



Zoning Staff Report

Date: November 11, 2025

Case Number: ZC-25-162

Council District: 6

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner: Oncor Electric
Applicant: Kimley-Horn

Site Location: 4313 S. Segura Court

Acreage: 3.27 acres

Request

Proposed Use: Electric Power Substation Expansion

Request: From: "A-5" One-Family & "B" Two-Family

To: "PD" Planned Development for all uses in "A-5" One-Family Residential for Oncor Electrical Substation with development standard waivers for height of 65 ft., masonry screening wall with height of 8 ft. in setbacks and a reduction in required landscaping and urban forestry; site plan included

Recommendation

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

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

Comprehensive Plan Policy 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 applicant is requesting an expansion to an existing electrical power substation that was built between 1956 and 1963, according to historical aerials. The applicants are requesting a “PD” Planned Development with development standards for non-residential landscaping requirements regarding buffering landscaping, tree plantings and to allow the maximum height of the structures to be 65 feet. The site is currently developed as an electrical substation with high voltage transmission lines running along the southeastern edge. Electrical power substations are allowed by right in the more intensive industrial districts and only permitted within residential zoning districts with a Planned Development approval.

The proposed site is in a mid-block location on Granbury Road, between I-20 and Hulen Street. The site has an arrow shape with most of the frontage without access on Granbury Road and a 20-foot wide access drive from S. Segura Court. S. Segura Court is classified as a residential street, serving the houses in the immediate vicinity. A chain link fence surrounds the equipment facing Granbury Road, with the remainder of the site surrounded by a mix of barb wire and pipe fencing that is anticipated to remain. The site is considered to be legal non-conforming as electrical substations are not allowed by right in residential districts and are no longer allowed by Special Exception from the Board of Adjustment. Non-conforming uses must come into compliance with zoning prior to expanding.

Residentially zoned land surrounds the site in all directions. A railroad track lies to the southeast, adjacent to Granbury Road, separating the site from the single-family neighborhood further to the southeast. Twelve residential lots are immediately adjacent to the substation, to the northeast and west. The site plan shows new electrical switching equipment with two equipment buildings, as close as 65 feet away from the existing residential neighborhood lots to the west. No habitable buildings are proposed, but the site is required to have parking spaces due to being in a residential district.

The applicants are requesting development waivers to all landscaping requirements for industrial uses adjacent to residential districts, detailed in the subsequent table. The site is partially exempt from the current landscaping requirements because the site contains electrical equipment and a large number of overhead electrical lines along the longest side yard setbacks, including the Granbury Road frontage. Overhead telephone lines are noted running the length of the northeastern side adjacent to the residential lots. No trees should be placed under overhead lines or in utility easements along these property lines. Alleys separate the site from the adjacent residential lots to the northeast and west, instead of having the residential backyards sharing a common property line with the substation. The houses to the southeast of the site have Wedgwood Drive, Granbury Road, and a rail line between their property lines and the subject site. These right-of-way separations and overhead lines surrounding the site add a 15 feet minimum buffering distance from the residential uses.

Electrical substation sites are visited periodically by staff and typically do not contain water lines for irrigation. These conditions are not conducive for standard landscaping that requires consistent watering and care. A new 8-foot masonry fence is shown surrounding the enlarged substation pad area, which would meet the majority of the buffering requirements. As an alternative to trees along the Granbury Road frontage, several species of native grasses could be planted between the new masonry fence and the property line. These grasses could help provide a visual buffer, while not needing consistent watering nor growing to heights that interfere with the overhead electrical lines.

Electrical substation equipment differs from standard industrial buildings because the site needs to be protected from lighting and the electrical power steps down from the high-voltage lines between Granbury Road and the rail line. The equipment closest to a property line is at least 25 feet past the 5-foot setback line, allowing an additional 25 feet in height, totaling 50 feet. However, the static mast for lighting protection is 65 feet tall and nearest the southeastern property lines, while the transformers and electric lines, poles, and towers range between 20 and 58 feet. An additional development waiver is requested to install the equipment with appropriate clearances to other equipment and the ground.

The following table provides information related to the proposed waivers of the standard zoning ordinance requirements. The significant waivers are bolded.

Standard	Regulation	Proposed PD
Screening fence location	Along the property lines	Outside of the utility easements
Landscaping in bufferyard	Trees in the bufferyard	65-foot minimum setback to closest residential lots
Tree plantings for industrial uses	20% minimum of site area	Areas outside of electrical substation pad to remain as grass covered
Structure height	35-foot maximum height, with 25 feet for additional setback from all property lines	65-foot structure height maximum

