

FILE NUMBER: Z223-194(LG) **DATE FILED:** February 3, 2023

LOCATION: South line of Cedardale Road, west of Cleveland Road

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 6.4265 acres **CENSUS TRACT:** 48113016709

REPRESENTATIVE: Travis Yanker, P.E.

OWNER/APPLICANT: Oncor Electric Delivery Company, LLC

REQUEST: An application for a Specific Use Permit for an electrical substation on property zoned an A(A) Agricultural District.

SUMMARY: The purpose of the request is to develop an electrical substation on the property.

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

BACKGROUND INFORMATION:

- The area of request is currently undeveloped; however, there are Oncor transmission towers on site.
- The applicant requests a Specific Use Permit for an electrical substation.
- An Electrical Substation is a facility for transforming electricity for distribution to individual customers.
- In an A(A) Agricultural District an electrical substation is permitted by SUP only.

Zoning History:

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

1. **Z189-252:** On October 23, 2019, the City Council approved a request for a LI Light Industrial District with deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District, on the northwest corner of Telephone Road and Bonnie View Road.
2. **Z190-185:** An application for a Specific Use Permit for a child-care facility on property zoned an R-10(A) single family district located at the intersection of Cleveland Road and Bonnie view Road was submitted on January 21, 2020; however, it was terminated.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Cedardale Road	Community Collector Road	60 ft.
Cleveland Road	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 ANALYSIS:

Land Use:

	<u>Zoning</u>	<u>Land Use</u>
Site	A(A) Agricultural District	Undeveloped
West	A(A) Agricultural district	Undeveloped
East	LI Light Industrial Subdistrict within Planned Development District No. 761, Dallas Logistics Port Special Purpose District and A(A) Agricultural District	Undeveloped
Northeast	LI Light Industrial Subdistrict within Planned Development District No. 761, Dallas Logistics Port Special Purpose District	Warehouse
North	IR Industrial Research District	Manufactured building sales lot and vehicle storage lot
Southwest	LI Light Industrial District	Warehouse and undeveloped
Southeast	A(A) Agricultural District	Undeveloped

Land Use Compatibility:

The area of request is currently undeveloped; however, there are electric transmission towers on site. Surrounding land uses consist of undeveloped land to the east and west, warehouse uses to the northeast and southwest, and manufactured building sales lot use and vehicle storage lot use to the north. Staff finds the proposed use to be compatible with the surrounding uses.

The applicant requests a Specific Use Permit to allow an electrical substation on the site. In an A(A) Agricultural District, an electrical substation is permitted by SUP only.

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 proposed use because it is compatible with the surrounding area and is not foreseen to be detrimental to adjacent properties. The electrical substation will provide necessary services and support the electricity needs of the area as it increases in population.

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for an electrical substation is two parking spaces. The applicant would be required to comply with standard ratios at permitting.

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 currently not within an MVA cluster. To the northwest and southeast is an "F" MVA cluster.

