



Zoning Staff Report

Date: May 10, 2022

Case Number: ZC-22-049

Council District: 8

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Oncor Electric Delivery Co. LLC

Site Location: 2300 block E. Maddox Avenue

Acres: 3.67 acres

Request

Proposed Use: Electrical Substation

Request: From: “B” Two-Family

To: “PD/I” Planned Development for all uses in “I” Light Industrial excluding outdoor sales and storage, towing yard, and automotive repair, plus electrical substation with a maximum building height of 65 feet; site plan included

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 8-0**

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Project Description and Background

The subject property is located at the southwest corner of Maddox Avenue and Duval Street, just east of Highway 287. The site is currently zoned “B” Two-Family and it is developed with an electrical substation. The applicant (Oncor Electric) is proposing to expand the existing substation, and therefore is requesting to rezone the property to “PD/I” Planned Development for all uses in “I” Light Industrial District excluding outdoor sales and storage, towing yard, and automotive repair, and adding electrical substation. The applicant originally requested “J” Medium Industrial as the base zoning district for this PD, but the request was revised to “I” Light Industrial after discussion with staff and concern regarding intensity of allowed land uses and maximum building height.

The site plan included with the PD request shows the addition of four new transformers and two control center buildings near the north end of the site. The control centers will be unmanned. The maximum structure height proposed for this project is 65 feet (static mast height). A portion of this site is located within the FEMA 100-year floodplain, and therefore several new retaining walls are proposed in addition to chain link perimeter fencing.

Surrounding property to the west and south is zoned and developed for industrial use. Property to the north and east is zoned “B” Two-Family and is located within the boundary of Cobb Park. There is significant floodplain area on these properties due to the location of Sycamore Creek. Therefore, future residential development in close proximity to the subject property is unlikely.

This project conforms to all development requirements for the “I” Light Industrial District, with the exception of maximum building height. The maximum height allowed in “I” District is three stories or 55 feet, and the maximum height proposed for this site is 65 feet. Therefore, the applicant is requesting a specific development standard as part of their PD request as described in the table below. Electrical substations are exempt from standard urban forestry and landscaping requirements. No other waivers or development standards are requested.

Requirement	Existing “B” Standards	Typical “I” Standards	Proposed “PD/I” Standards
Height	35-ft maximum	3 stories or 55-ft maximum	65-ft maximum <i>Development Standard Requested</i>

Surrounding Zoning and Land Uses

North “B” Two-Family / Cobb Park, floodplain for Sycamore Creek

East “B” Two-Family / Cobb Park, floodplain for Sycamore Creek

South “I” Light Industrial / manufacturing and warehouse

West “PD 352” Planned Development for contractor’s office with outdoor storage and retail sales for natural stone products/ outdoor storage

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.
The following organizations were notified: (emailed March 31, 2022)

Organizations Notified	
United Communities Association of South Fort Worth	Belmont NA*
Parker Essex Boaz NA	Polytechnic Heights NA
The New Mitchell Boulevard NA	East Fort Worth, Inc.
Streams and Valleys Inc	Trinity Habitat for Humanity
Trinity Habitat for Humanity	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

* *This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this property from “B” Two-Family District to “PD/I” Planned Development for certain uses in “I” Light Industrial plus electrical substation. There is an existing electrical substation on this property that appears to have been in place since the 1950s. Surrounding property to the west and south is zoned for light industrial use. The site directly to the west is used for outdoor storage of building materials, and the site to the south is developed with a warehouse building.

Properties to the north and east are zoned “B” Two-Family, but they are part of Cobb Park and are entirely covered by floodplain area for Sycamore Creek. This floodplain boundary is nearly 1,000 feet in width and extends onto a portion of the subject property. Future residential development within the nearby “B” zoning is unlikely.

The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southside

The 2021 Comprehensive Plan currently designates the subject property as “Infrastructure” on the Future Land Use Map. The proposed use of the property, as an electrical substation, meets the intent of this designation.

FUTURE LAND USE	DEFINITION	ZONING
SPECIAL		
Vacant, Agricultural	Vacant, agriculture lands	AG
Rivers, Lakes, Streams, 100-Year Flood Plain	Water features, 100-year flood plain	ALL
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF

The proposed zoning is **consistent** with the Comprehensive Plan.

