

FILE NUMBER: Z-26-000047 **DATE FILED:** March 17, 2026

LOCATION: West line of S. Hampton Rd and the east line of S. Franklin St
north of Gibbs Williams Rd.

COUNCIL DISTRICT: 3

SIZE OF REQUEST: Approx. 81,543 sqft **CENSUS TRACT:** 48113010806

REPRESENTATIVE: Kimley-Horn / Rob Myers

OWNER: Oncor Electric Delivery Co. / Ashton Miller

APPLICANT: Kimley-Horn / Gage Blake

REQUEST: An application to amend and expand Specific Use Permit 275 for an electric substation on property zoned R-10(A) Single Family and R-7.5(A) Single Family Districts.

SUMMARY: The purpose of the request is to amend the boundaries of the specific use permit, site plan, and landscaping to expand the existing substation.

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

BACKGROUND INFORMATION:

- The area of request is currently zoned R-7.5(A) Single Family District and R-10(A) Single Family District and is developed with electrical substation.
- The surrounding area is predominantly single family residential, with an elementary school located southwest of the property.
- The request site is currently developed with an electrical substation. The applicant proposes to utilize the existing structure as an electrical substation but wishes to amend the boundaries of the overlay, site plan, and language (remove trees and shrubs).

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
S Hampton Rd	Principal Arterial	100' ROW
Gibbs Williams Rd	Local Street	-
S Franklin St	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.

Transit Access:

The area of request is within a half-mile of the following services:

DART Light Rail: No lines.
DART Bus: Routes 101

STAFF ANALYSIS:

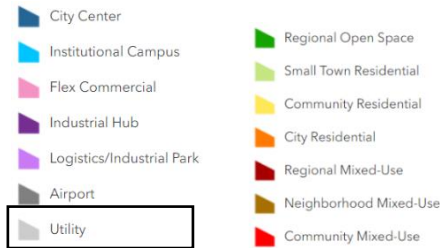
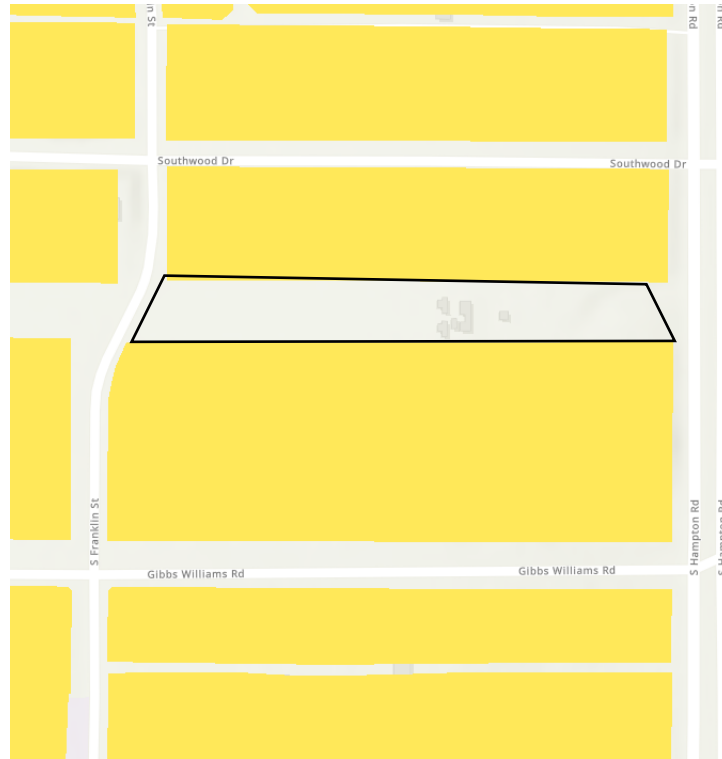
Comprehensive Plan:

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 (SUP) is generally consistent with the policies of Forward Dallas 2.0. Utility infrastructure is identified as a primary land use within the Utility placetype; however, it is an infrequent use within the surrounding context. The subject site is located on South Hampton Road, classified as a principal arterial roadway, and is positioned mid-block adjacent to an established single-family residential use. Based on existing conditions, the property appears to be developed and operated as an electrical substation.