List of Officers

Oncor Electric Delivery Company, LLC

Seth Sampson, R.O.W. Siting Specialist

Danvier Johnson, Attorney-in-fact

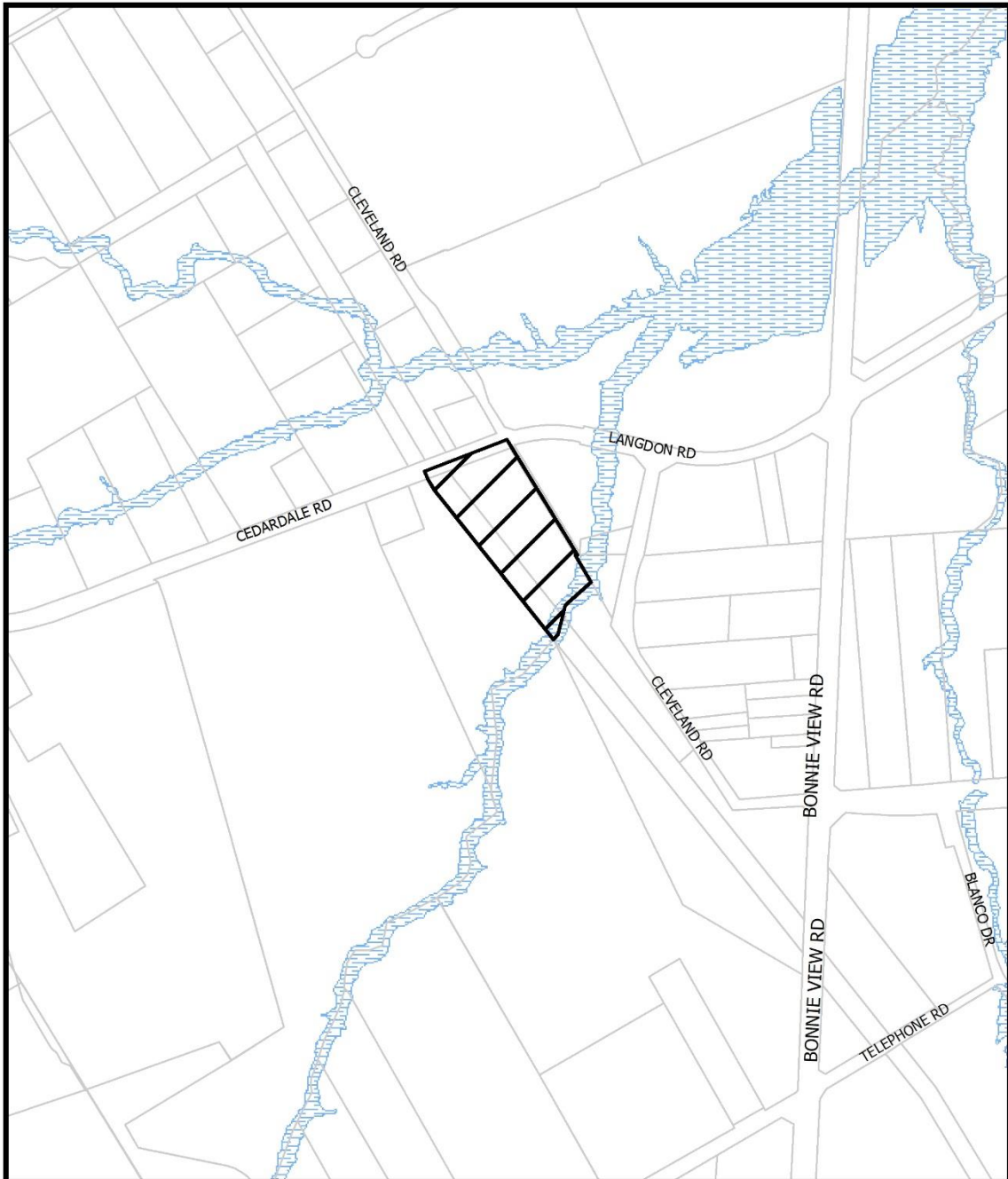
Wayne Wright, Senior Right of Way Representative

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. SCREENING: A solid eight-foot high concrete wall is required in the areas shown on the site plan.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. 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



