

**FILE NUMBER:** Z234-142(LC)                      **DATE FILED:** December 12, 2023

**LOCATION:** West side of Edgemere Road, between Lawnhaven Road and Royalton Drive

**COUNCIL DISTRICT:** 11

**SIZE OF REQUEST:** 12,197 square feet                      **CENSUS TRACT:** 48113013800

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**REPRESENTATIVE:** Rob Myers

**OWNER:** Oncor

**REQUEST:** An application for a Specific Use Permit for an electrical substation on property zoned an R-16(A) Single Family District.

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

**STAFF RECOMMENDATION:** Approval for a five-year period, subject to a revised site plan and staff's recommended conditions.

**PREVIOUS CPC ACTION:** At the May 2, 2024 and June 6, 2024 hearing, the City Plan Commission moved to hold the case under advisement. At the July 11, 2024 hearing, the City Plan Commission moved to hold the case under advisement to July 25, 2024.

**BACKGROUND INFORMATION:**

- The area of request currently has an electrical substation with utility uses and infrastructure on site (approx. 12,197 square feet in total size).
- Geographically located in north Dallas, approx. 5 miles from University Park.
- This is lot has frontage on Edgemere Road.
- Portion of the proposed site is currently used as designed greenspace with walkways and green open space for residents in the surrounding area.
- Applicant proposes the max height of proposed structures will be 65 feet, new fencing and substation equipment and access will be from the existing full-access drive on Edgemere Road that serves the existing electric substation.
- The purpose of the request is to allow the expansion of an existing electrical substation. No existing SUP for the existing electric substation, believed to be grandfathered in as it was existing prior to the current surrounding residential zoning.
- Applicant proposes expansion to existing Oncor electric substation to expand the electric service and support the demand in the area.
- To accomplish this, the applicant is requesting a specific use permit.
- This specific use permit would expire five years from the passage of ordinance.
- On May 2, 2024 and June 6, 2024, the City Plan Commission moved to hold this case under advisement to allow the applicant time to correspond with the community and immediate neighbors.
- On July 11, 2024, the City Plan Commission moved to hold this case under advisement July 25, 2024. Since the last hearing, the site plan has been revised with the following changes:
  - The number and location of bollards has been added.
  - The trees that will be preserved and removed have been added. The landscaping elements that will be used as a replacement for the removed trees has also been added.
  - The placement and dimensions of the switch house has been added.
  - The designation of the trail as multi-use for service access and pedestrian/cyclist access has been added.

- Since the last hearing, a staff recommended condition has been added that would require any trees removed as part of the expansion to be replaced elsewhere in the area of request.
- All changes made to the report since the last hearing have been highlighted in yellow.

**Zoning History:**

There have been zero zoning cases in the area in the last five years.

**Thoroughfares/Streets:**

| Thoroughfare/Street | Type         | Existing/Proposed ROW |
|---------------------|--------------|-----------------------|
| Edgemere Road       | Local Street | -                     |
| Lawnhaven Road      | Local Street | -                     |
| Royalton Drive      | Local Street | -                     |

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

**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:

**LAND USE ELEMENT**

**GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

**Policy 1.1.5** Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

**ECONOMIC ELEMENT**

**GOAL 2.1** PROMOTE BALANCED GROWTH

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

**GOAL 2.5** FOSTER A CITY OF GREAT NEIGHBORHOODS

**Policy 2.5.1** Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

**Policy 2.5.2** Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

**URBAN DESIGN ELEMENT**

**GOAL 5.2** STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

**Policy 5.2.1** Maintain neighborhood scale and character.

**NEIGHBORHOOD PLUS**

**POLICY 4.3** Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

*\*This specific site does not correlate to or fall within any city adopted area plans*

**Land Use:**

|              | <b>Zoning</b>     | <b>Land Use</b>       |
|--------------|-------------------|-----------------------|
| <b>Site</b>  | R-16(A)           | Electrical substation |
| <b>North</b> | R-16(A), R-1ac(A) | Single family         |
| <b>South</b> | R-16(A)           | Single family         |
| <b>East</b>  | R-16(A)           | Single family         |
| <b>West</b>  | R-16(A)           | Single family         |

**Land Use Compatibility:**

The area of request is currently developed with an existing electrical substation with utility uses and infrastructure on site (approx. 12,197 square feet in total size), zoned an R-16(A) Single Family District on the west side of Edgemere Road, between Lawnhaven Road and Royalton Drive.

To the north, south, east, and west of the property are residential uses. With this area being surrounded by residential uses, the existing electrical substation being around prior to the current residential uses and serving the residences in the immediate area, staff finds the applicant's requested SUP to allow the expansion of the existing Oncor electric substation compatible with the surrounding area. Staff supports the applicant's request, provided the applicant meets and upholds the staff recommended conditions that honor the surrounding existing residential uses.

