

FILE NUMBER: Z-25-000142 **DATE FILED:** November 12, 2025

LOCATION: West line of Calumet Avenue, between Meredith Avenue and Garfield Avenue

COUNCIL DISTRICT: 1

SIZE OF REQUEST: 7.4796 acres **CENSUS TRACT:** 481130067002

APPLICANT/REPRESENTATIVE: Rob Myers / Kimley-Horn

OWNER: Oncor

REQUEST: An application to amend and expand Specific Use Permit 129 for electrical substation uses on property zoned R-7.5(A) Single Family District and R-7.5(A) Residential Subdistrict within Planned Development District 631.

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

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

BACKGROUND INFORMATION:

- The site is currently developed with an active Oncor electric Substation. City Council approved Specific Use permit 129, Ordinance 7764, on August 18, 1958.
- The property is zoned R-7.5(A) Single Family District.
- The applicant is requesting an amendment to Specific Use Permit 129 to expand the electrical substation.
- In March 2026, the City Council remanded this case to the City Plan Commission to rehear the case due to a public hearing notice error. The notification language now includes an indication that the SUP area on the map would be expanded, although the substation itself would not increase significantly.

Zoning History:

There have been two zoning change requests in the surrounding area in the past five years.

1. **Z-25-000156:** On April 23, the City Council will hear an application for a new Planned Development Subdistrict on property zoned R-7.5(A) Residential Subdistrict within Planned Development District 631, the West Davis Special Purpose District with SUP 128 for Convent on the southwest corner of W. Davis St and S. Cockrell Hill Rd.
2. **Z-25-000157:** On April 23, the City Council will hear an application for a new Planned Development Subdistrict, on property zoned R-7.5(A) Residential Subdistrict within Planned Development District 631, the West Davis Special Purpose District on the south line of West Davis Street, west of Cockrell Hill Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Davis St	Principal Arterial	100
Calumet Ave	Local	--

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 to review engineering plans at the permitting stage to ensure compliance with city standards.

Transit Access:

Bus Route within a 1/2 a mile of the proposed site:

Bus Route 221 & 25

Cockerell Hill Transfer Location 11, 376, 444, 542, 549

STAFF ANALYSIS:

Comprehensive Plan:

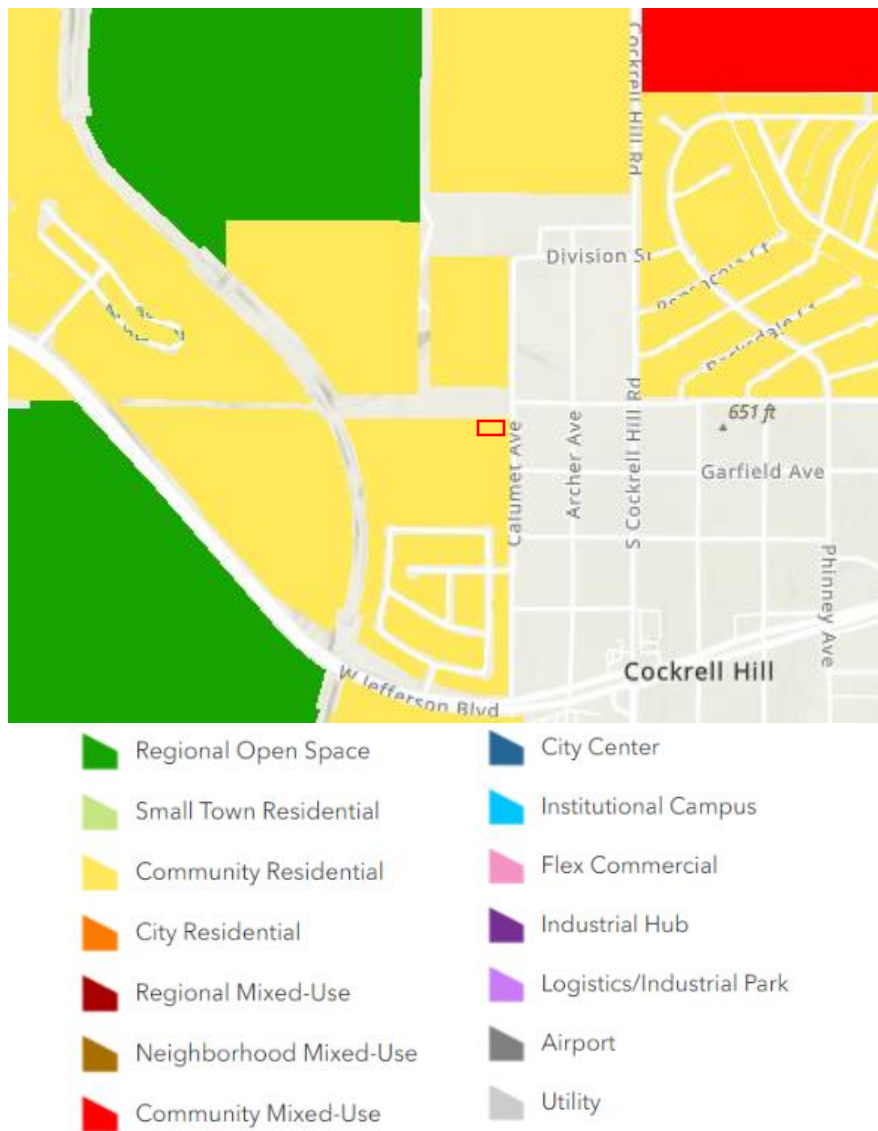
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests but does not establish zoning boundaries, nor does it restrict the City's authority to regulate land use.

The proposed Specific Use Permit 129 Amendment is generally **consistent** with Forward Dallas 2.0. The power utility is identified as a secondary use within the Community Residential placetype. The site is adjacent to PD 179 to the south, PD 438 to the north, Cockerell Hill to the east, and R-.5 to the west, zoning uses. PD 179 allows for a television/radio/microwave tower antenna, currently located southwest of the proposed power utility expansion. PD438 allows for a school, child-care facility, church, and a convent/monastery, which are located to the north of the proposed power utility expansion. The site is within a mile of the Bus Routes 221 & 25 and the Cockerell Hill Transfer Location, which serves routes 11, 376, 444, 542, and 549. The proposed power utility expansion provides the community with the electrical power it requires. Therefore, the proposed Specific Use Permit aligns with the vision and recommendations of Forward Dallas 2.0.

Placetype Summary

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city, including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design, and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

The Community Residential placetype encompasses the largest percentage of land in Dallas and is primarily composed of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scale multiplexes, can be found in many of these areas. Local commercial and office use, as well as neighborhood-scale apartments, may also be found along main streets and at intersections. These locations offer convenient access to goods and services, promote a greater mix of uses, and support active, walkable environments.



Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Electrical substation
North	PD 438	Church, school, childcare facility
South	PD 179	TV/Radio Antena
East	Outside City limits	City of Cockrell Hill
West	R-7.5(A)	Single family

Land Use Compatibility:

The area of request is currently developed with an existing electrical substation, utility uses, and infrastructure on site (approx. 3.96 acres), zoned as R-7.5(A) Single Family District on the west side, PD 179 to the south, PD 438 to the north, and the properties located to the east are within the Cockrell Hill jurisdiction. Most of the adjacent land is vacant, surrounded by a telecommunication antenna and school uses. Furthermore, the existing electrical substation was installed in the 1980s and has provided power services to this area. Therefore, the staff finds the applicant's requested SUP compatible with the surrounding area and allows the expansion of the existing Oncor electric substation.

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 supports the request because the use is not foreseen to be detrimental to surrounding properties. Staff recommends approval without a time limit, subject to conditions.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, there is no off-street parking requirement for an electrical substation.

