

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

APPLICANT/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 site plan and conditions.

PREVIOUS CPC ACTION: At the May 2, 2024 hearing, the City Plan Commission moved to hold the case under advisement until June 6, 2024. At the June 6, 2024 hearing, the City Plan Commission moved to hold the case under advisement until July 11, 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, the City Planning Commission moved to hold this case under advisement until a future CPC meeting date to allow the applicant time to correspond with the community and immediate neighbors.
- On June 6, 2024, the City Planning Commission moved to hold this case under advisement until a future CPC meeting date. No changes have been made to the request since the June 6, 2024 hearing.

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:

	Zoning	Land Use
Site	R-16(A)	Electrical substation
North	R-16(A), R-1ac(A)	Single family
South	R-16(A)	Single family
East	R-16(A)	Single family
West	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 proposed SUP 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 supports the request because the use is not foreseen to be detrimental to surrounding properties. Staff recommends an initial approval period of five years with no eligibility for automatic renewal.

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 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

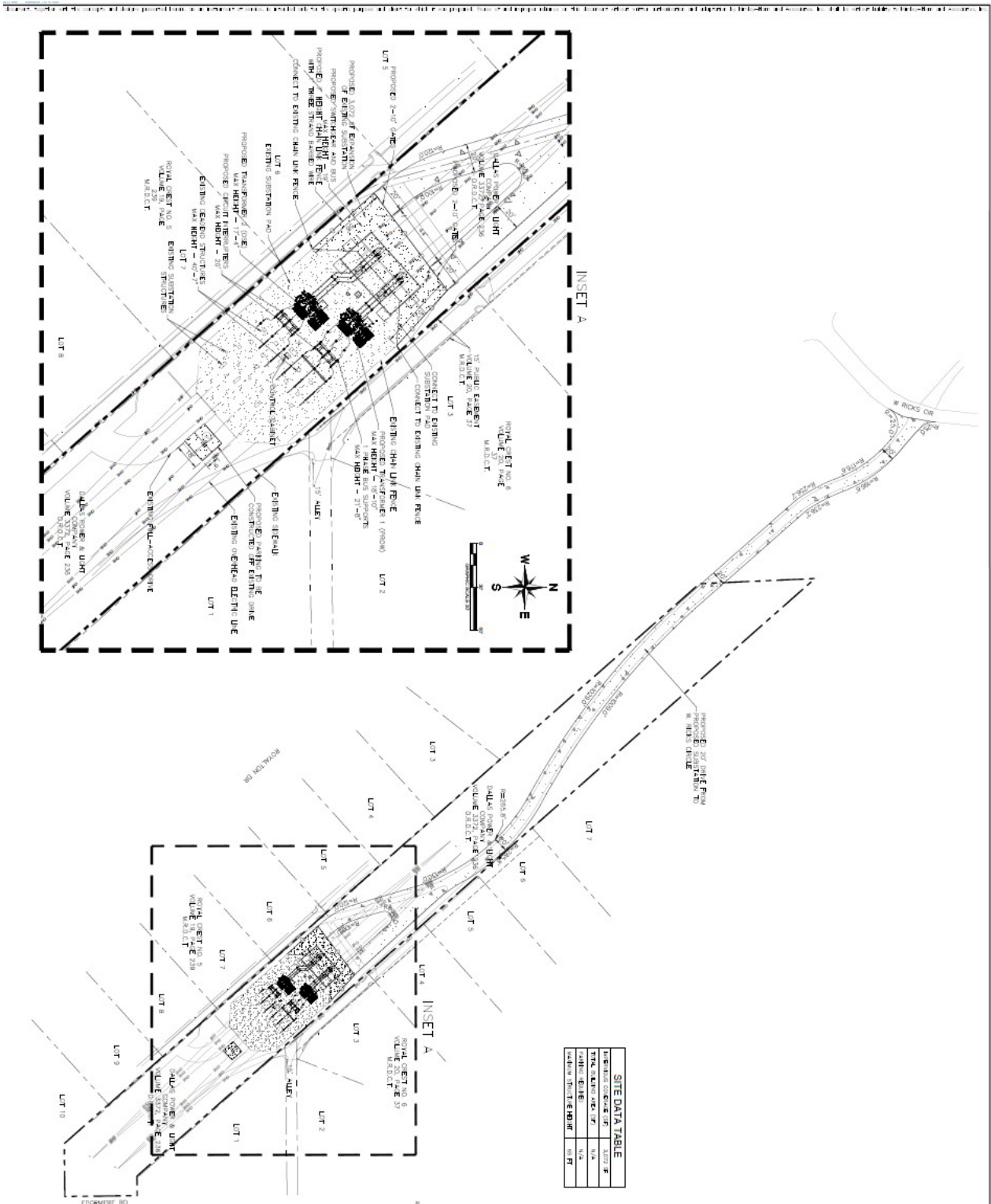
ROW Siting Specialist

Seth Sampson

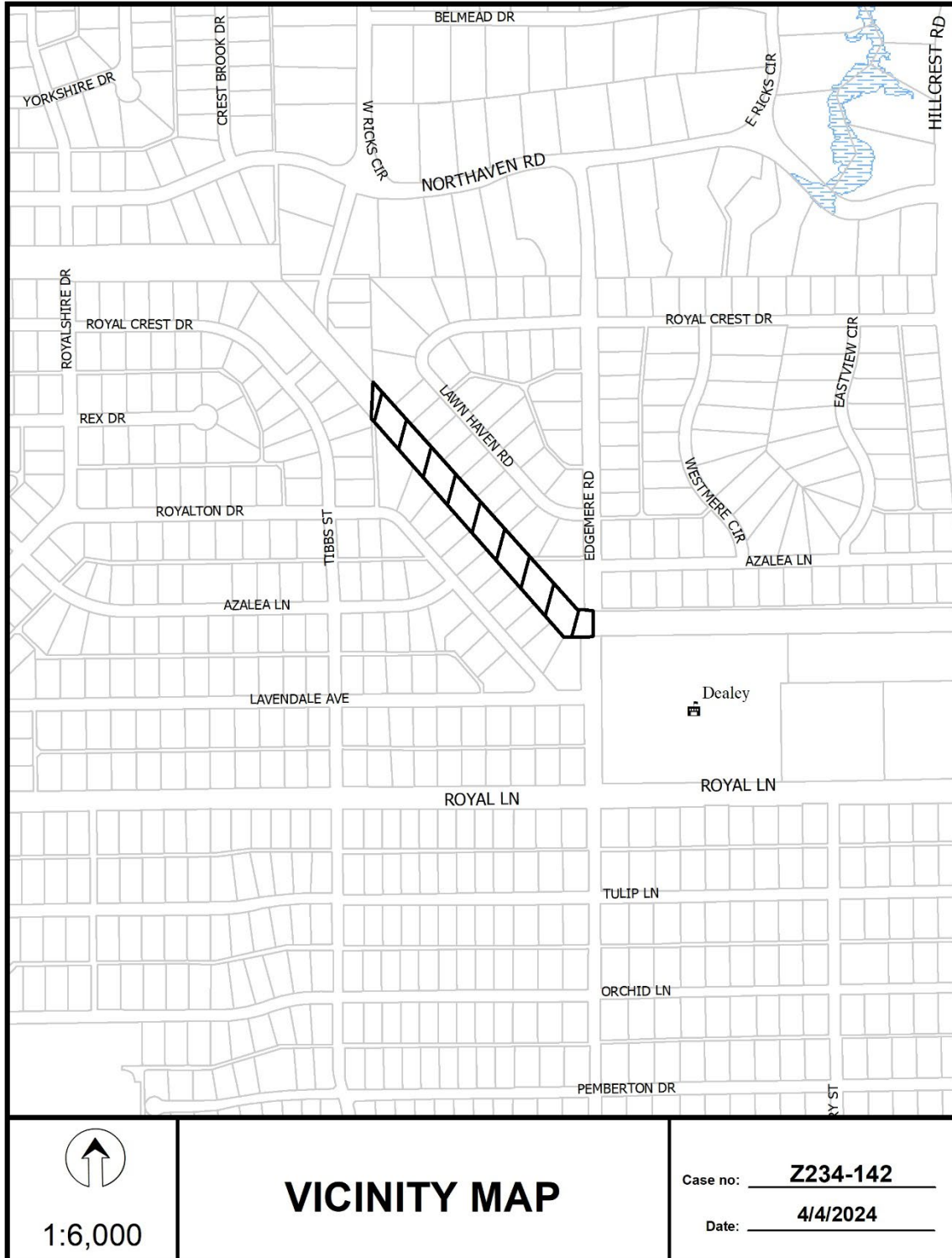
PROPOSED CONDITIONS

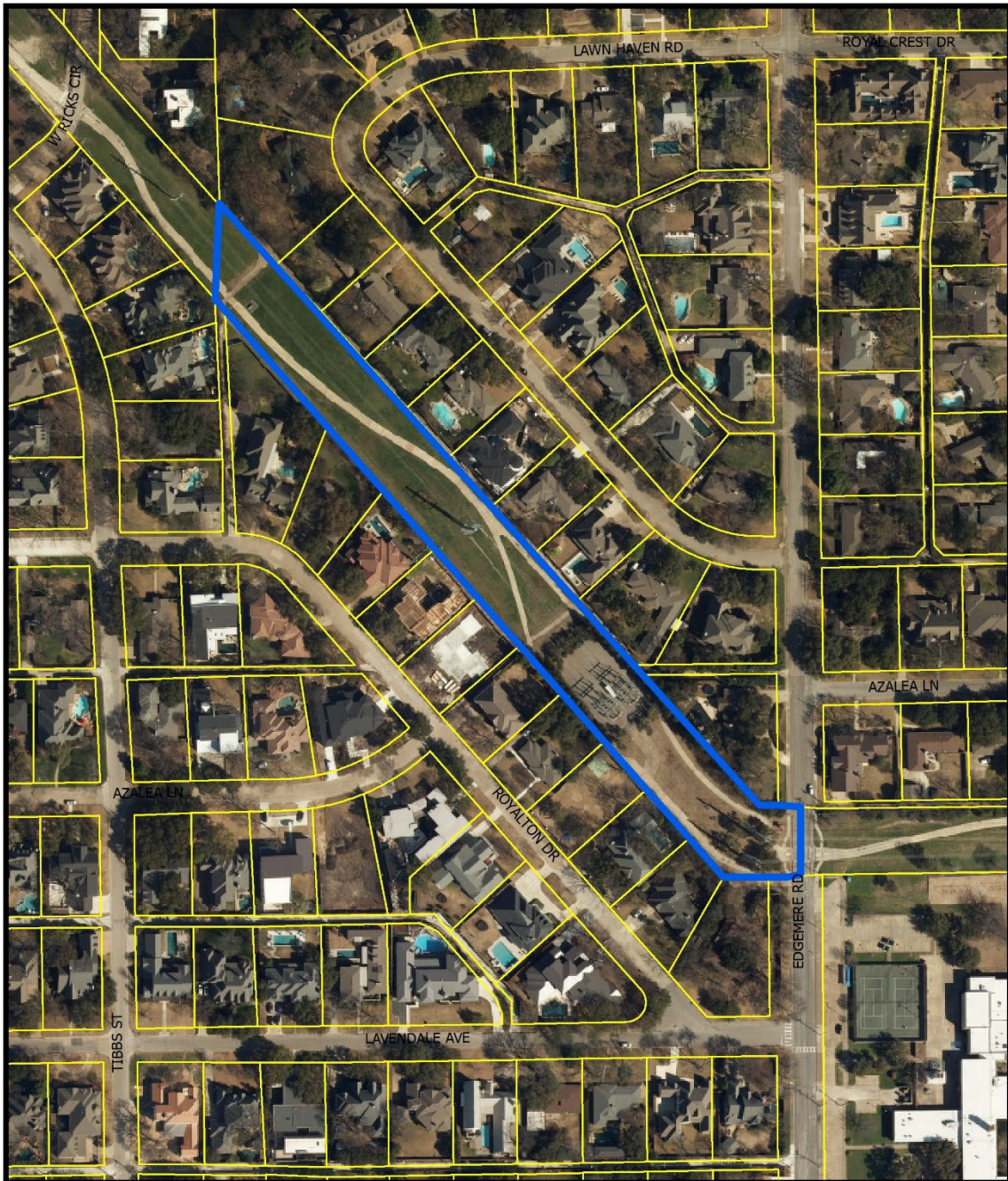
1. USE: The only use authorized by this specific use permit is an electrical substation.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of this ordinance).
4. FLOOR AREA: The maximum floor area is 15,300 square feet. Footprint not to encroach upon the existing pedestrian/bike trails, walkways, and greenspaces in any way.
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