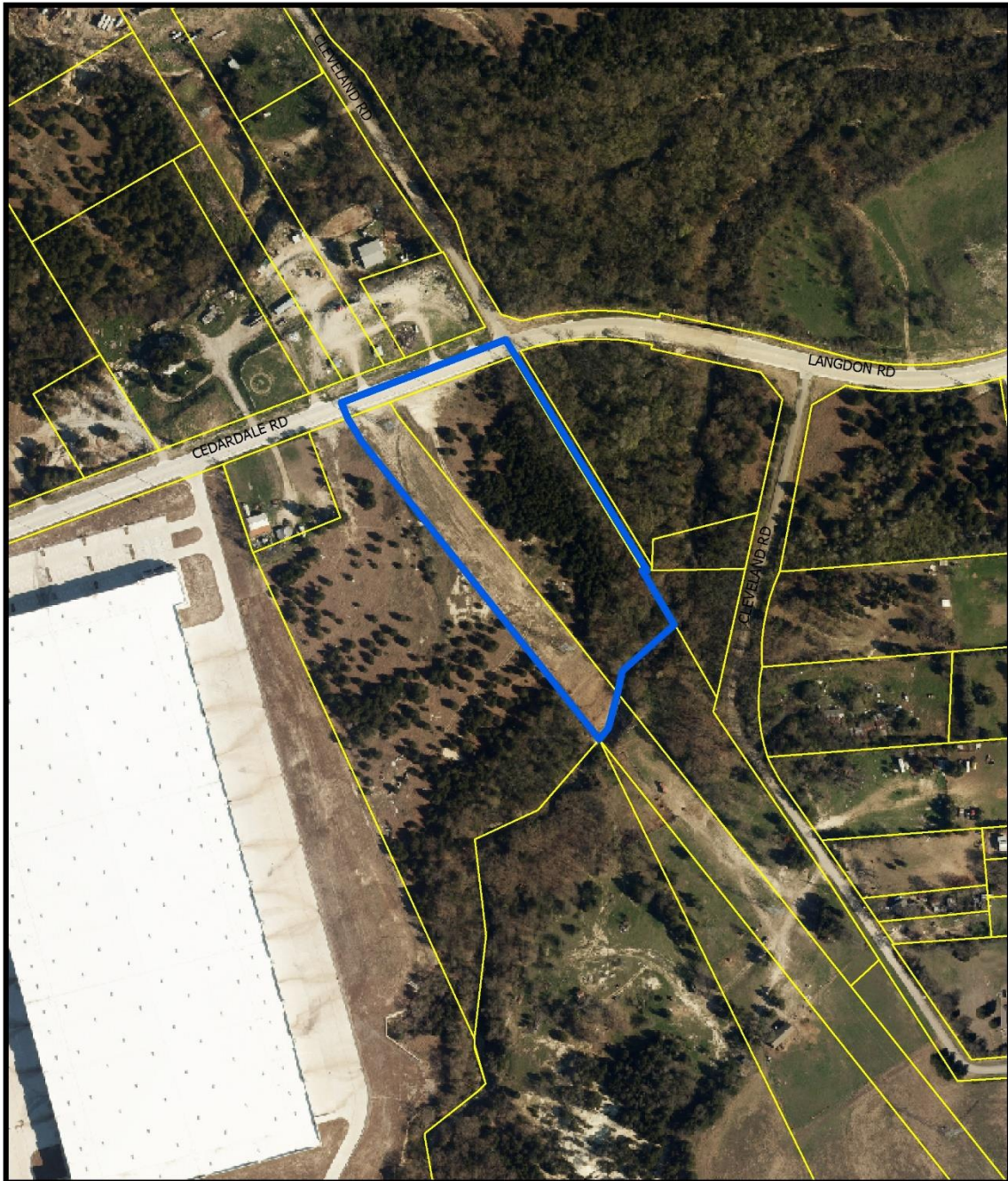


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VICINITY MAP