Market Value Analysis:

Market Value Analysis (MVA) is a tool that helps residents and policy-makers understand 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 requested area is currently in an “H” MVA area. The area of request is adjacent to “H” MVA areas to the north, south, and west.

List of Officers

Oncor Corporation

Transmission Manager III – Right of Way Services

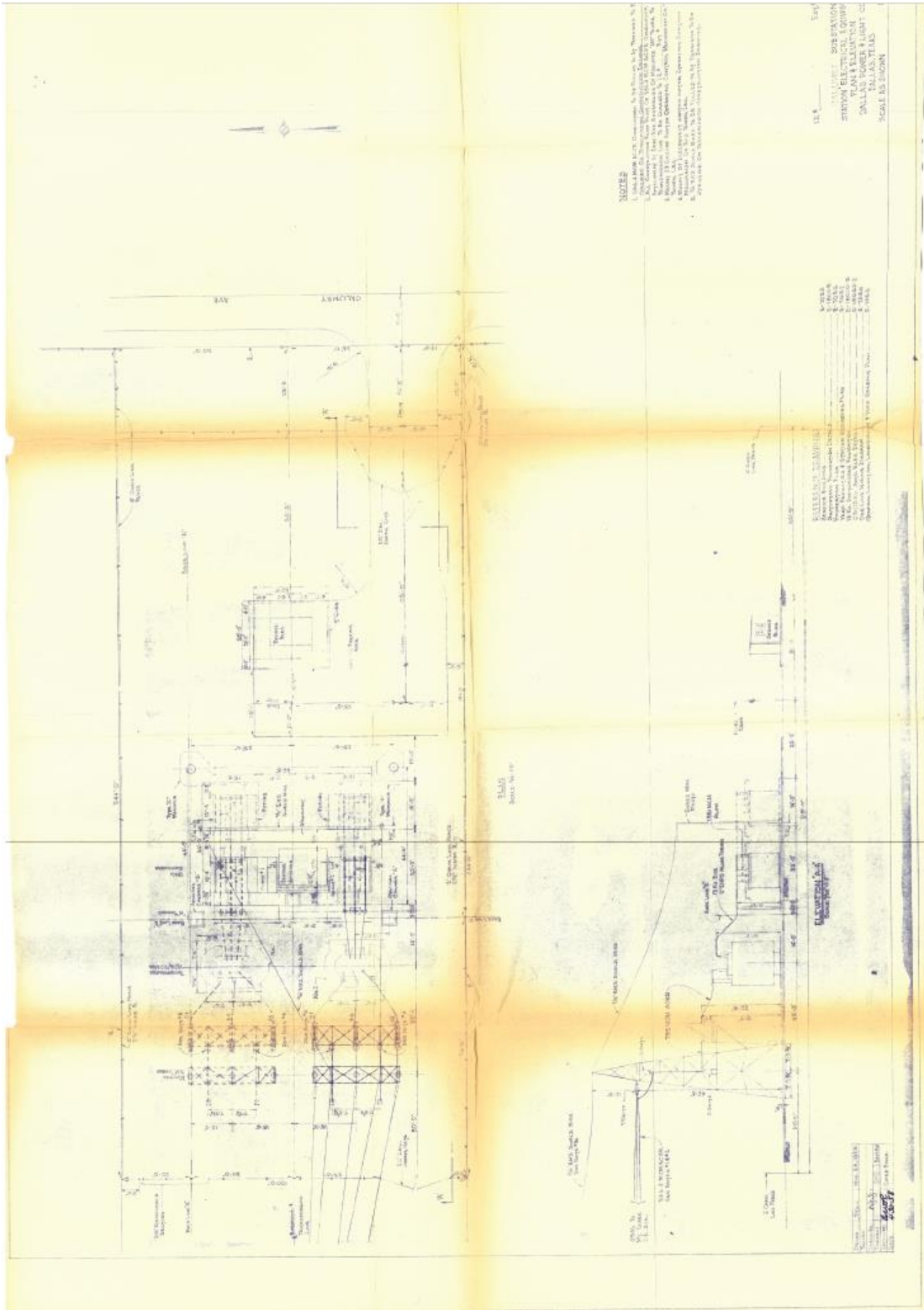
Ashton Miller

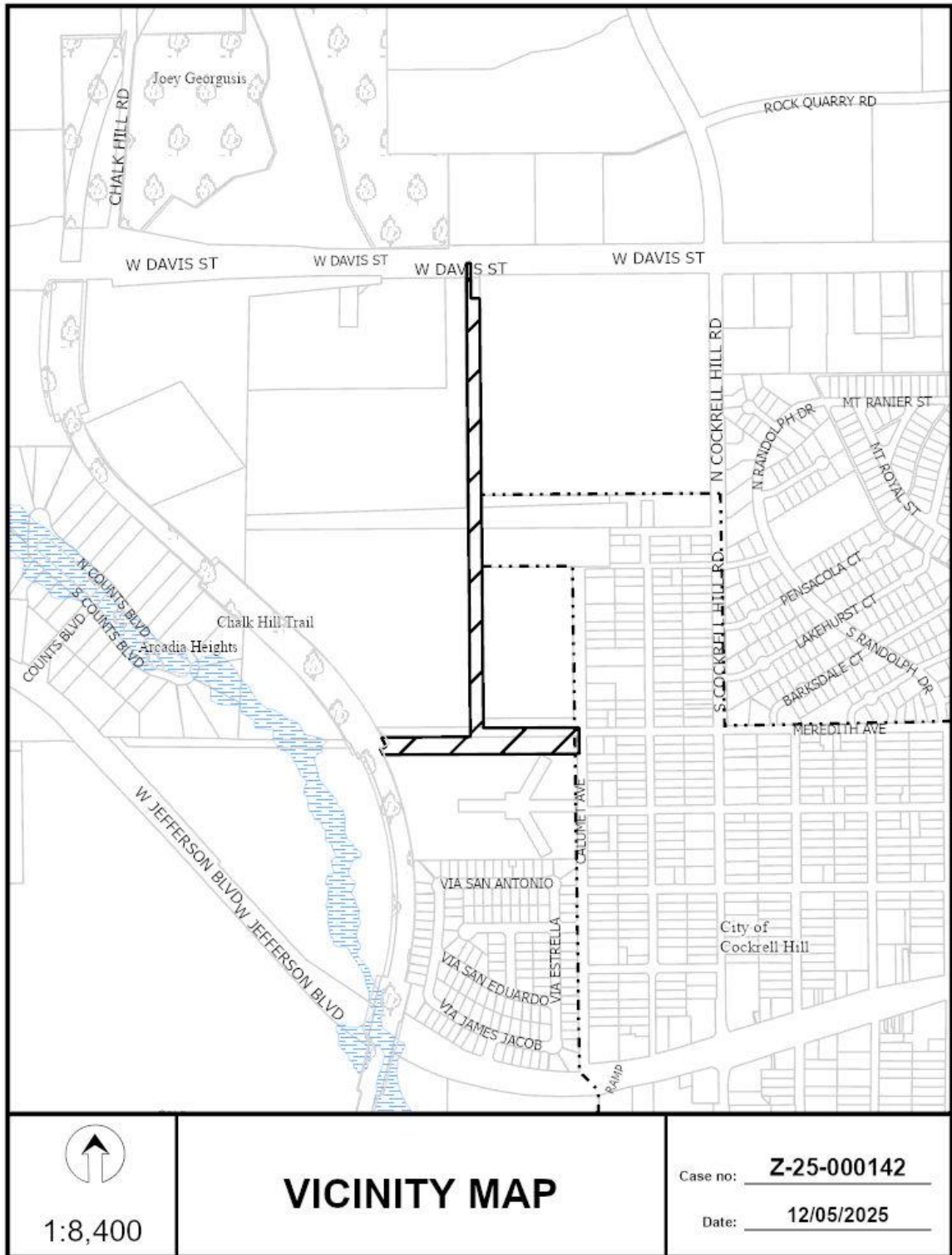
ROW Siting Specialist

PROPOSED CONDITIONS

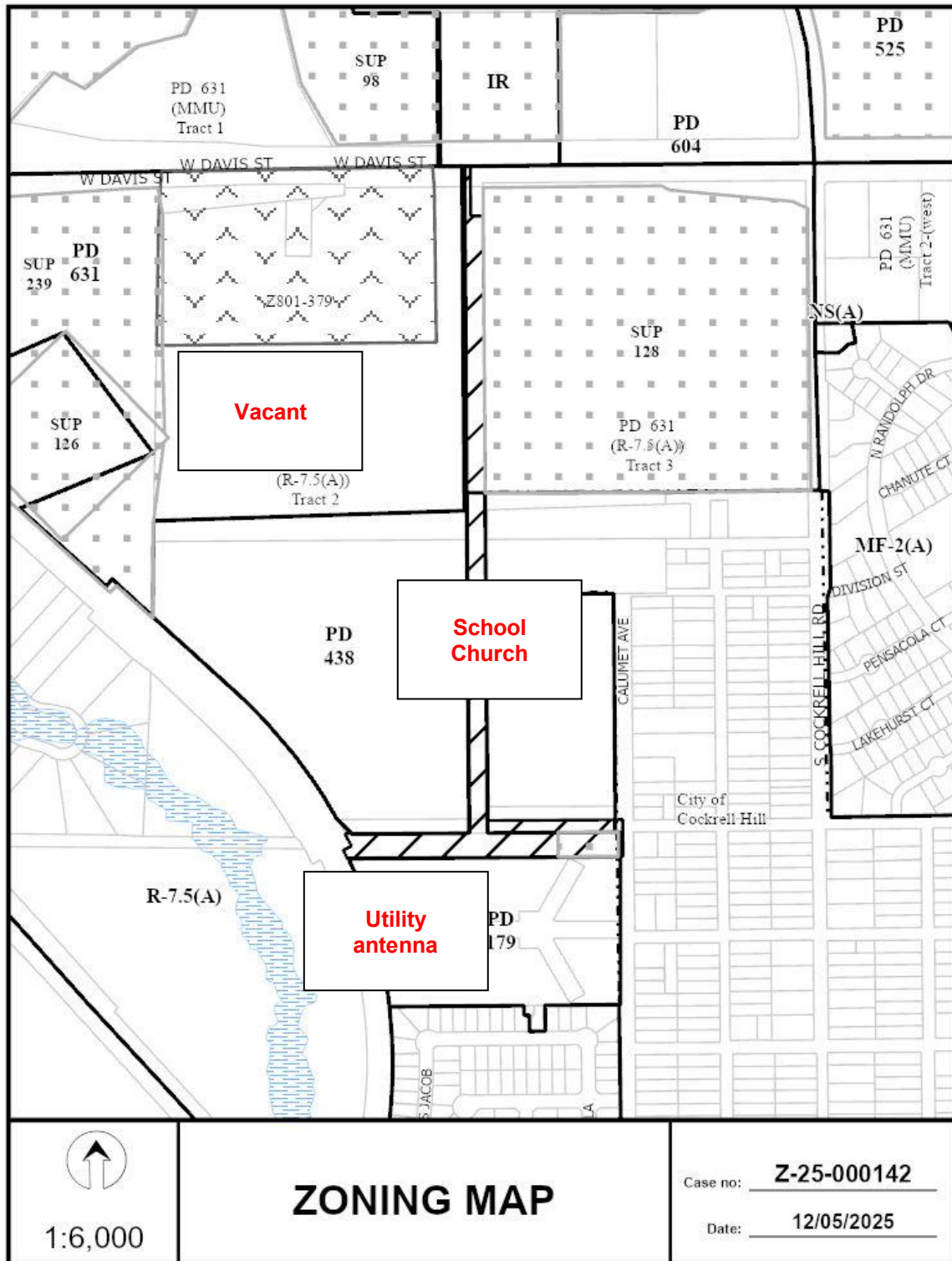
1. USE: The only use authorized by this specific use permit is an electrical substation.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit has no expiration date.
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. SCREENING: A seven-foot-high chain link fence with barbed wire is required in the areas shown on the site plan.
6. HEIGHT: The maximum height of proposed structures will be 65 feet.
7. UTILITIES: There are no required water or sanitary sewer service for this development.
8. LANDSCAPE VARIANCE: The landscape plan that was approved with SUP 129 in the year 1958 was never required to be installed. The proposed project is an expansion of the existing substation and no additional landscaping is proposed. A tree preservation plan has been submitted as a part of the SUP expansion. This project is a public utility project that will require the removal of trees that conflict with operations and overhead electric. All landscaping that exists outside of the expansion and utility conflicts will remain.
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.

