



Zoning Staff Report

Date: March 19, 2024

Case Number: ZC-23-199

Council District: 10

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Oncor Electric Company/Travis Yanker

Site Location: 11401 Old Denton Road

Acreage: 29.93 acres

Request

Proposed Use: Electric Power Substation (Electrical Switching Station)

Request: To: Add Conditional Use Permit (CUP) to allow an electrical power substation in “G” Intensive Commercial in the Fort Worth Alliance Airport Overlay; site plan included with no development standard waivers.

Recommendation

Land Use Compatibility: Requested change **is compatible**

Comprehensive Plan Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

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Project Description and Background

The proposed site is in the southwest quadrant of Old Denton Road and SH 170/Alliance Gateway. The general area is covered by the Fort Worth Alliance Airport Overlay to protect residential uses from noise impacts from the nearby Perot Field Fort Worth Alliance Airport. The applicant is requesting an electrical power substation, also known as an electrical switching station. Electrical power substations are allowed by right in the industrial districts and only permitted within commercial zoning districts with a CUP approval. The site plan shows no development waivers requested. Noise from the airport does not impact electrical equipment.

Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

While an electrical power substation is not permitted in the “G” zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site is currently vacant land. Vacant commercially zoned land surrounds the site to the north and east, with a large amount of vacant industrially zoned land to the south. Limited infrastructure uses and a truck stop lie to the west. The proposed site does not have direct access to Old Denton Road or SH 170/Alliance Gateway. The site plan shows electrical switching equipment with two equipment buildings, approximately 500 feet away from an existing residential neighborhood east of Old Denton Road. No habitable buildings are proposed, and the site is exempt from parking requirements due to being more than 250 feet from a residential district.

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit allows for an unlimited time period for the operation of a use unless otherwise approved by the City Council. If a time limit is established for a Conditional Use Permit, the renewal of the CUP shall be considered through the public hearing process and approved by the City Council. A CUP shall expire if no permitting action is taken within six months of approval or cease of the use for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

Per Section 4.407 (a), the following general rules apply to all conditional uses:

- a) Conditional use permits in residential districts shall be limited to those uses designated “CUP” in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate of Occupancy and subdivision approval have been satisfied.

Section (d) provides the following Conditional Use Permit factors in consideration of appropriateness of a request:

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.
- c) The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;
- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;

e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

Surrounding Zoning and Land Uses

North “G” Intensive Commercial / Vacant land
East “G” Intensive Commercial / Vacant land
South “I” Light Industrial / Vacant land
West “G” Intensive Commercial / Infrastructure uses, truck stop, and vacant land

Recent Zoning History

ZC-17-057: south of site, from I with I-35W & Alliance Airport Overlays to CF with I-35W Overlay and to allow public school in Alliance Airport Overlay, withdrawn.

Public Notification

300-foot Legal Notifications were mailed on January 31, 2024.
The following organizations were notified: (emailed January 31, 2024)

Organizations Notified	
Valley Ridge HOA*	Saratoga HOA
Villages of Woodland Springs HOA*	Keller ISD
North Fort Worth Alliance	Northwest ISD
Streams and Valleys Inc	Trinity Habitat for Humanity

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to construct an electrical power substation on vacant land, surrounded by mostly vacant land. The adjacent properties are zoned either “G” Intensive Commercial or “I” Light Industrial under the Fort Worth Alliance Airport Overlay. The overlay was created to mitigate noise impacts to residents and incompatible land uses to the airport. Noise from the airport does not impact electrical equipment. The site plan shows no development waivers requested. The proposed zoning request for an electrical switching station **is compatible** with surrounding non-residential zoning. The proposed use and their operational characteristics would not create notable land use conflicts with the adjacent vacant land or existing infrastructure uses.

Comprehensive Plan Consistency – Far North Sector

The 2023 Comprehensive Plan currently designates the subject property as “Industrial Growth Center” on the Future Land Use Map. The requested land uses would be included in the list of zoning districts envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below, and is considered to be **consistent**.

INDUSTRIAL

Industrial Growth Center

Industrial and commercial uses serving a large region

The proposed zoning is consistent with the land use designations for this area and with the following policies of the Comprehensive Plan:

- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Based on conformance with the future land use map and with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.