Case no: Z223-194

Date: 9/5/2023

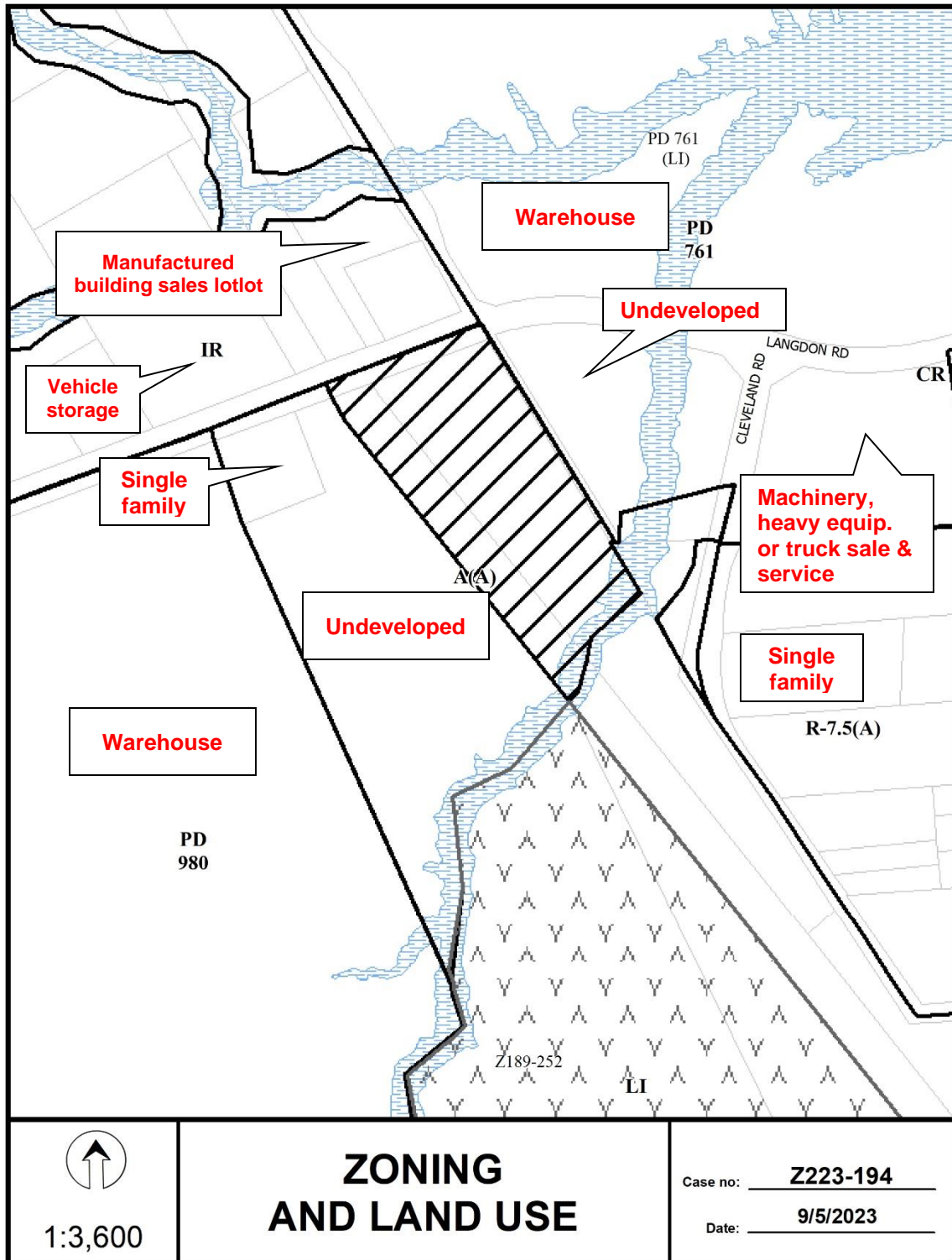