SITE DATA TABLE	
Lot Area (sq ft)	114,400
Total Area (sq ft)	114,400
Number of Lots	10
Number of Units	10



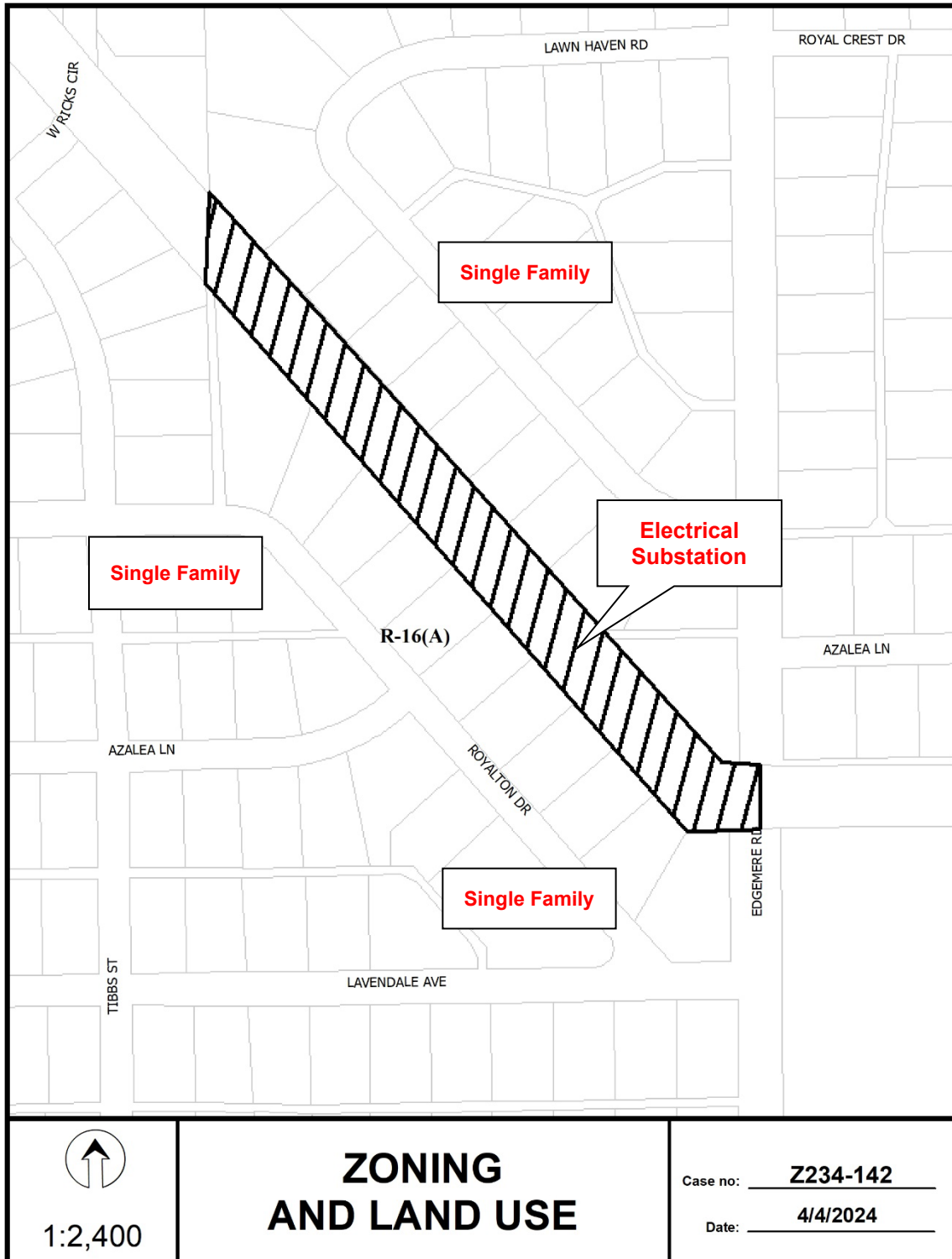


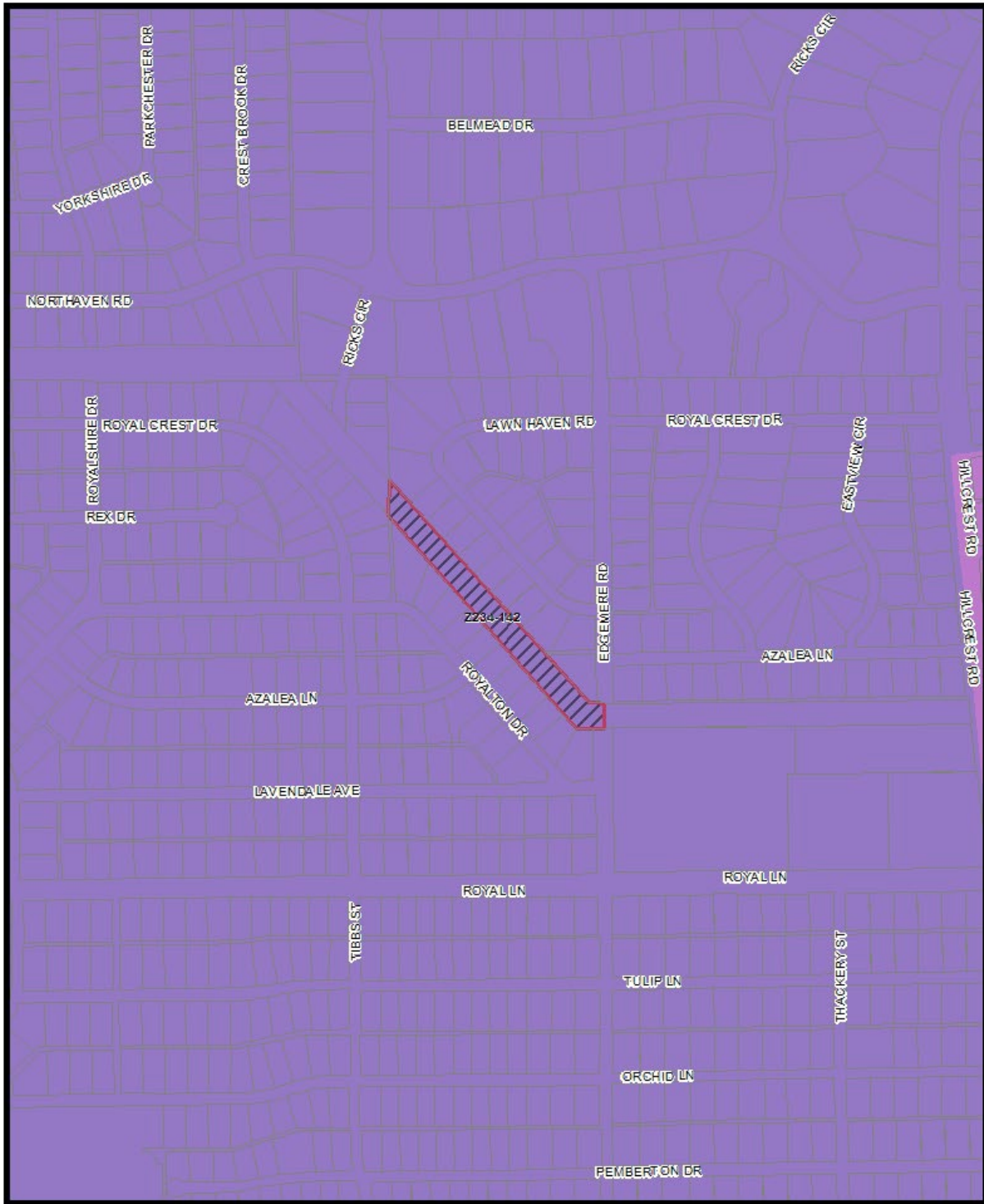