Site Plan Comments

Zoning and Land Use

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. Please remove the statements “Preliminary – for interim review only” as the zoning case is for regulatory approval.
2. Please remove the aerial from the background since it obscures details and notes.
3. Please lighten the topographic lines around the equipment area as they overwhelm the site plan details.
4. Label the freeways on the vicinity map.
5. Please update the case number in the lower right corner to ZC-23-199.
6. Show the CUP boundaries in a heavier border so the rezoning area is more distinct from other lines.
7. The TXDOT headwall notes are not relevant and should be removed to avoid unnecessary clutter.
8. Move all labels off the site plan structures.
9. Label the control centers as equipment buildings and note their height.
10. Label the switching station equipment and note the maximum height.
11. Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
12. Add the note “This project will comply with Section 6.301, Landscaping”.
13. Based on the street address, the required landscaping would be placed on the eastern side.
14. Add the note “All signage will conform to Section 6.4, Signs.”
15. Add the note “All provided lighting will conform to the Lighting Code.”
16. Add the note “No development waivers are requested.”

*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff **cannot be waived** through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*

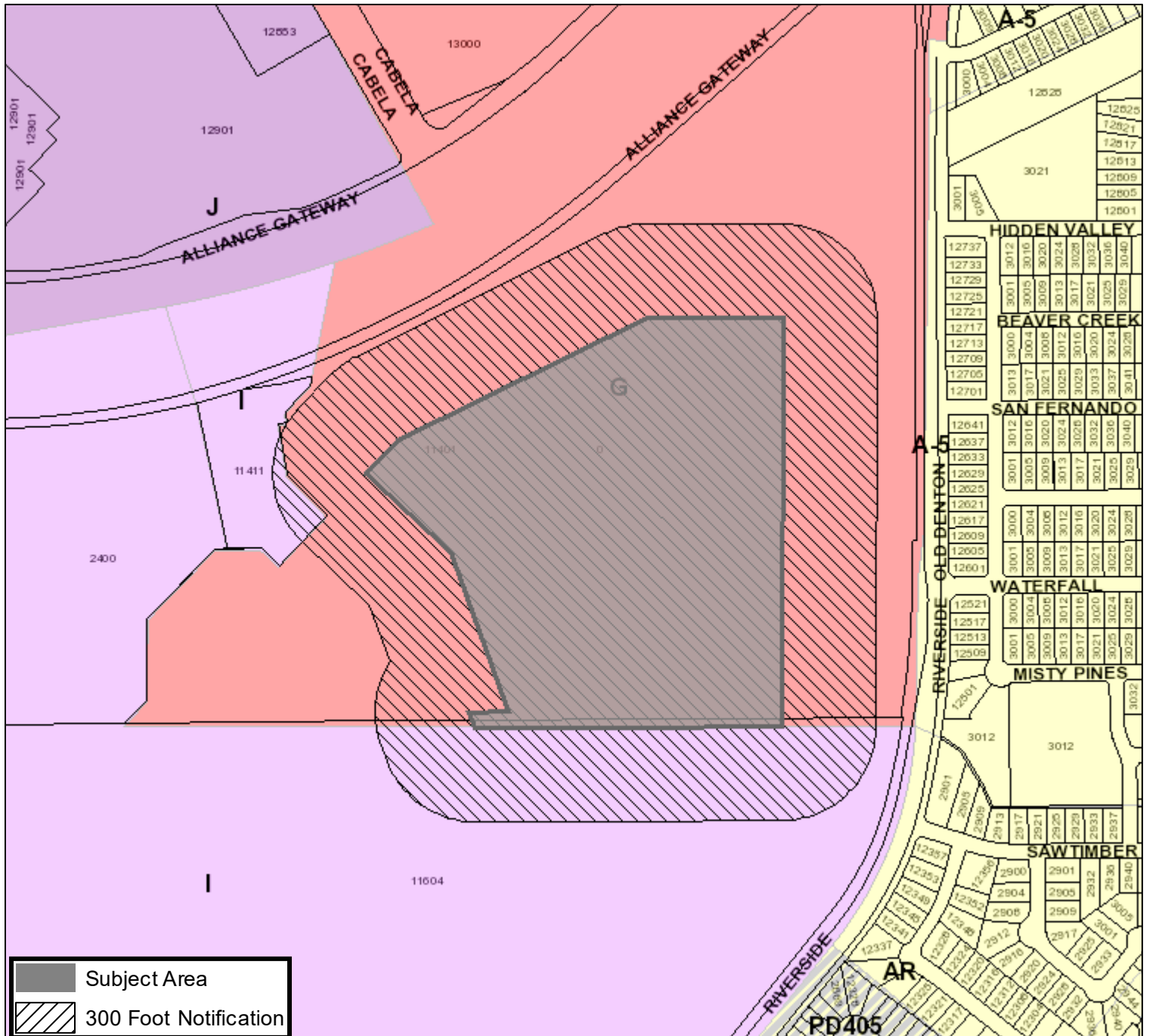


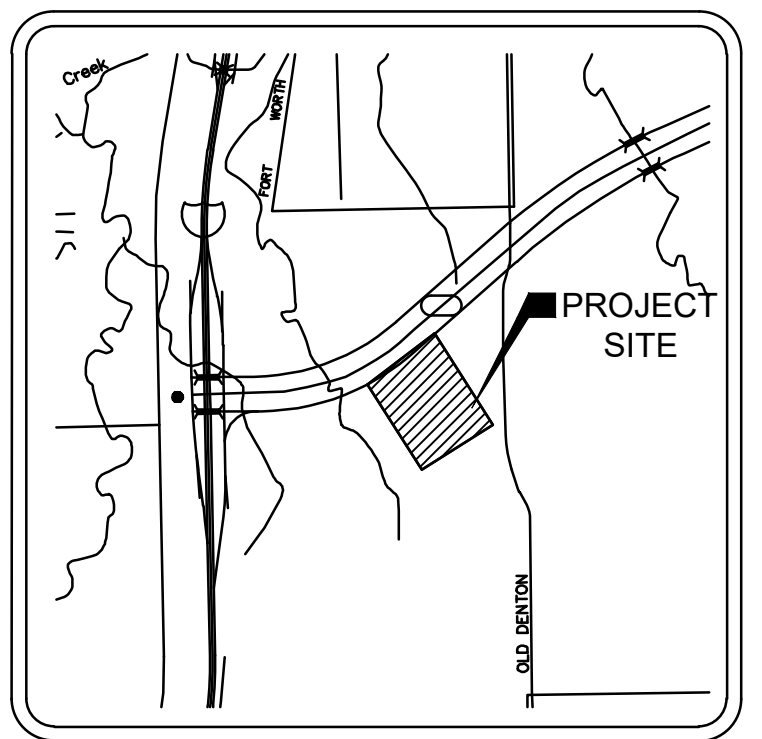
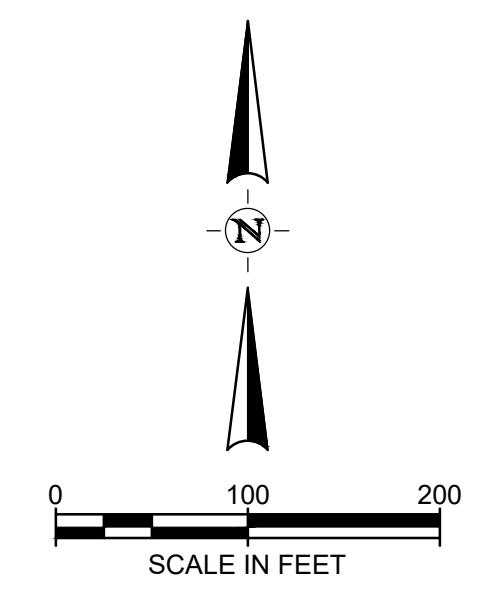
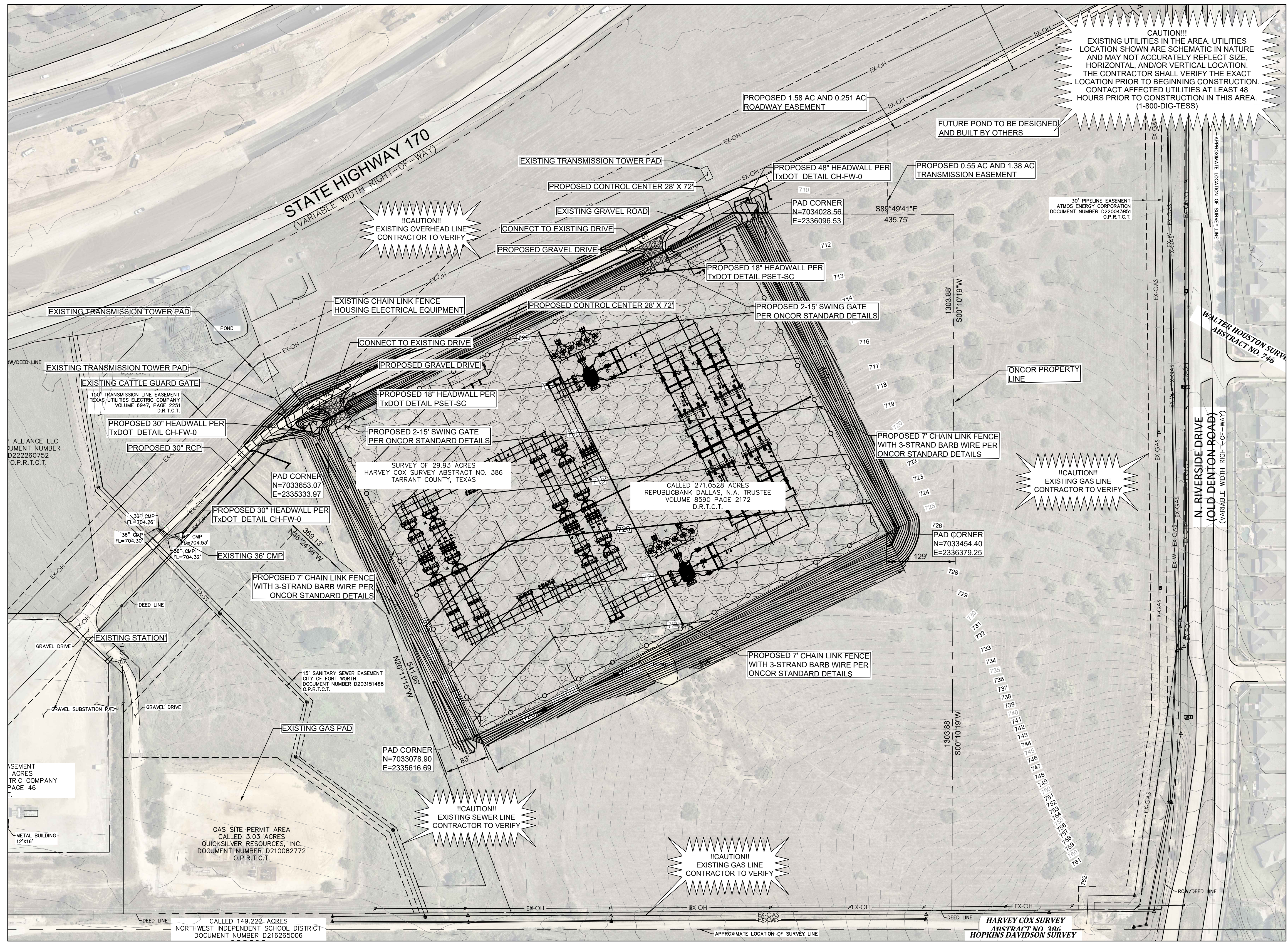