The design recommendations in Forward Dallas 2.0 are applicable in this case, but this specific use permit provides only limited review of the consistency with those recommendations. In this placetype, for this future land use, Forward Dallas 2.0 recommends that the design be sensitive to the context of the community and that include community engagement should occur early on and be given significant weight in decision making.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



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.

Land Use:

	Zoning	Land Use
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Site	R-10(A)/R-7.5(A) Single Family District	Single Family
North	R-10(A)/R-7.5(A) Single Family District	Single Family
South	R-10(A)/R-7.5(A) Single Family District	Single Family
East	R-7.5(A) Single Family District	Single Family
West	R-10(A) Single Family District	Single Family

Land Use Compatibility:

The request site is currently developed with a electrical substation. The applicant proposes to utilize the existing structure as an electrical substation but wishes to amend the boundaries of the overlay, site plan, and language (remove trees and shrubs).

The immediate surroundings of the site are predominantly single-family houses, with an elementary school located southwest of the site.

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 recommends approval of the requested Specific Use Permit, as the subject site is situated adjacent to residential zoning and is fronting a principal arterial roadway, conditions which are generally compatible with utility-scale infrastructure. The proposed use is consistent with existing site and corridor conditions and aligns with the Utility placetype designation in Forward Dallas 2.0. The development is not anticipated to generate adverse impacts to adjacent properties, including but not limited to noise, visual, or operational incompatibilities that would detract from the established character of the

surrounding area. Given the site’s configuration, access, and dimensional constraints, an electrical substation represents an appropriate and context-sensitive use of the property.

Development Standards

Following is a table showing the development standards of the current R-10(A) and R-7.5(A) Single Family District.

District	Setback		Density/Lot Size	Height	Lot Cvrg.
	Front	Side/Rear			
Current: R-7.5(A)	25'	Single family: 5' Other: 10' 15' (rear)	None; min. lot size is 7,500 sqft	30'	45% residential 25% nonresidential
Current: R-10(A)	30'	Single Family: 6' Other:10' 15' (rear)	None; min. lot size is 10,000 sqft	30'	45% residential 25% nonresidential

Landscaping:

Landscaping must be provided in accordance with Article X, as amended.

Parking:

Parking must be provided in accordance with the Dallas Development Code. Under Parking Reform, there is no minimum for the proposed use.

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 within an “E” MVA area.