1:2,400

AERIAL MAP

Case no: Z234-142

Date: 4/4/2024





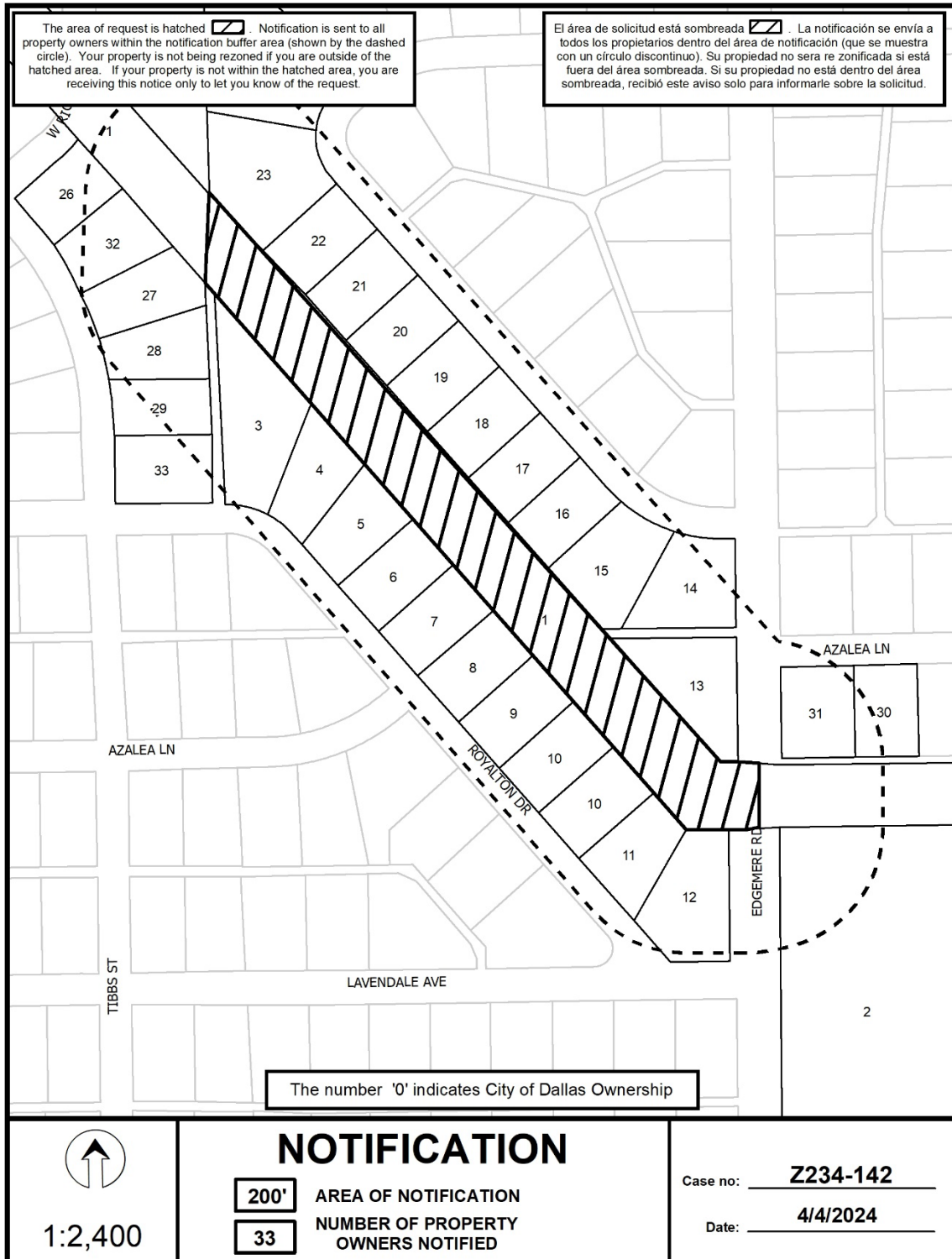
Market Value Analysis



1:6,000

Market Value Analysis

Printed Date: 4/4/2024



04/03/2024

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

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
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