ZC-23-199

Area Zoning Map

Applicant: Oncor Electric Company/Travis Yander
 Address: 11401 Old Denton Road
 Zoning From: G
 Zoning To: Add a Conditional Use Permit for Electrical Switching Station
 Acres: 29.93404623
 Mapsco: Text
 Sector/District: Far North
 Commission Date: 2/14/2024
 Contact: null





LEGEND:

— Ex F/O —	EXISTING FIBER OPTIC
— Ex Tel —	EXISTING TELEPHONE LINE
— Ex NGas —	EXISTING NATURAL GAS LINE
— Ex WW —	EXISTING WASTEWATER
— Ex OHE —	EXISTING OVERHEAD ELECTRIC
— Ex UGE —	EXISTING UNDERGROUND ELECTRIC
— Ex W —	EXISTING WATER LINE
— — —	EXISTING STORM SEWER
— 455 —	PROPOSED MAJOR CONTOUR LINE
— 454 —	PROPOSED MINOR CONTOUR LINE
— — —	EXISTING MAJOR CONTOUR LINE
— — —	EXISTING MINOR CONTOUR LINE
— — —	PROPERTY LINE
— — —	EASEMENT LINE
— — —	ASPHALT LINE
○	POWERPOLE
○	MANHOLE
T	VALVE
●	FIRE HYDRANT
⊗	WATER METER
⊙	LIGHT POLE