Site Plan Comments

Zoning and Land Use

- All zoning comments have been addressed with the current site plan.

Fire Department

- Reference FS-21-215 and VA-20-023. No other comments.

General information:

- Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.
- It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.
- The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

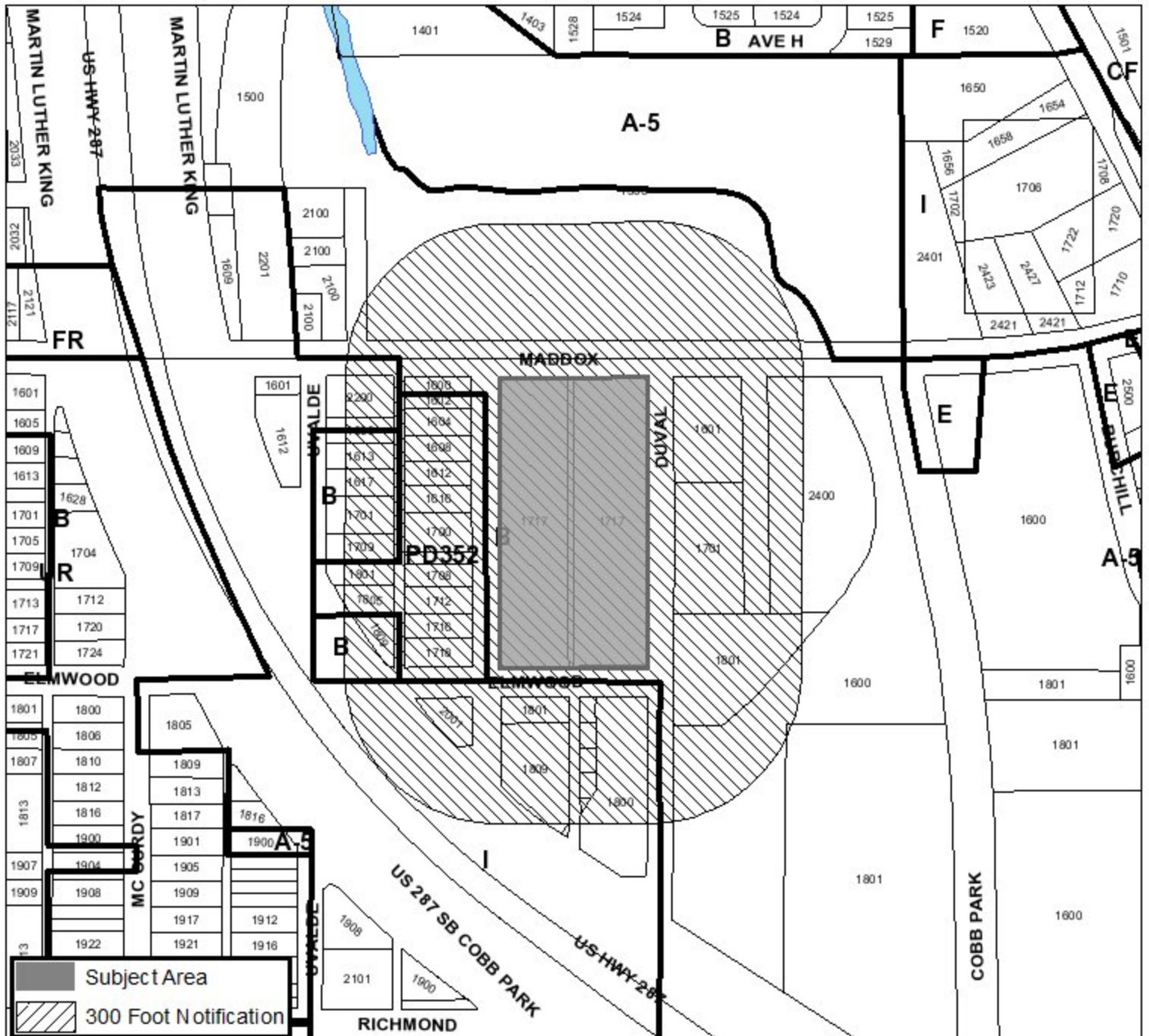
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