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.

Staff understands the applicant's request to increase the radius of service provided by the existing electrical substation. Although staff supports the expansion of the use, staff recommends revisions to the site plan and additional conditions that would require the following:

- The footprint of the use does not encroach upon the existing pedestrian/bike trails, walkways, and greenspaces in any way.
- The existing trail is not expanded so that it can also be used for service access to the electrical substation.

- Any trees removed as part of the expansion must be replaced elsewhere in the area of request.

Staff recommends the applicant find a way to accomplish the requested land use and construction without encroaching upon the existing uses, including the bike/pedestrian paths and open greenspaces used by residents. Staff also recommends that the applicant replace the existing trees, marked on their site plan, with an equivalent amount and species.

**Landscaping:**

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended. Staff recommends an SUP condition that any landscaping that will be removed due to construction shall be replaced with equivalent species and quantities.

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for an electrical substation is two spaces. As shown on the proposed site plan, the site will provide the required two 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 target intervention strategies more precisely 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 currently in an “A” MVA area. The area of request is surrounded by “A” MVA areas to the north, south, east, and west.

**List of Officers**

Oncor Corporation

Transmission Manager III – Right of Way Services

Danvier Johnson

ROW Siting Specialist

Seth Sampson

### 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 expires on (five years from the passage of this ordinance).

#### *Staff's Recommendation*

4. FLOOR AREA: The maximum floor area is 15,315 square feet. Footprint not to encroach upon the existing pedestrian/bike trails, walkways, and greenspaces in any way.
5. LANDSCAPE: Any trees being removed due to construction must be replanted, same quantity or higher, in the open greenspace and spaced properly throughout the area of request. Tree species selected to be replanted must comply with Article X and be replanted within the time limit referenced herein the conditions.