- NOTES:**
1. ALL EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTORS GUIDANCE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL UTILITIES AFFECTED BY CONSTRUCTION. CONTRACTOR SHALL CONTACT ALL AFFECTED UTILITIES 48 HR'S PRIOR TO CONSTRUCTION.
 2. ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CITY DESIGN STANDARDS AND SPECIFICATIONS AND ONCOR PROJECT SPECIFICATIONS AND STANDARDS.
 3. ALL DIMENSIONS ARE FROM FACE OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 4. REFERENCE "ONCOR EXCHANGE SWITCHING STATION DRAINAGE STUDY IN SUPPORT OF A GRADING PERMIT", PREPARED BY HALFF ASSOCIATES, DATED DECEMBER, 2023.
 5. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

PRELIMINARY

FOR INTERIM REVIEW ONLY
 THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:
 TRAVIS J. YANKER 141922
 NAME P.E. NO.
 DATE 12/29/2023
 TBPELS ENGINEERING FIRM #F-312

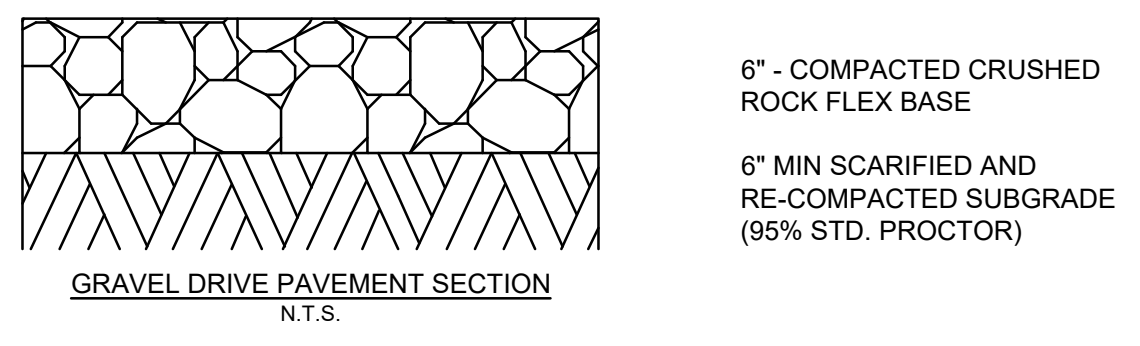
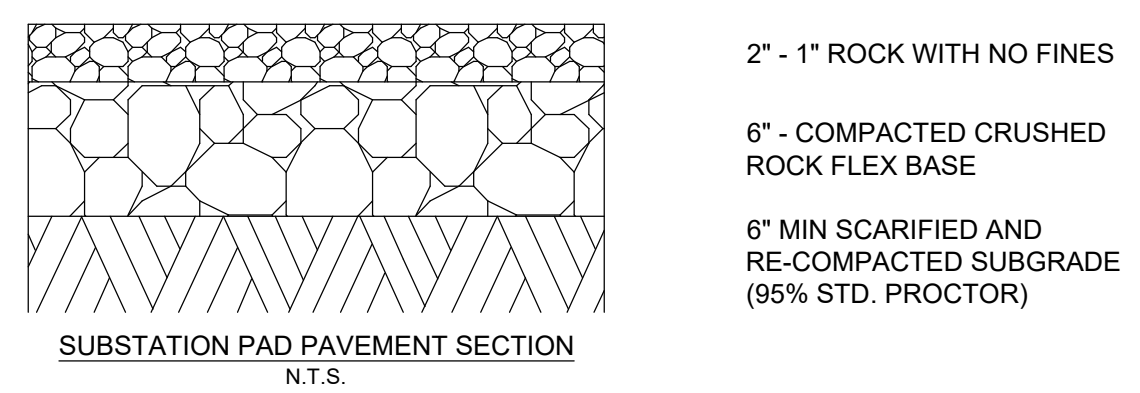
DIRECTOR OF DEVELOPMENT SERVICES
 DATE:
ONCOR EXCHANGE SWITCHING STATION
CONDITIONAL USE PERMIT

ZONING CASE: XXXXX
 29.93 ACRES
 HARVEY COX SURVEY,
 ABSTRACT NO. 386
 11401 OLD DENTON ROAD
 CITY OF FORT WORTH,
 TARRANT COUNTY, TEXAS