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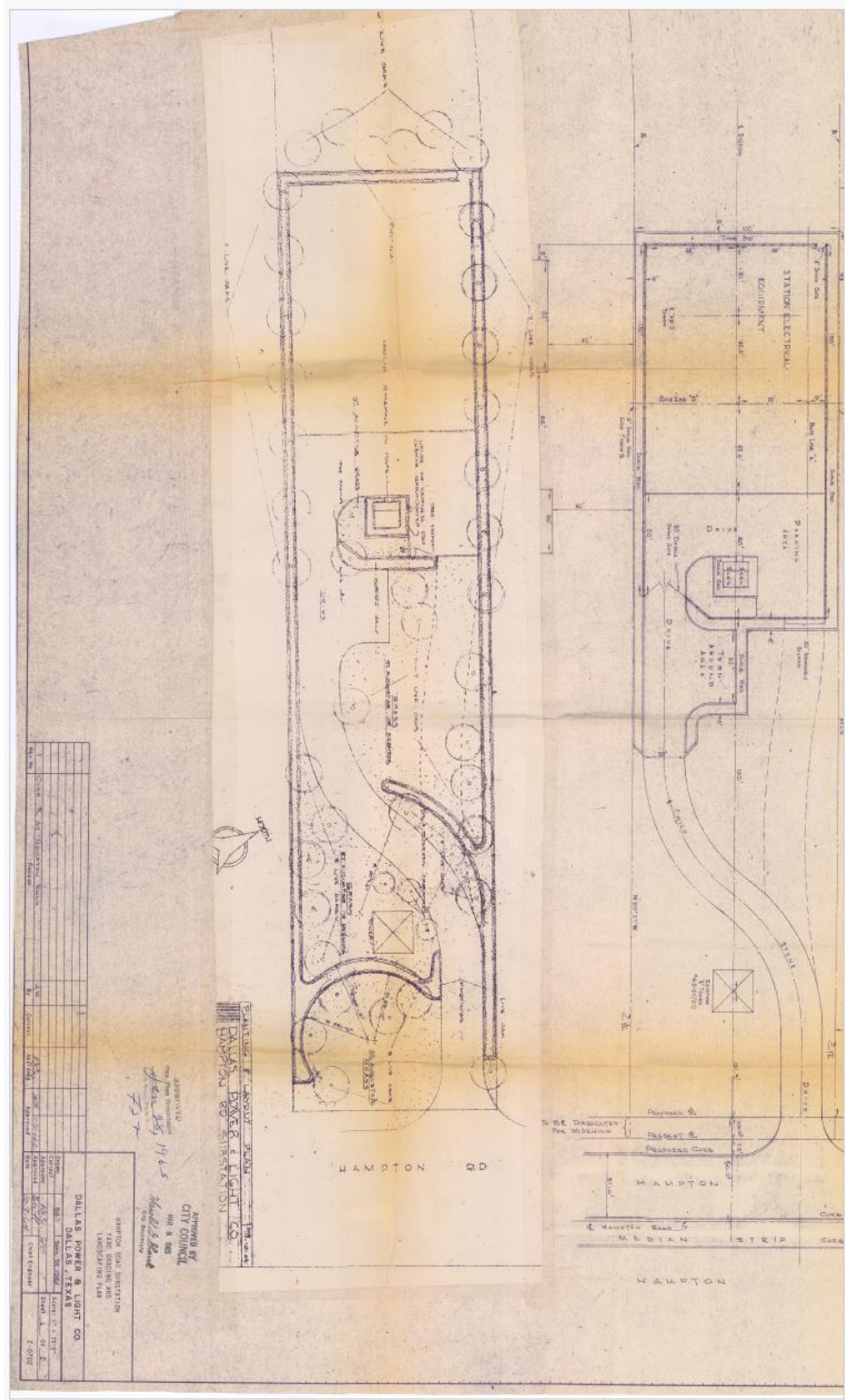
List of Partners