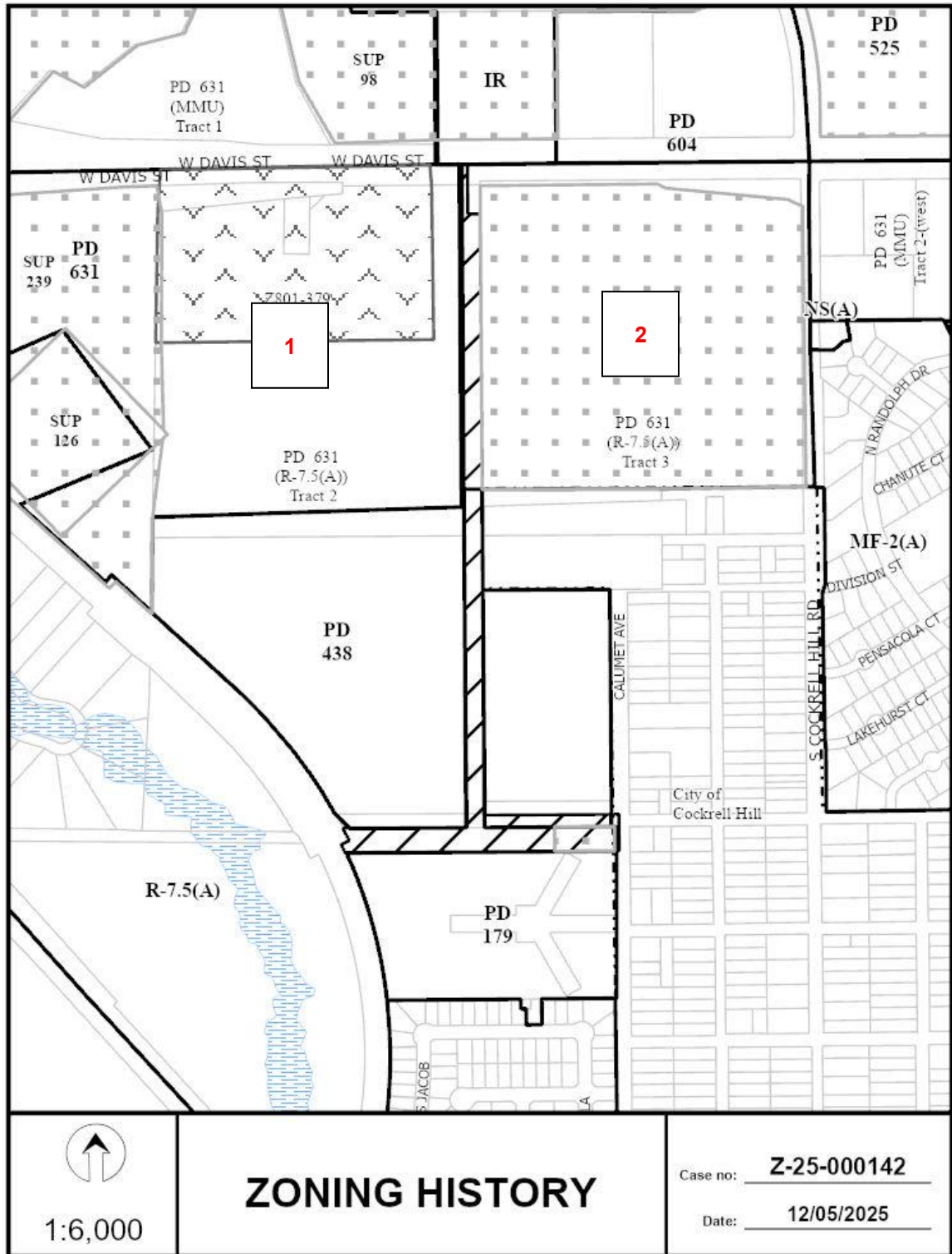
EXITING SITE PLAN

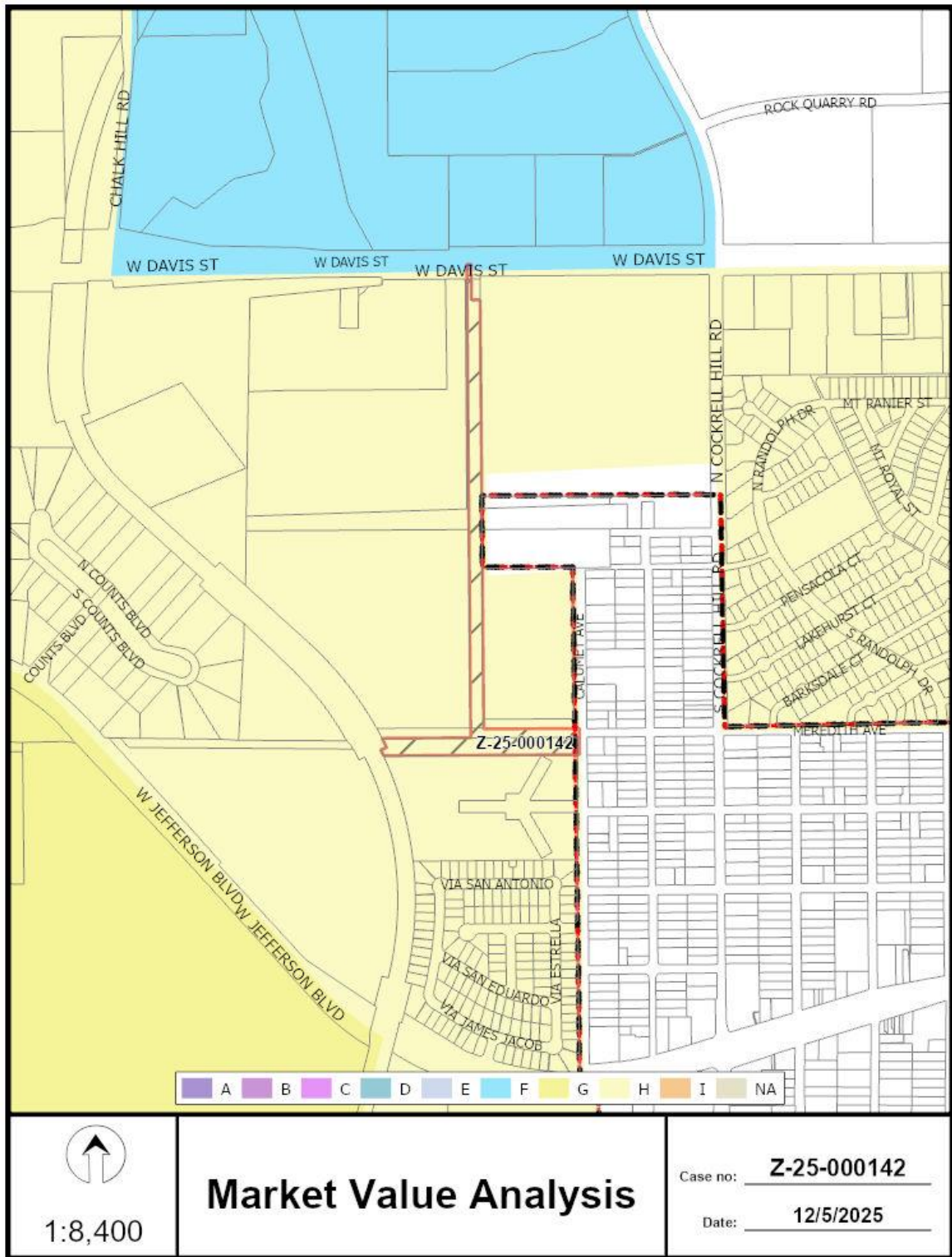












12/05/2025

Notification List of Property Owners***Z-25-000142******39 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	501 CALUMET AVE	ONCOR ELECTRIC DELIVERY COMPANY
2	4550 W DAVIS ST	ENSERCH CORP
3	4550 W DAVIS ST	SCOACP RC
4	4500 W DAVIS ST	RCDD RC
5	525 CALUMET AVE	PINNACLE TOWERS INC
6	4585 W JEFFERSON BLVD	SEALS WILLIAM
7	4585 W JEFFERSON BLVD	County of Dallas
8	4585 W JEFFERSON BLVD	LARA LUIS &
9	4651 W JEFFERSON BLVD	ONCOR ELECRTIC DELIVERY COMPANY