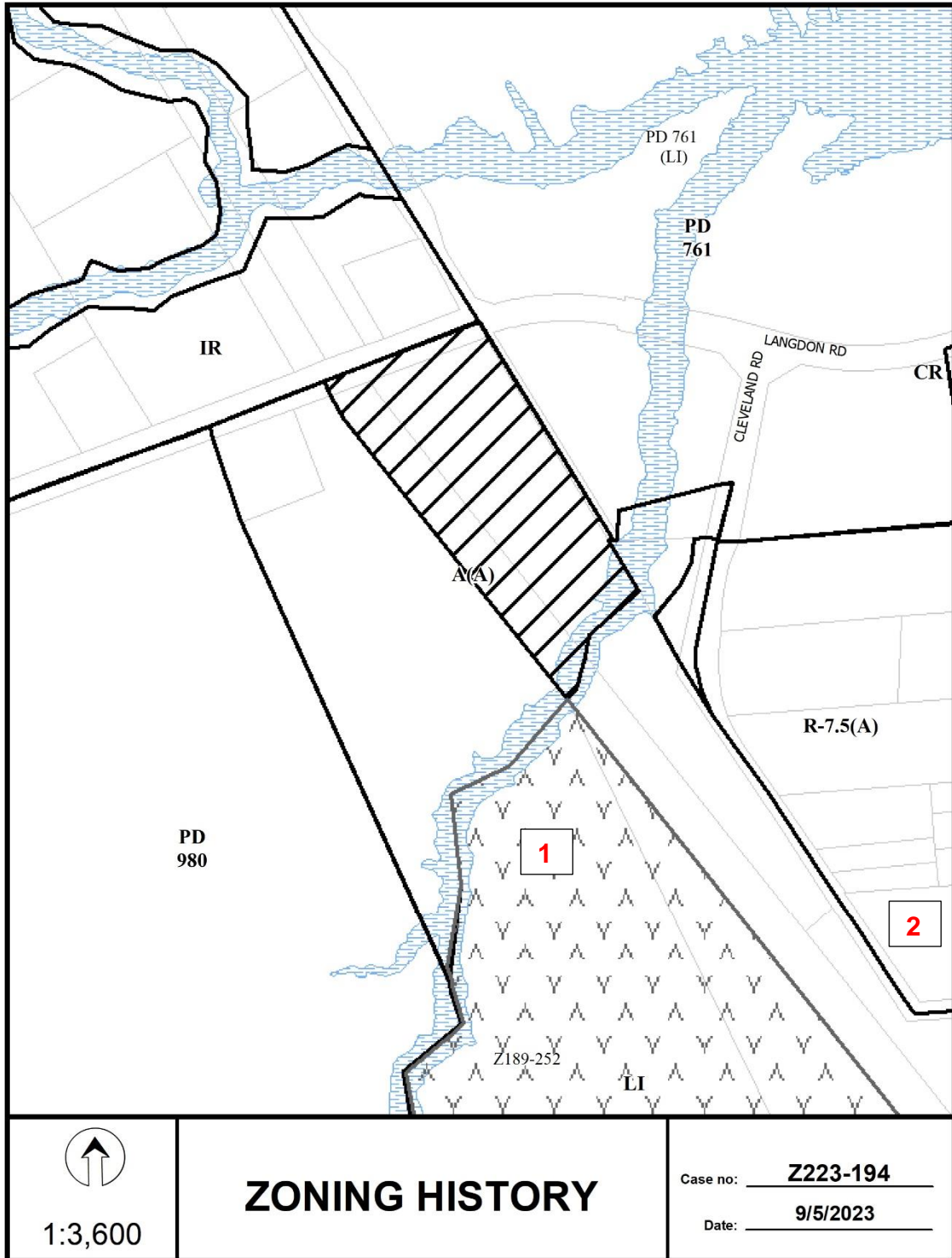
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AERIAL MAP