FOR
ONCOR ELECTRIC DELIVERY COMPANY, LLC



3803 PARKWOOD BLVD., SUITE 800
 FRISCO, TEXAS 75034-8841
 TEL: (214) 618-4570

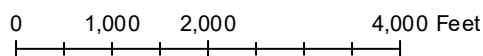
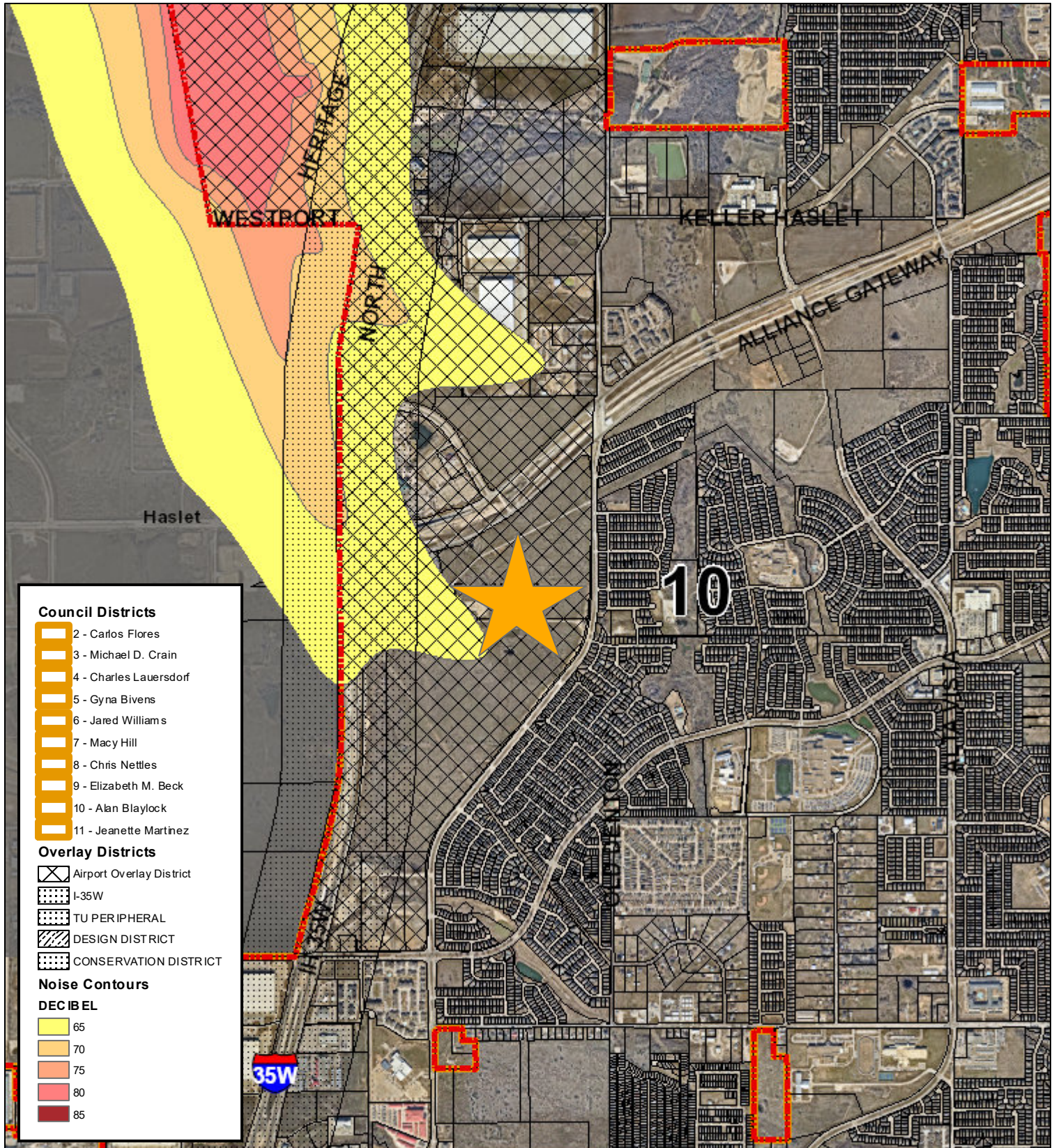


DEVELOPER
 ONCOR ELECTRIC DELIVERY COMPANY
 777 MAIN STREET, SUITE 707
 FORT WORTH, TX 76102
 CONTACT: SETH SAMPSON
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 EMAIL: seth.sampson@oncor.com