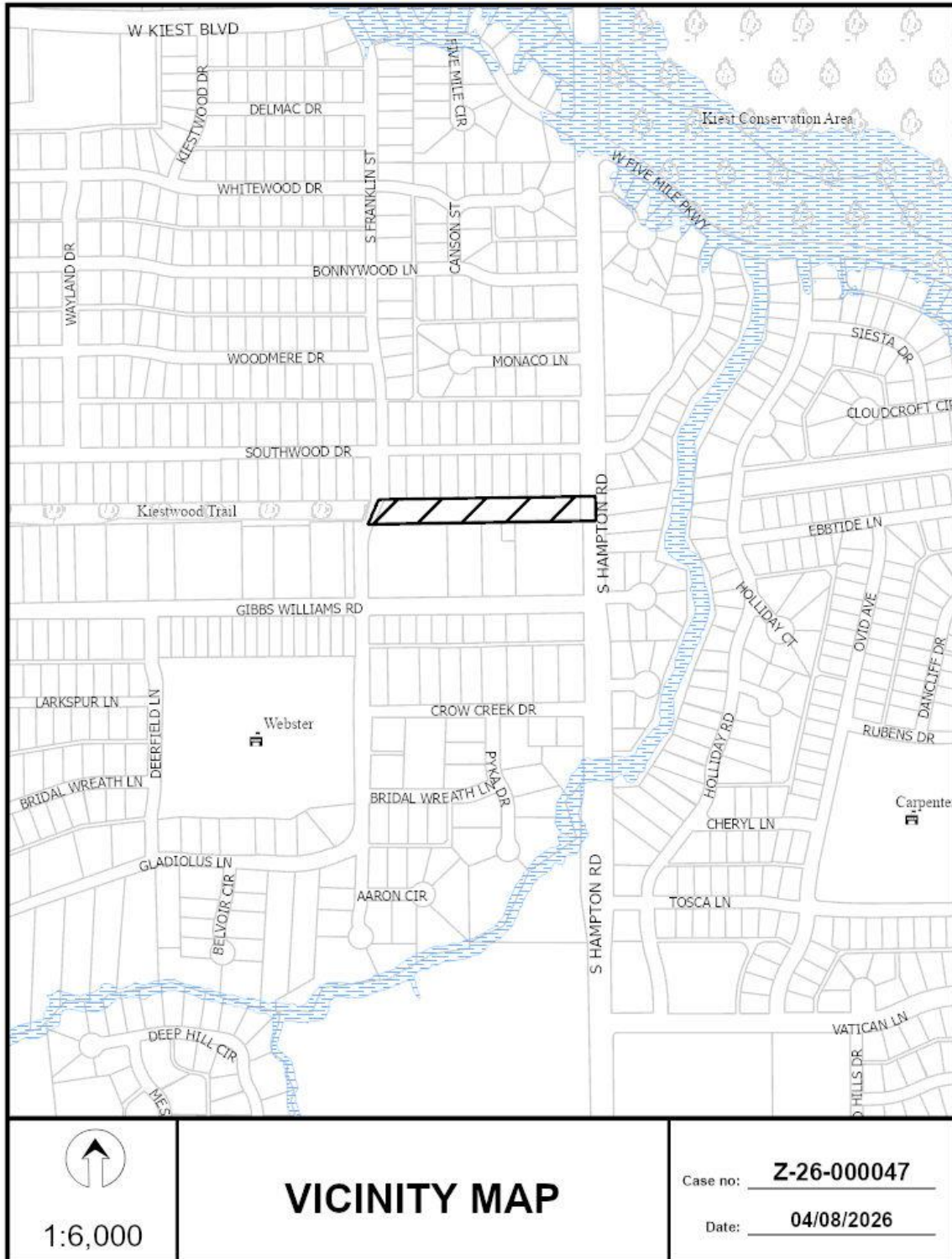
- Danvier Johnson o Transmission Manager III – Right of Way Services
- Ashton Miller - ROW Siting Specialist