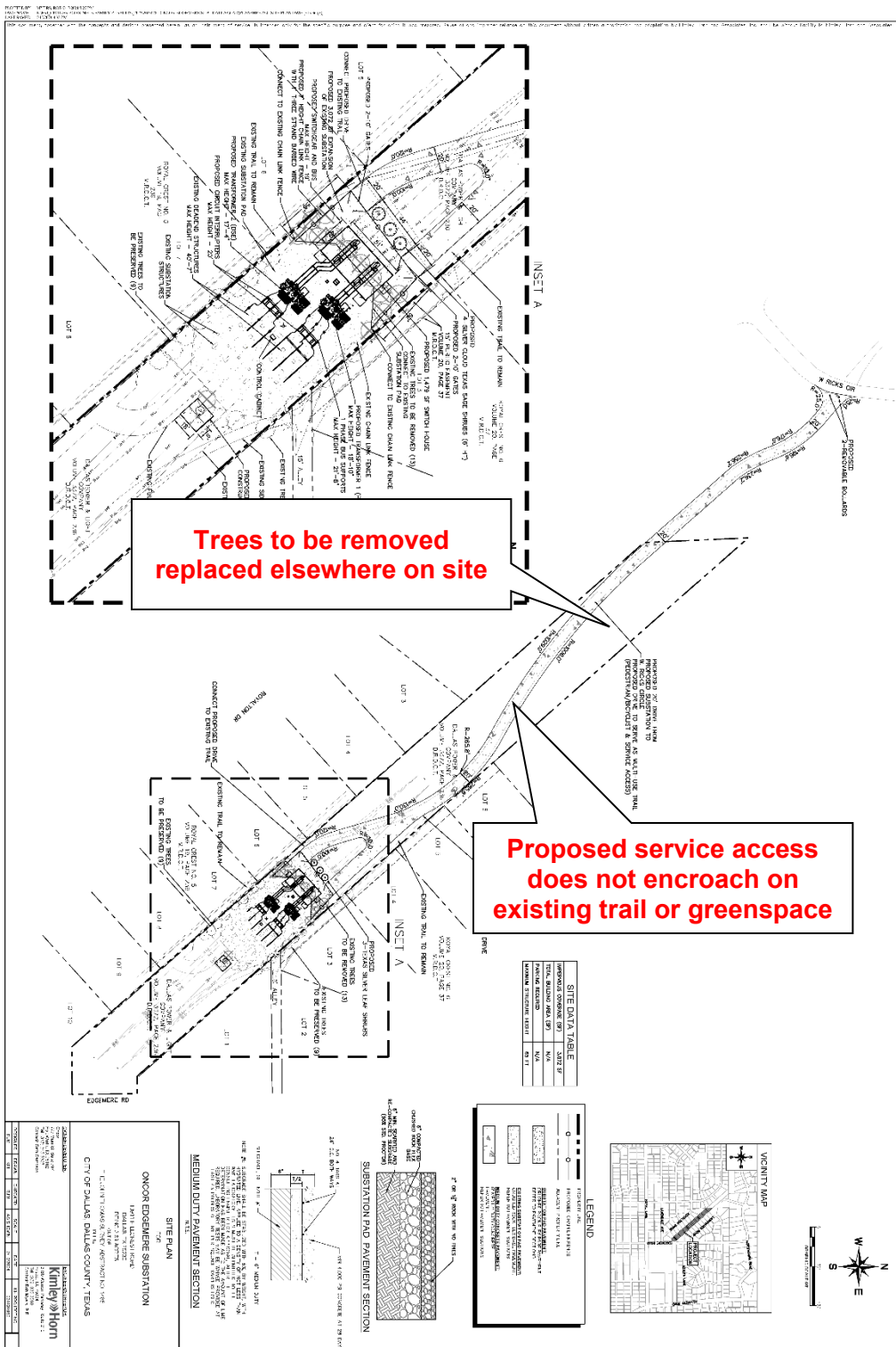
#### *Applicant's Request*

6. FLOOR AREA: The maximum floor area is 15,315 square feet. Footprint not to encroach upon the existing pedestrian/bike trails, walkways, and greenspaces in any way.
7. LANDSCAPE: Any trees being removed due to construction must be replanted, same quantity