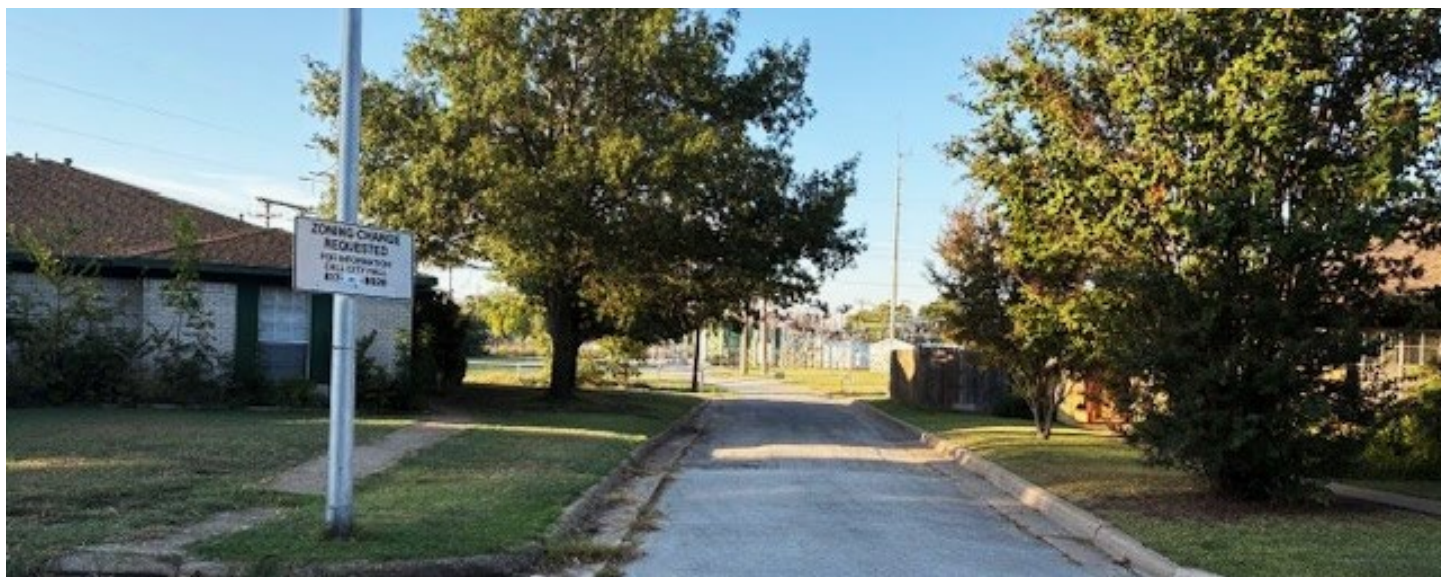


Photo taken 9/28

Surrounding Zoning and Land Uses

North "A-5" One-Family / Single family uses
 East "A-5" One-Family / Railroad track, single family uses
 South "A-5" One-Family / Railroad track, single family uses
 West "A-5" One-Family / Single family uses

Zoning History

The property has been zoned A-5 at least 1958.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to expand an existing electrical power substation via a “PD” Planned Development, surrounded by single family residential uses. The adjacent properties are zoned either “A-5” One-Family or “B” Two-Family for the single-family subdivisions and a railroad line. The site plan shows four development waivers requested for landscaping standards, as well as allowing taller structures than allowed. The site has overhead lines and utility easements on all sides, except the access drive. Trees in standard buffers are not appropriate in these areas; however, space exists to add native grasses along the Granbury Road frontage to help mitigate the lack of tree planting. The proposed zoning request for an expanded electrical switching station is **compatible** with surrounding uses, due to the low traffic counts generated, existing infrastructure lines, and quiet nature of the operational characteristics.

Comprehensive Plan Consistency – Wedgwood Sector

The 2023 Comprehensive Plan currently designates the subject property as “Infrastructure” on the Future Land Use Map. The requested infrastructure land uses are 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**.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
SPECIAL		
Infrastructure	Railroads, airports, utilities	ALL

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

- Promote the use of Low-Impact Development techniques to reduce erosion and sedimentation of rivers, lakes, and streams.
- Maximize area of permeable surfaces in developments to reduce stormwater run-off.
- 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.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **September 26, 2025**.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date **September 28, 2025**.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

The following organizations were notified: (emailed September 26, 2025)

Organizations Notified	
Overton South NA*	District 6 Alliance
Wedgwood Square NA	Crowley ISD
Fort Worth ISD	Trinity Habitat for Humanity
Streams and Valleys Inc	

* Located in this registered Neighborhood Association

Site Plan Comments

Zoning and Land Use

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. If approved, a corrected site plan would be needed prior to ordinance adoption.

1. Include the site plan's current metes & bounds legal description. A second sheet can be used to avoid less than 10-point font size.
2. Insert the site's zoning case number of ZC-25-162 into the lower right corner box.
3. Make a bigger differentiation between the equipment being rebuilt or staying.
4. Please label the equipment's height.
5. Please add the note in bold "**A development waiver is requested for the equipment height to exceed the setbacks allowed in Sec. 6.100.**"
6. Add a note detailing the original substation pad area and the proposed enlarged area.
7. Add the dimensions, number of stories, and exterior materials for the control center buildings. A chart can be added below the drawing, if the drawing becomes too cluttered.
8. Label the setback for the solid fence and the equipment at its closest point to the property lines, excluding the access driveway.
9. Add a surface materials legend and apply the chosen patterns to the site plan for concrete, gravel, and grassy/landscaped areas.
10. 2 parking spaces are required for this use. Show and label these spaces.
11. Please add the note in bold "**A development waiver is requested for the screening bufferyard fence to stay out of easements, instead of being along the property lines.**"
12. Draw the fencing that is anticipated to remain. Note the existing materials and height.
13. The front setback only extends thru the first 35 feet of the access drive, even with the adjacent houses. Revise the front setback, and draw the standard 5-foot setbacks for the remainder of the access drive and the northeastern property line.
14. Add the zoning and land uses of this site and the adjacent properties, including the railroad.

15. Please add the note in bold “**A development waiver is requested for the required trees in bufferyards as per Sec. 6.301.**”
16. Please add the note in bold “**A development waiver is requested for the tree plantings required as per Sec. 6.302.**”
17. Add the note “All signage will conform to Sec. 6.4 Signs.”
18. Add the note “All provided lighting will conform to the Lighting Code.”
19. Informational comment: The site will have to be platted prior building permit issuance.

(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.)

Stormwater

1. None.

Fire

1. None.

DSD Engineering

1. None.

DSD Water

1. None.
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