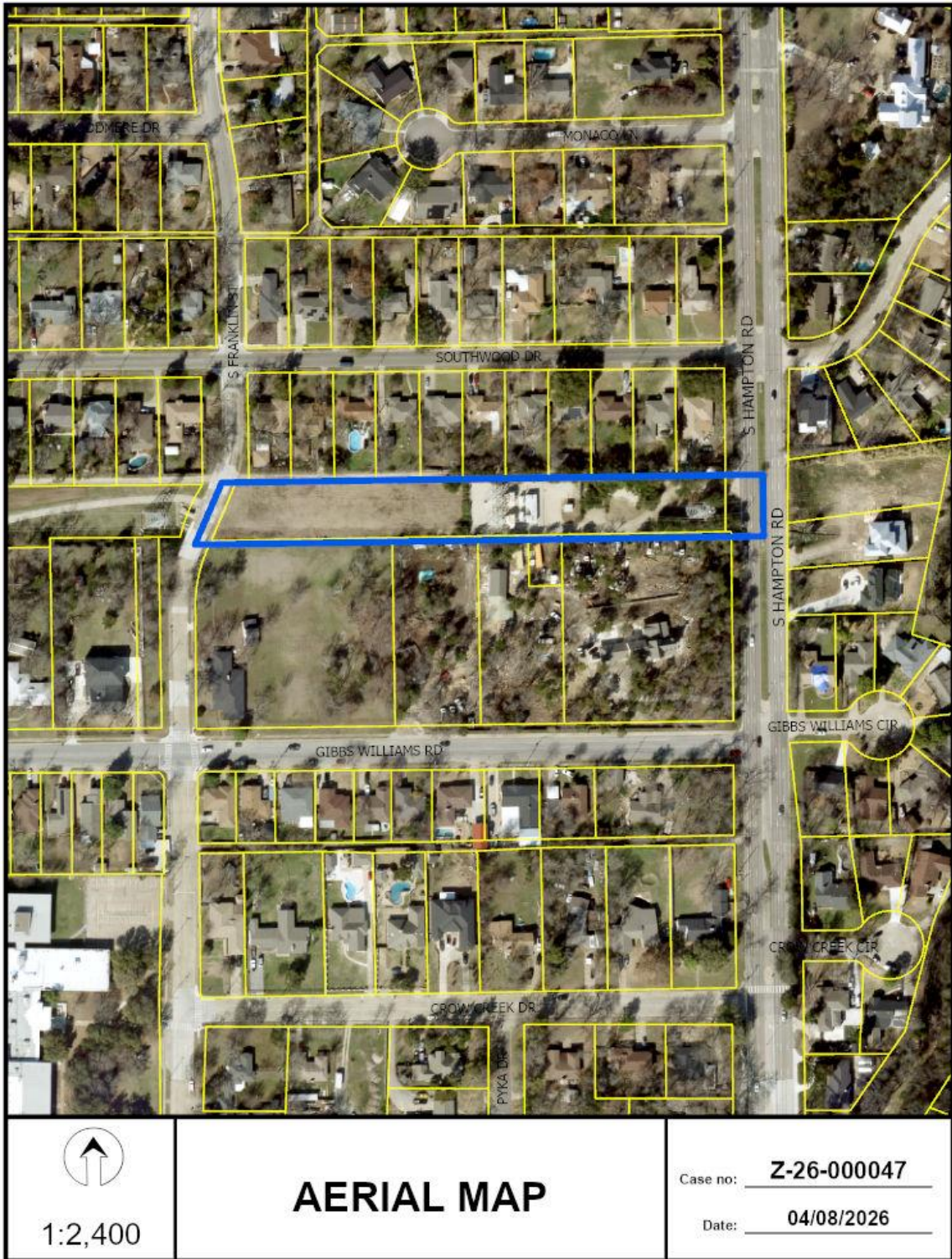
Proposed SUP Conditions

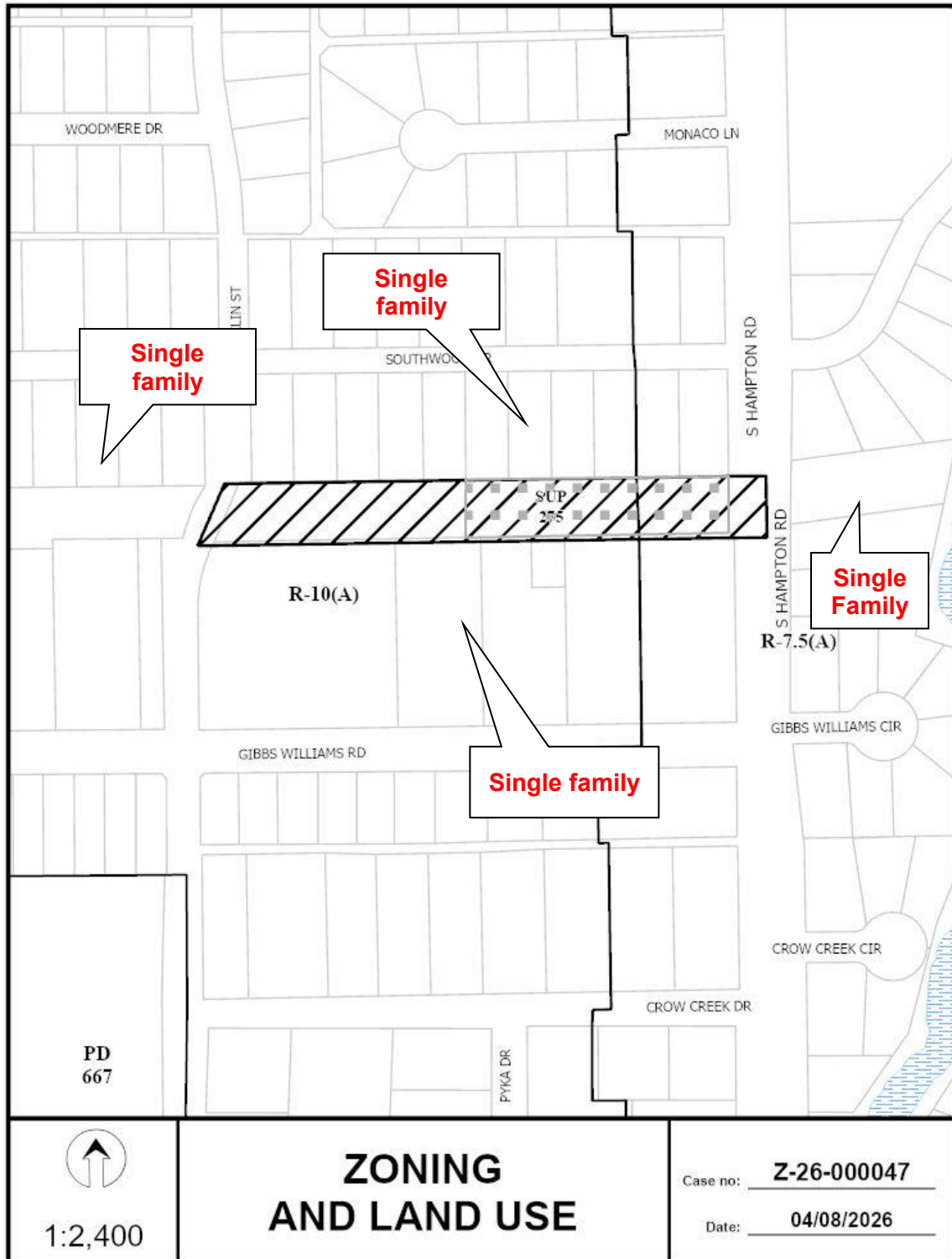
1. USE: The only use authorized by this specific use permit is an electrical station.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan. ~~[That prior to the passage of the ordinance, a site plan shall be approved by the City Plan Commission, and attached hereto as part of this ordinance.]~~
3. TIME LIMIT: This specific use permit has no expiration date.
4. PAVING: ~~[That a]~~ All service drives, entrances and parking areas must ~~[shall]~~ be a minimum surfacing of six inches compacted gravel, and two coats of flexbase ~~[penetration asphalt].~~; ~~that a~~ All curbs and drainage structures must ~~[shall]~~ be installed in accordance with the requirements and specification of the Department of Transportation and Public Works ~~[Department]~~, and the developer shall bear the total cost of all s[uch improvements.
5. SCREENING: ~~T[hat t]he~~ electrical substation must ~~[area proper shall]~~ be enclosed with a minimum six-foot-tall chain link fence or masonry wall~~[, minimum height of six feet]~~ and ~~[that additional screening of]~~ shrubs and trees must ~~[shall]~~ be provided as additional screening as shown on the attached ~~[approved]~~ site plan. The trees and shrubs must ~~[, and such plants shall]~~ be maintained in a health growing condition at all times.
6. ~~[DEDICATION: That prior to the issuance of a building permit, dedication shall be made to provide fifty feet of right of way from the center line of Hampton Road.]~~
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. 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.