or higher, in the open greenspace and spaced properly throughout the area of request. Tree species selected to be replanted must comply with Article X and be replanted within the time limit referenced herein the conditions.

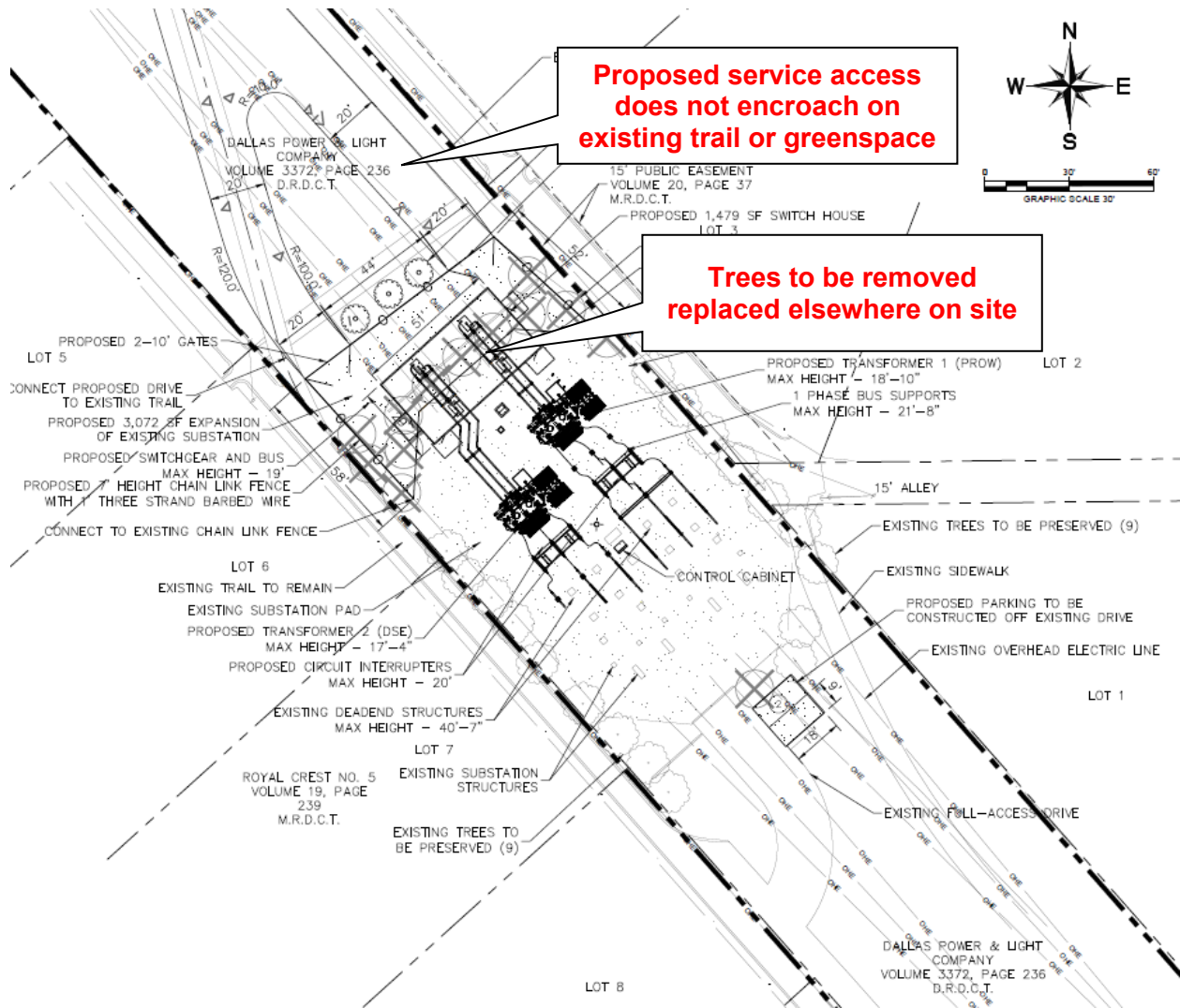
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