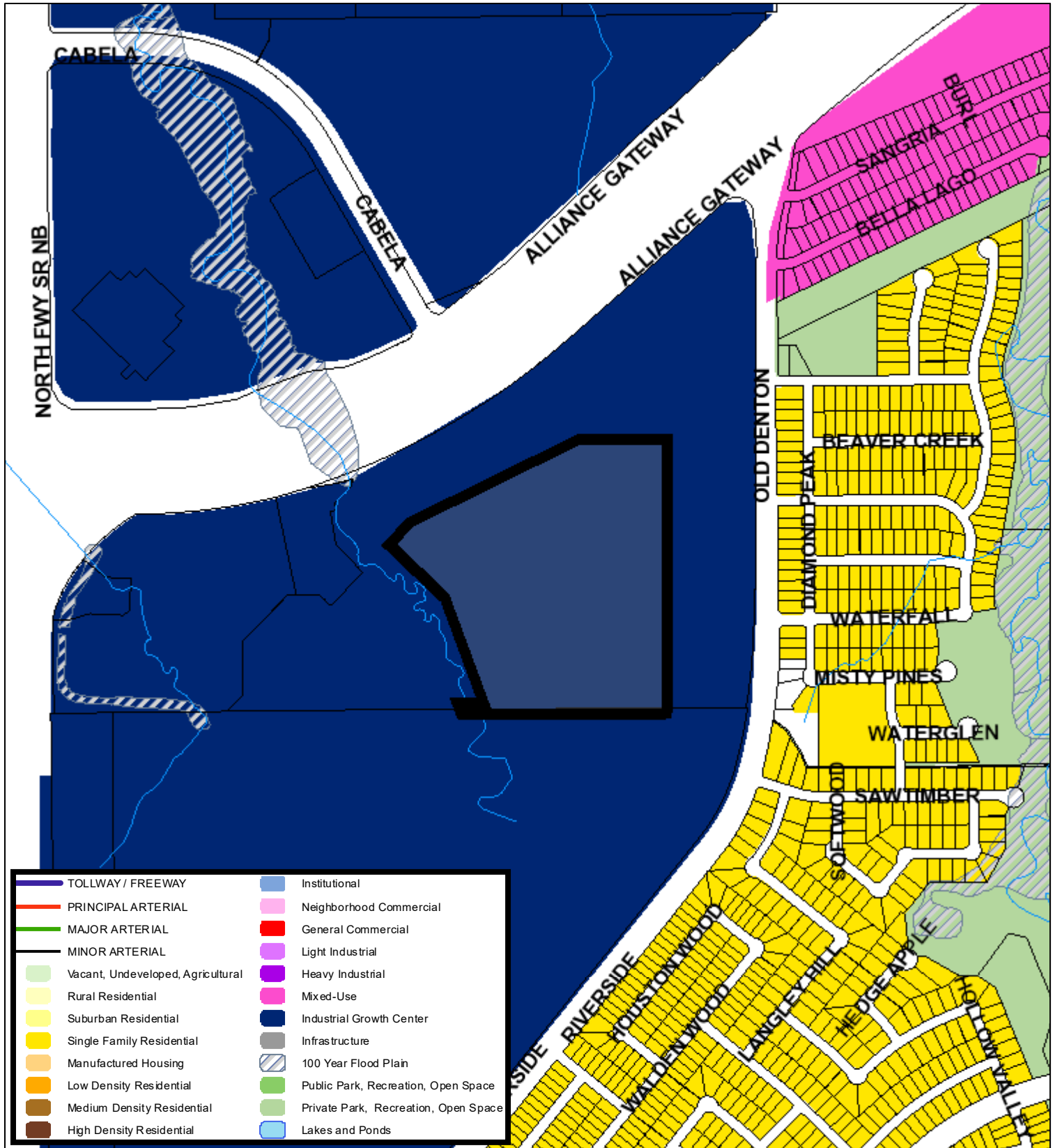
ENGINEER
 HALFF ASSOCIATES, INC.
 3803 PARKWOOD BLVD., SUITE 800
 FRISCO, TX. 75034
 CONTACT: TRAVIS J. YANKER, P.E.
 TEL: (214) 937-3937
 EMAIL: tyanker@halff.com

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 DUNAWAY ASSOCIATES, LLC.
 550 BAILEY AVENUE
 FORT WORTH, TX 76107
 CONTACT: MARK D. YALE
 TEL: (817) 632-4759
 EMAIL: MYale@DUNAWAY.COM

Area Map



Future Land Use



640 320 0 640 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Aerial Photo Map



0 400 800 1,600 Feet