Original Site Plan







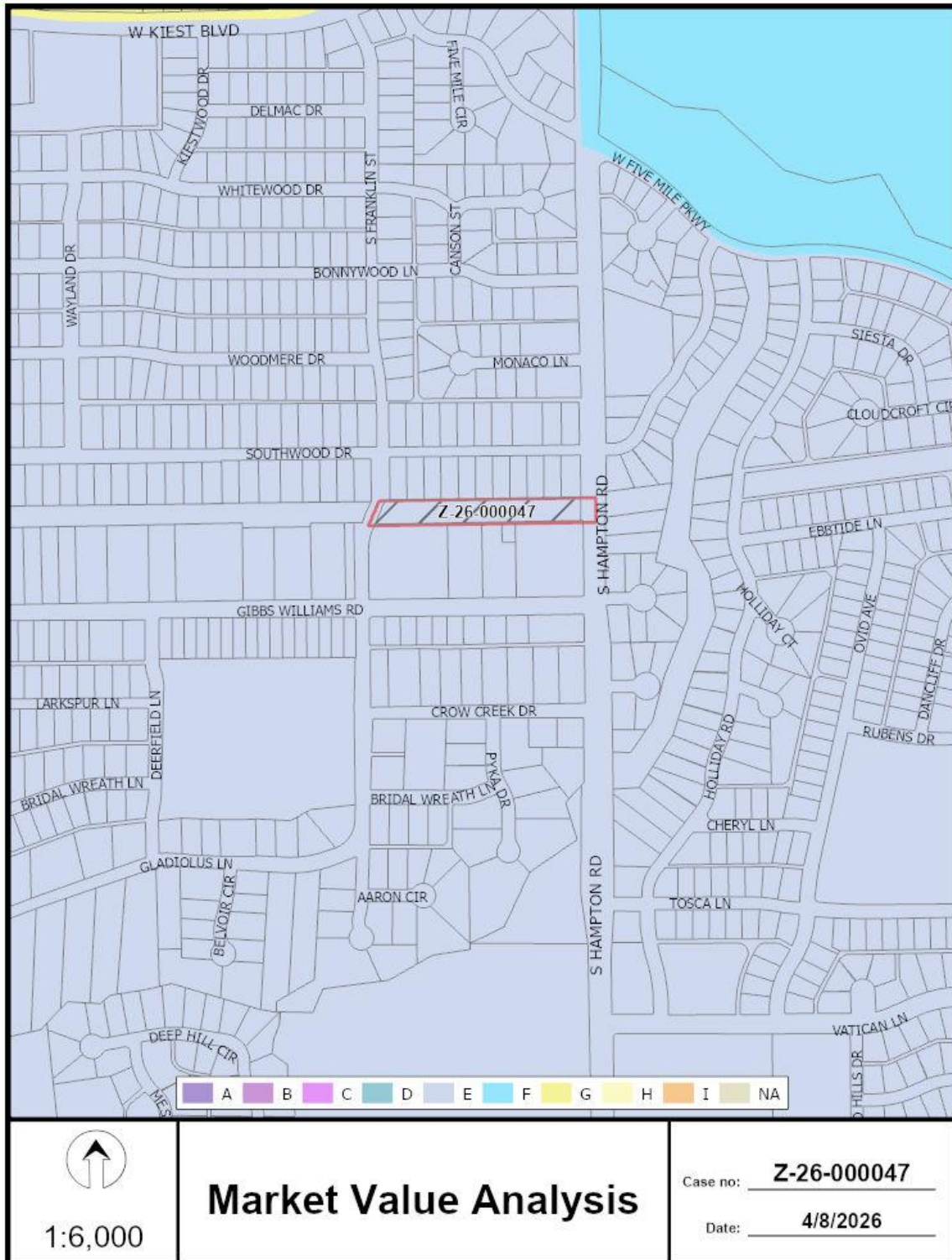


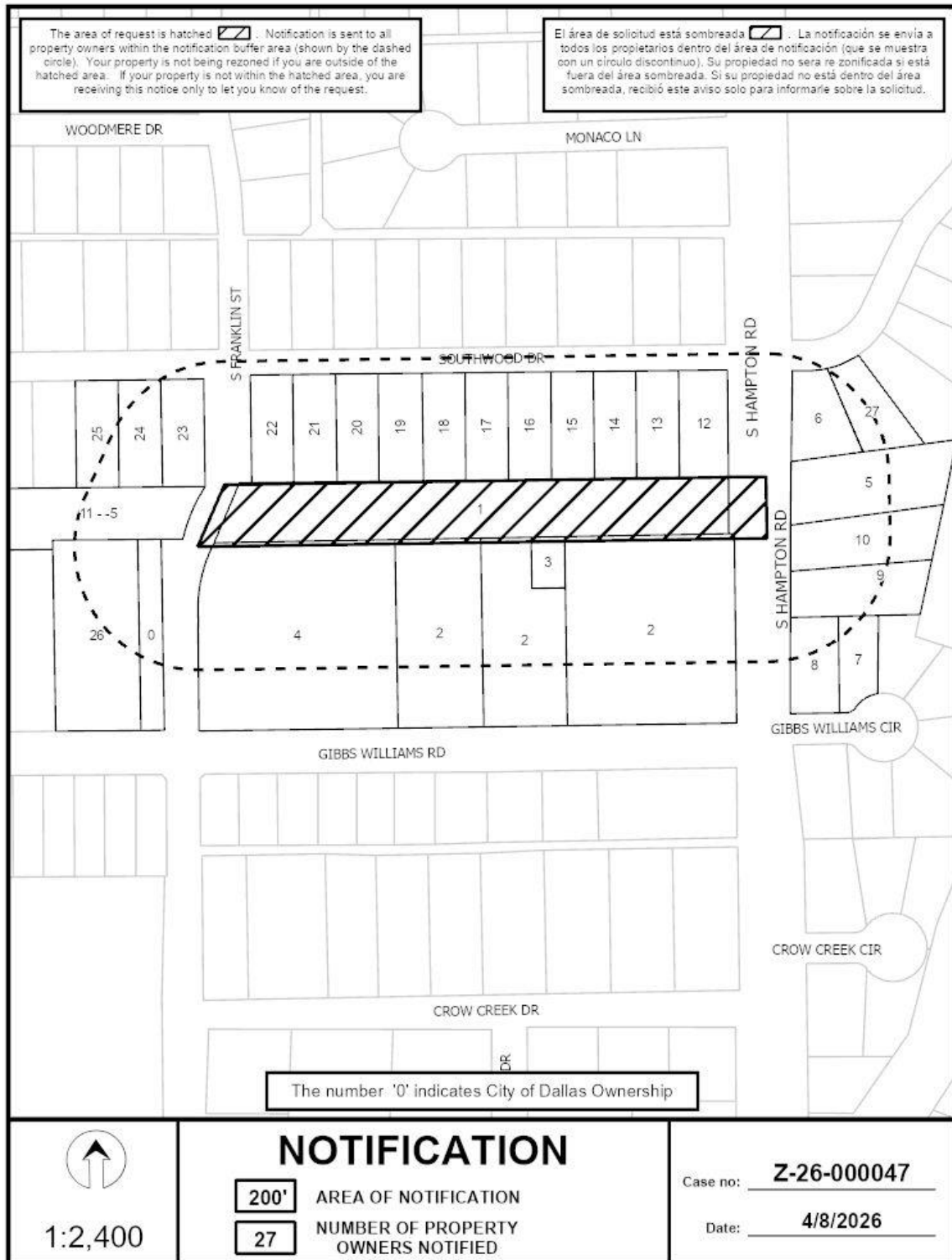
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ZONING AND LAND USE