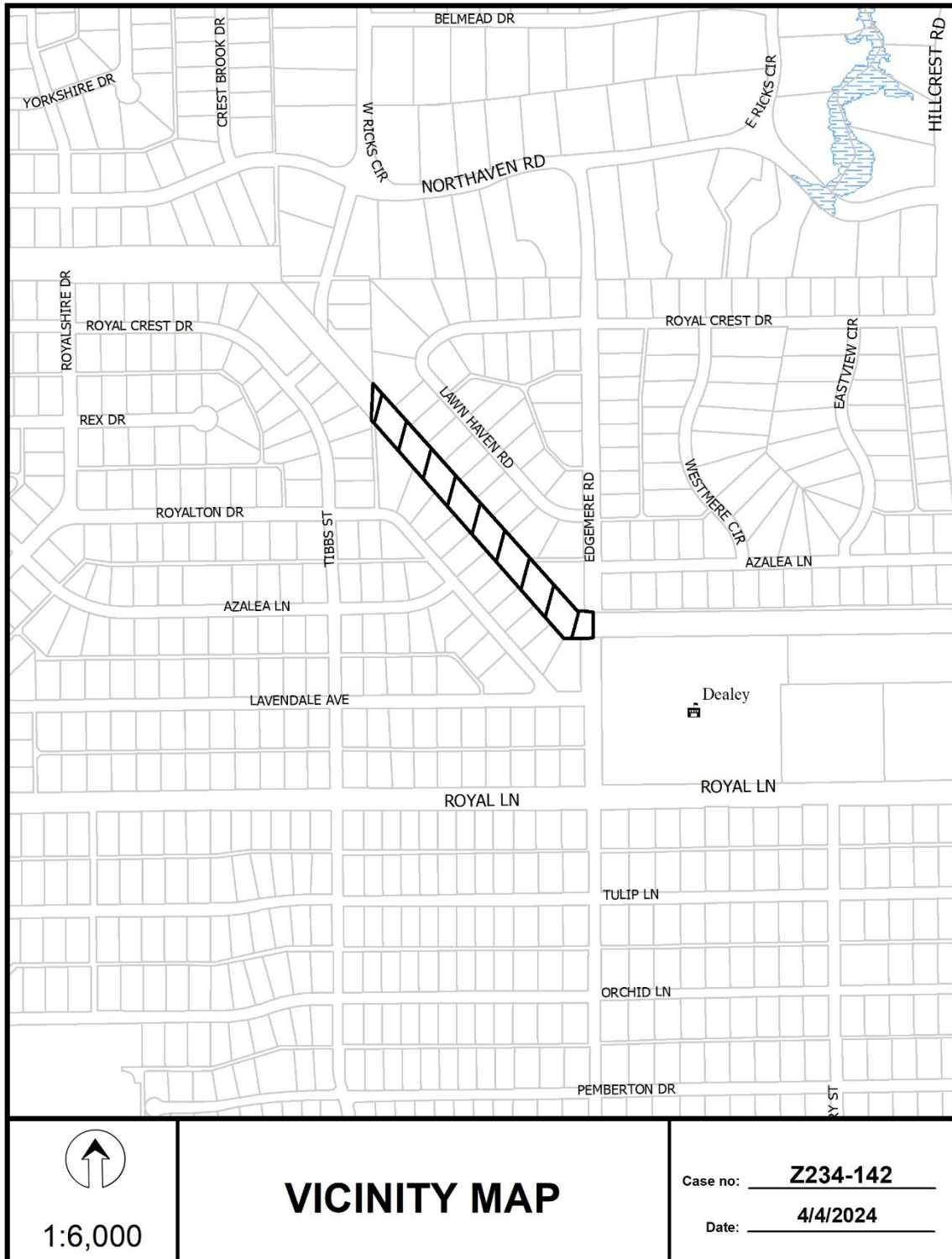


**PROPOSED SITE PLAN (UPDATED JULY 18, 2024)  
INCLUDES STAFF RECOMMENDED REVISIONS**