10	4540 W DAVIS ST	DISCALCED CARMELITE
11	4545 W DAVIS ST	AVO MULTIAMP CORPORATION
12	1005 N COCKRELL HILL RD	DAVID HARDIES 1 LTD
13	225 ARCHER AVE	LONG NOAH
14	318 CALUMET AVE	FLORES BLANCA A
15	322 CALUMET AVE	ESPINOZA RAYMUNDO
16	4515 MEREDITH ST	VELAZQUEZ PERFECTO & IRMA
17	4521 MEREDITH ST	RAMOS ERASMO
18	333 ARCHER AVE	PRIMER IGLESIA CRISTIANA
19	323 ARCHER AVE	MUNIZ JUAN & JUANA MARIA &
20	319 ARCHER AVE	GAONA RICARDO
21	223 ARCHER AVE	GRACIANO HERIBERTO &
22	4526 MEREDITH ST	GARCIA MARTHA & TOMAS
23	4518 MEREDITH ST	SIMENTAL JOSE R
24	406 CALUMET AVE	BAESA MARGARITA BALDERAS
25	410 CALUMET AVE	RANGEL RICARDA
26	412 CALUMET AVE	ZAMUDIO EVERARDO

12/05/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4531 GARFIELD AVE	TAMEZ OBERLIN
28	4519 GARFIELD AVE	TELLO RUDOLFO
29	431 ARCHER AVE	RODRIGUEZ FELICITAS
30	421 ARCHER AVE	RODRIGUEZ JOSE OSWALDO
31	419 ARCHER AVE	Taxpayer at
32	417 ARCHER AVE	PEREZ PETER B EST OF
33	413 ARCHER AVE	CERVANTES EUNICE
34	409 ARCHER AVE	MONTALVO DAVID I
35	407 ARCHER AVE	Taxpayer at
36	401 ARCHER AVE	ARIAS EMILIO & MAGDA V MARTINEZ
37	4516 GARFIELD AVE	PENNINGTON DEARYL E EST OF
38	4530 GARFIELD AVE	PENNINGTON JAMES M
39	314 CALUMET AVE	ANDREU JOSE L & ANGELA P