Case no: **Z-26-000047**

Date: **04/08/2026**





04/08/2026

Notification List of Property Owners***Z-26-000047******27 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3500 S HAMPTON RD	ONCOR ELECRC DELIVERY COMPANY
2	3639 S HAMPTON RD	BEHARRY SUERAM KUNG
3	2445 GIBBS WILLIAMS RD	CONN WILLIAM WENTWORTH JR
4	2515 GIBBS WILLIAMS RD	BONILLA CESAR &
5	3501 HAMPTON RD	HILL WILLIAM H
6	2374 SOUTHWOOD DR	OTITIGBE IGHO DAVID
7	2311 GIBBS WILLIAMS CIR	TARRANT EARNESTINE
8	2317 GIBBS WILLIAMS CIR	Taxpayer at
9	3620 S HAMPTON RD	PACHECO ARTURO OSCAR PEREYRA
10	3614 S HAMPTON RD	NDASI FRANCIS
11	3500 S HAMPTON RD	ONCOR ELECRC DELIVERY COMPANY
12	2404 SOUTHWOOD DR	SAYWACK RITESH D
13	2410 SOUTHWOOD DR	CARRILLO JESSICA & ABRAHAM
14	2416 SOUTHWOOD DR	HERNANDEZ ERIKA
15	2420 SOUTHWOOD DR	FULLER LONNY R & JANET M
16	2426 SOUTHWOOD DR	HERSHBERGER CHRISTY L
17	2432 SOUTHWOOD DR	HIGGINS KIMBERLY A &
18	2438 SOUTHWOOD DR	RICHARD BETTY JEAN
19	2444 SOUTHWOOD DR	JOHNSON ELIZABETH ANGELINA &
20	2450 SOUTHWOOD DR	FLORES ERICA C &
21	2454 SOUTHWOOD DR	MANNING RANDALL T EST OF
22	2460 SOUTHWOOD DR	BLACK JOHN
23	2502 SOUTHWOOD DR	Taxpayer at
24	2508 SOUTHWOOD DR	RAMIREZ ANDREW &
25	2514 SOUTHWOOD DR	WRIGHTSMAN JAMES B &
26	2525 GIBBS WILLIAMS RD	CASTILLO DIONISIO

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2370 SOUTHWOOD DR	CLARK GREGORY L &