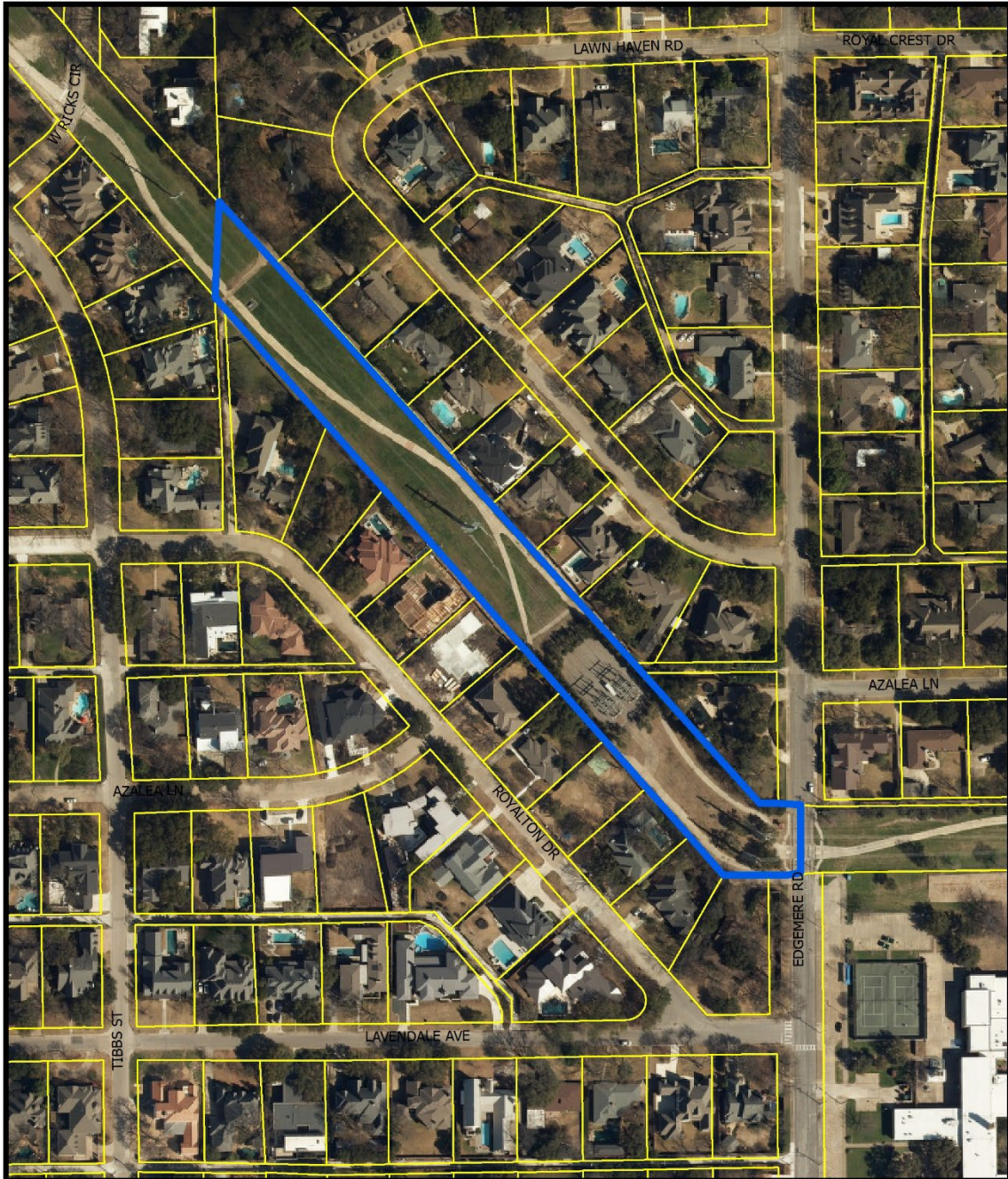
**PROPOSED SITE PLAN (UPDATED JULY 18, 2024) – ENLARGED  
INCLUDES STAFF RECOMMENDED REVISIONS**







Z234-142(LC)

