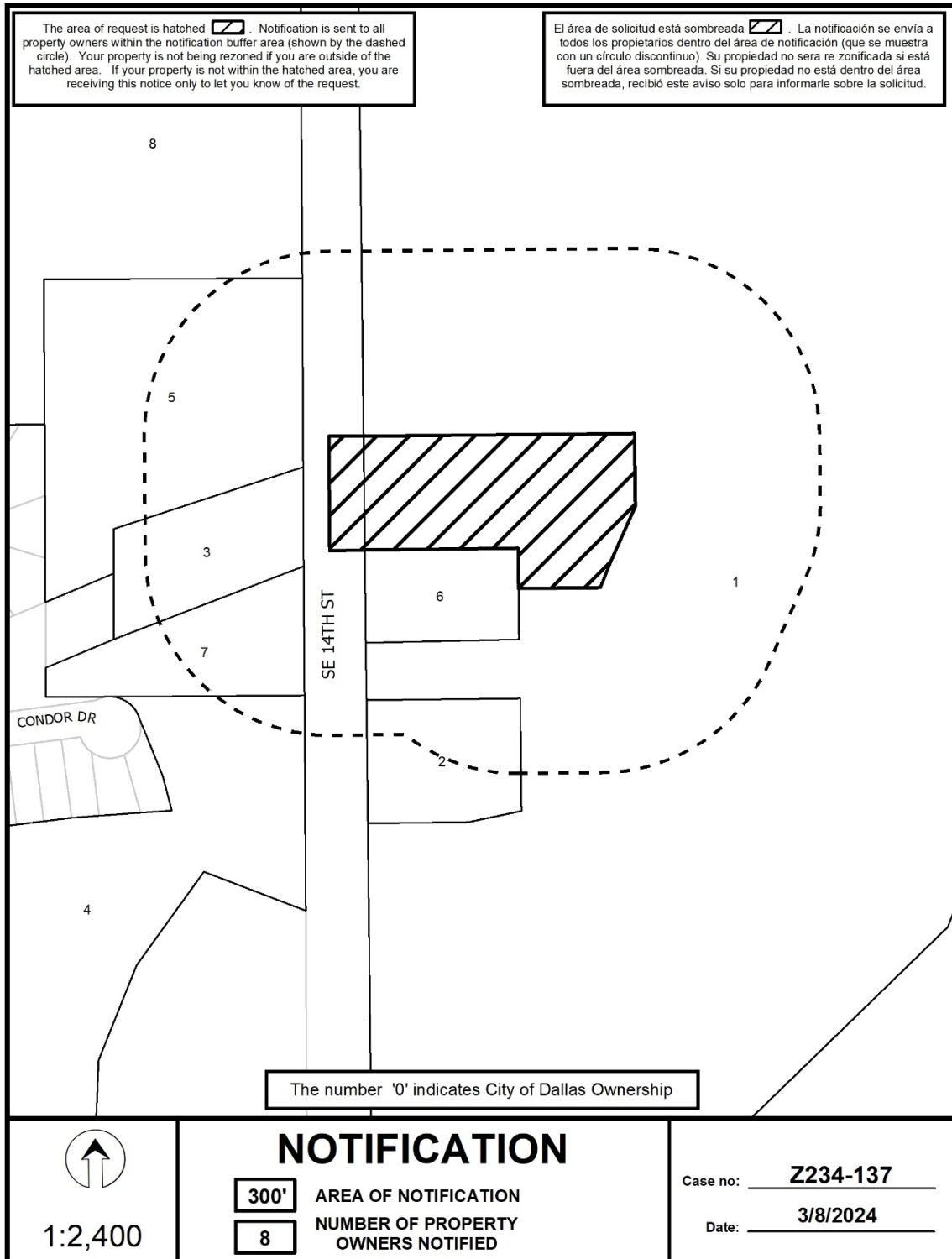


Market Value Analysis A B C D E F G H I NA

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# Market Value Analysis

Printed Date: 3/11/2024



03/08/2024

***Notification List of Property Owners***

***Z234-137***

***8 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1250 SE 14TH ST	Taxpayer at
2	1100 SE 14TH ST	TRINITY RIVER AUTHORITY
3	1200 SE 14TH ST	ONCOR ELECRCIC DELIVERY COMPANY
4	1350 SKYLINE RD	ONE PRIME PROPERTY INC
5	1101 SE 14TH ST	ONCOR ELECTRIC DELIVERY CO
6	1225 SE 14TH ST	UNITED STATES OF AMERICA
7	1318 W JEFFERSON BLVD	ONCOR ELECRTCIC DELIVERY COMPANY
8	1350 SKYLINE RD	MOUNTAIN CREEK APTS LP