Case no: Z223-194

Date: 9/5/2023





ZONING HISTORY

Case no: Z223-194
Date: 9/5/2023

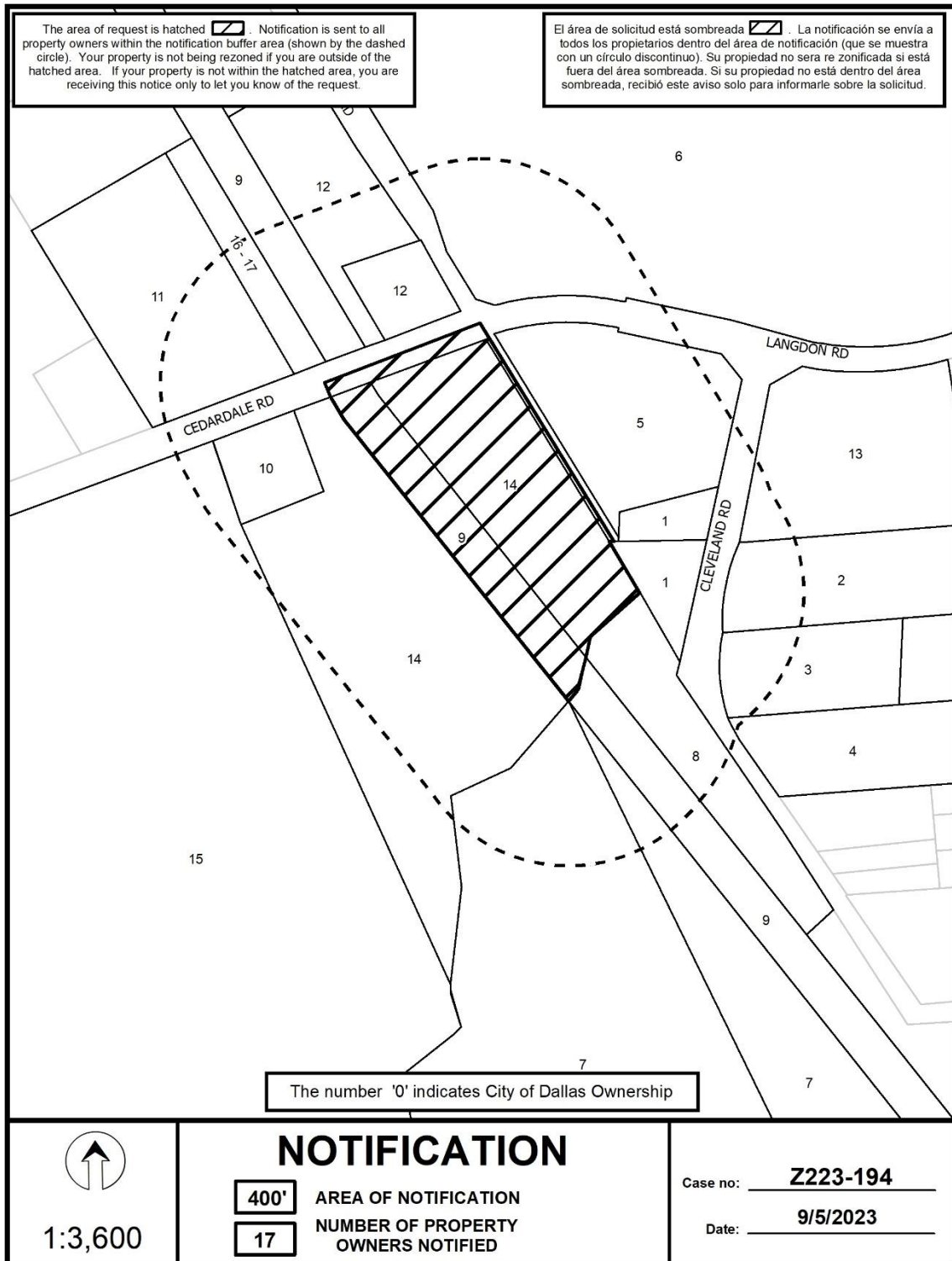


Market Value Analysis A B C D E F G H I NA

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Market Value Analysis

Printed Date: 9/5/2023



09/05/2023

Notification List of Property Owners

Z223-194

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4100 CLEVELAND RD	BUCKELEW UTILITIES INC
2	8625 BONNIE VIEW RD	FLORES MIGUEL
3	4188 CLEVELAND RD	BANKS WILFRED JR EST OF
4	4101 CLEVELAND RD	ARNOLD RODNEY B
5	4000 LANGDON DR	DLH LOGISTICS LLC
6	8201 BONNIE VIEW RD	ARCHWAY BONNIE VIEW 49 LTD
7	4241 TELEPHONE RD	RALPHS GROCERY COMPANY
8	4200 CLEVELAND RD	SKIEF CLEMMIE
9	8901 BONNIE VIEW RD	ONCOR ELECRTC DELIVERY COMPANY
10	3930 CEDARDALE RD	MEXTEGA KRISTINA
11	3915 CEDARDALE RD	Taxpayer at
12	3923 CEDARDALE RD	STABLES THEBIAN
13	4100 LANGDON DR	AAB PROPERTIES LLC
14	3400 CEDARDALE RD	MARTINEZ FERNANDO
15	3800 CEDARDALE RD	CEDARDALE PROPERTY CO LLC
16	3700 CEDARDALE RD	STABLES THEBIAN
17	3700 CEDARDALE RD	STABLES THEBIAN