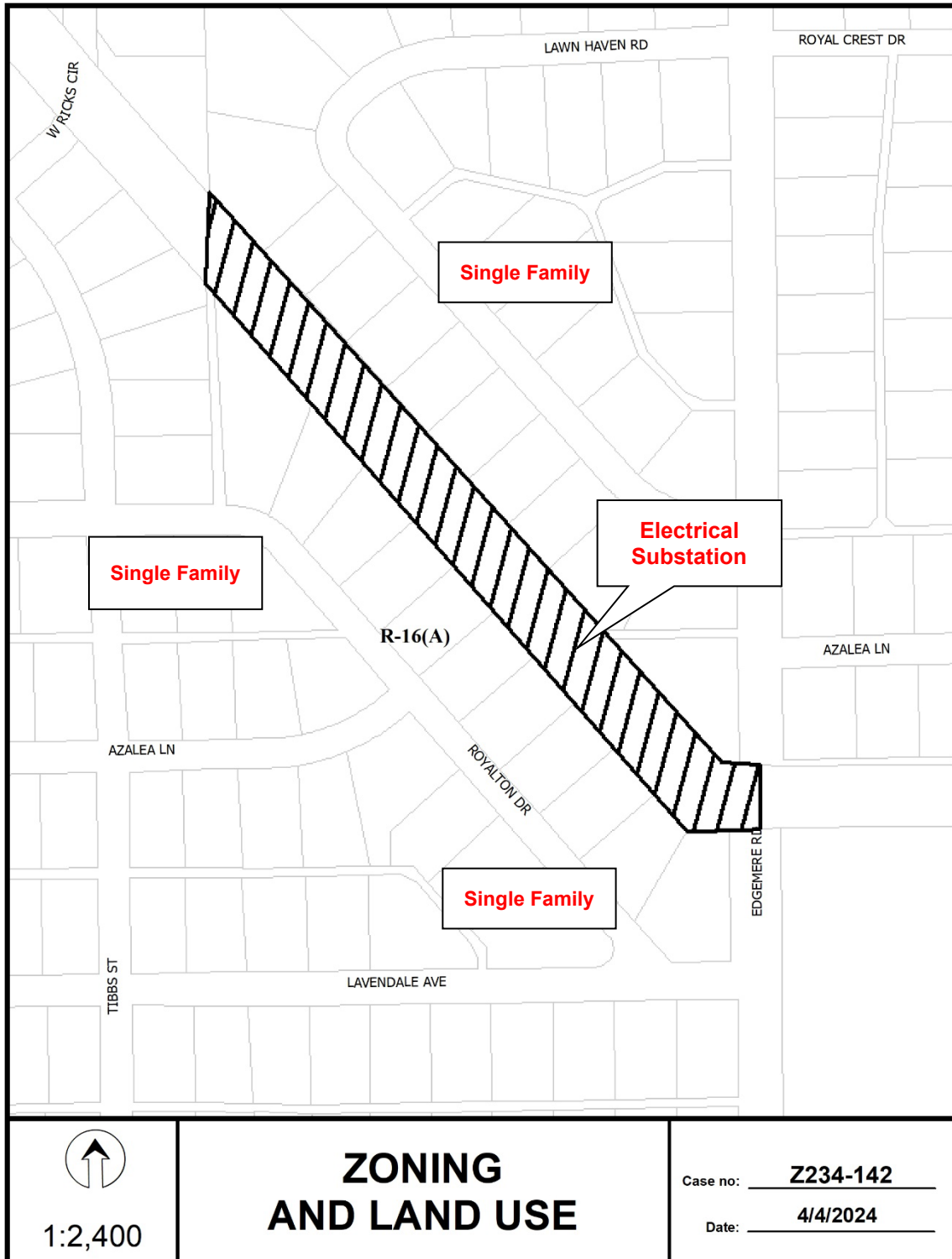


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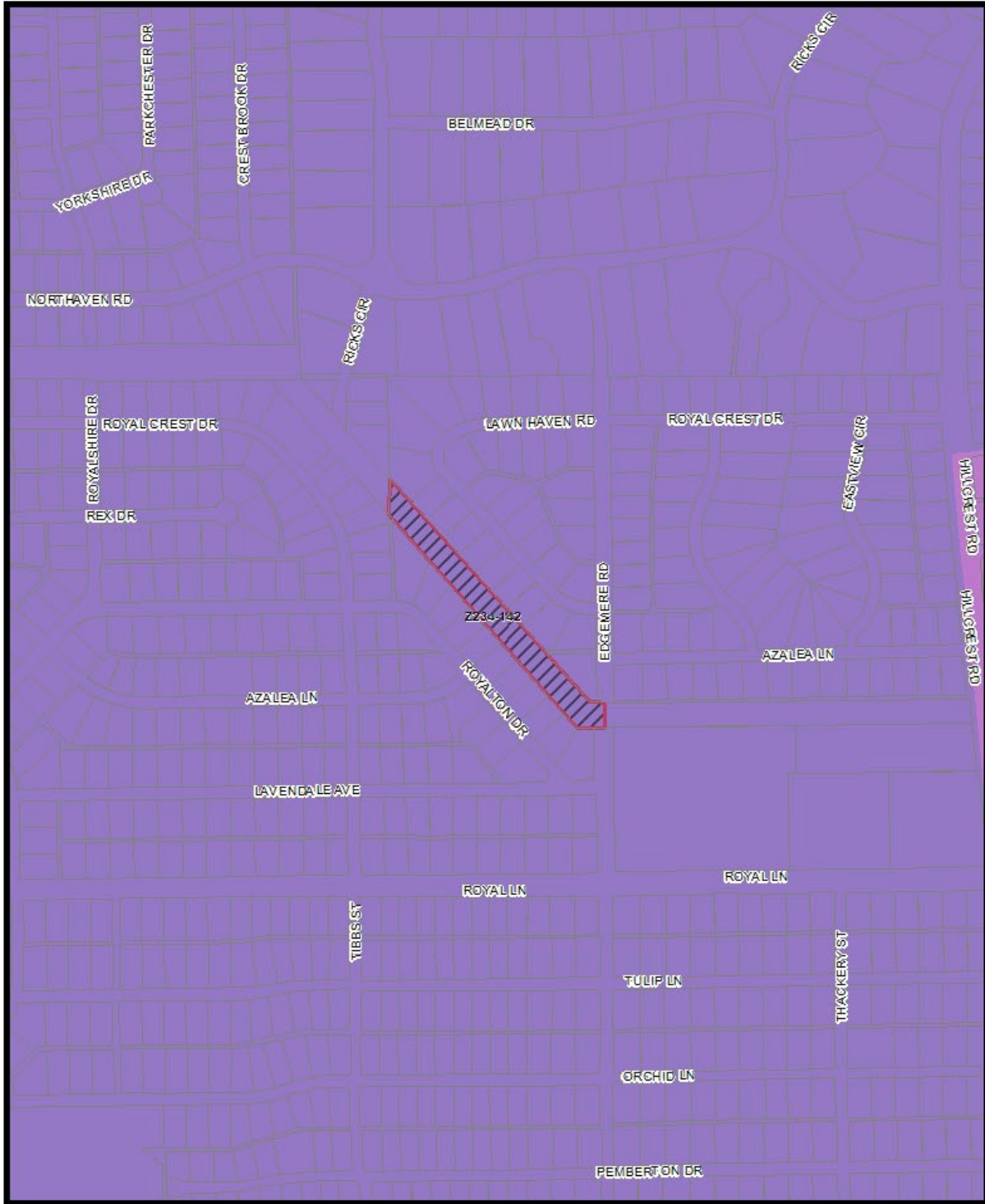
# AERIAL MAP

Case no: Z234-142

Date: 4/4/2024







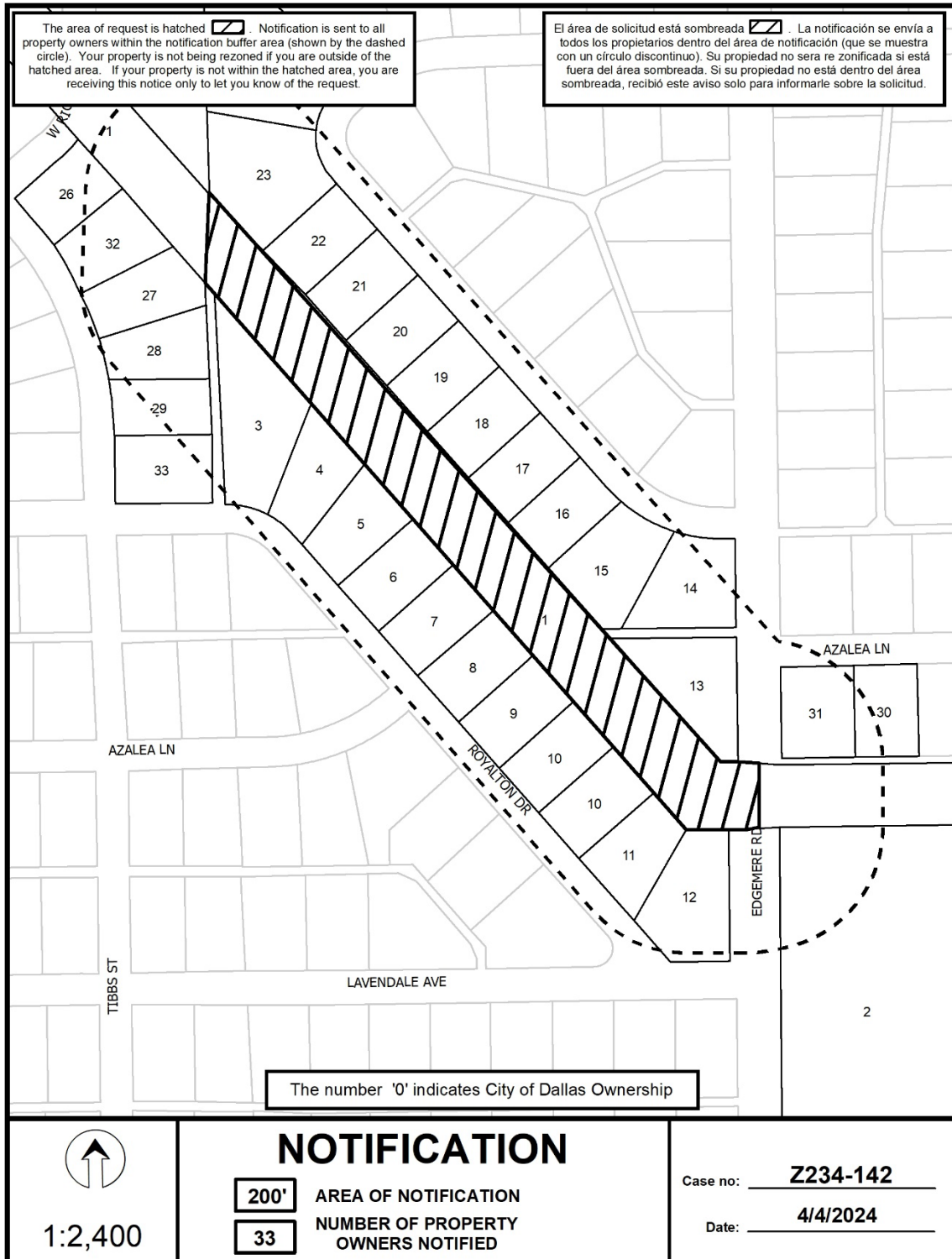
Market Value Analysis



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# Market Value Analysis

Printed Date: 4/4/2024



04/03/2024

***Notification List of Property Owners******Z234-142******33 Property Owners Notified***

| <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>           |
|-----------------------|-----------------------|-------------------------------|
| 1                     | 10925 EDGEMERE RD     | ONCOR ELECRC DELIVERY COMPANY |
| 2                     | 6501 ROYAL LN         | Dallas ISD                    |
| 3                     | 6419 ROYALTON DR      | GARNER CORY MICHAEL &         |
| 4                     | 6425 ROYALTON DR      | COOK REBECCA CAYE             |
| 5                     | 6433 ROYALTON DR      | COLLIER ROBERT T JR &         |
| 6                     | 6441 ROYALTON DR      | CHO EUN J                     |
| 7                     | 6449 ROYALTON DR      | NAIR ANJU &                   |
| 8                     | 6457 ROYALTON DR      | MAYER JOSHUA C & JOELLE H     |
| 9                     | 6465 ROYALTON DR      | VAKKERT BARN LIVING TRUST     |
| 10                    | 6473 ROYALTON DR      | WENNING CRAIG & JULIE         |
| 11                    | 6491 ROYALTON DR      | ABBATE JOE W &                |
| 12                    | 6499 ROYALTON DR      | EMRO HOMES CONSTRUCTION LLC   |
| 13                    | 10937 EDGEMERE RD     | UECKERT JEFFREY W & KATHRYN S |
| 14                    | 11005 LAWNHAVEN RD    | REIMAN JOINT REVOCABLE LIVING |
| 15                    | 11015 LAWNHAVEN RD    | OJHA HEMANT & HEMAL           |
| 16                    | 11023 LAWNHAVEN RD    | WESLEY BRANDON SCOTT &        |
| 17                    | 11031 LAWNHAVEN RD    | NEWMAN ANDREW & ALEXANDRA R   |
| 18                    | 11041 LAWNHAVEN RD    | WANG HAO & HUIJUAN ZHOU       |
| 19                    | 11053 LAWNHAVEN RD    | CALDERON JESSE & STEPHANIE    |
| 20                    | 11061 LAWNHAVEN RD    | SHIPMAN DONALD G &            |
| 21                    | 11071 LAWNHAVEN RD    | LEWIS JENNIFER ELAINE         |
| 22                    | 11081 LAWNHAVEN RD    | MIGHELL KENNETH J             |
| 23                    | 11091 LAWNHAVEN RD    | LEMASTER CHARLES R JR &       |
| 24                    | 11107 LAWNHAVEN RD    | SS MANAGEMENT TRUST           |
| 25                    | 11120 W RICKS CIR     | BESSERER DAVID V JR &         |
| 26                    | 11040 TIBBS ST        | DURHAM WENDY HANKS            |



Z234-142(LC)

04/03/2024

| <i>Label #</i> | <i>Address</i> | <i>Owner</i>                |
|----------------|----------------|-----------------------------|
| 27             | 11026 TIBBS ST | OTSUKI TALYNN BRONNER       |
| 28             | 11020 TIBBS ST | FELDMAN BRIAN & JENNIFER    |
| 29             | 11014 TIBBS ST | BURKE ANN L                 |
| 30             | 6518 AZALEA LN | MAYHEW HERMAN WOODSON III   |
| 31             | 6508 AZALEA LN | GOODMAN JEFFREY LEVY &      |
| 32             | 11034 TIBBS ST | NEWMAN REVOCABLE TRUST      |
| 33             | 11006 TIBBS ST | GRIFFITH PAUL D & MELISSA A |