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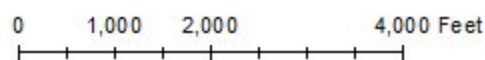
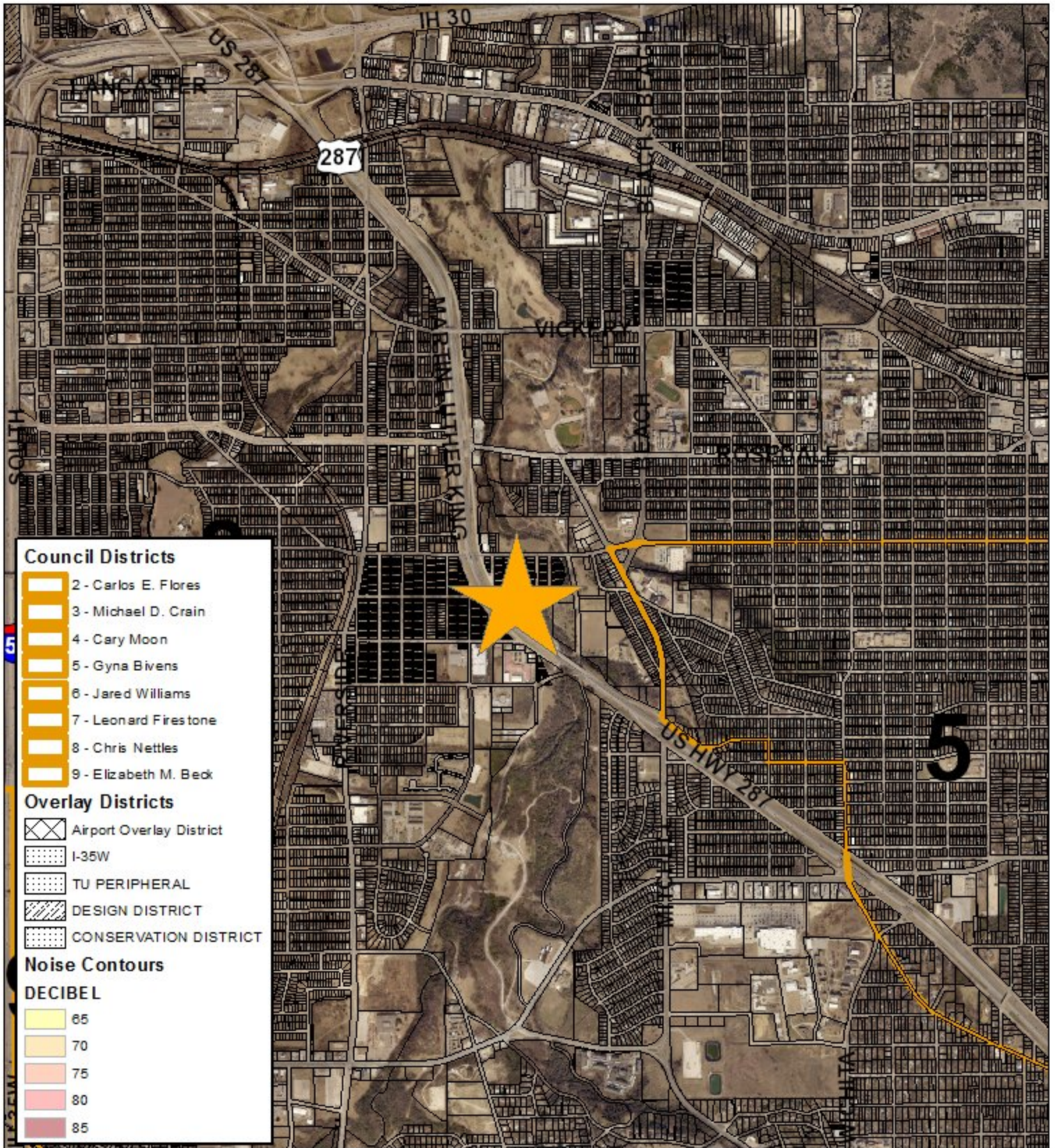
Area Zoning Map

Applicant: Oncor Electric Delivery Co., LLC
 Address: 2300 block E. Maddox Avenue
 Zoning From: B
 Zoning To: PD for J uses plus electrical substation
 Acres: 3.67320904
 Mapsco: 77R
 Sector/District: Southside
 Commission Date: 4/13/2022
 Contact: 817-392-2495



0 137.5 275 550 Feet

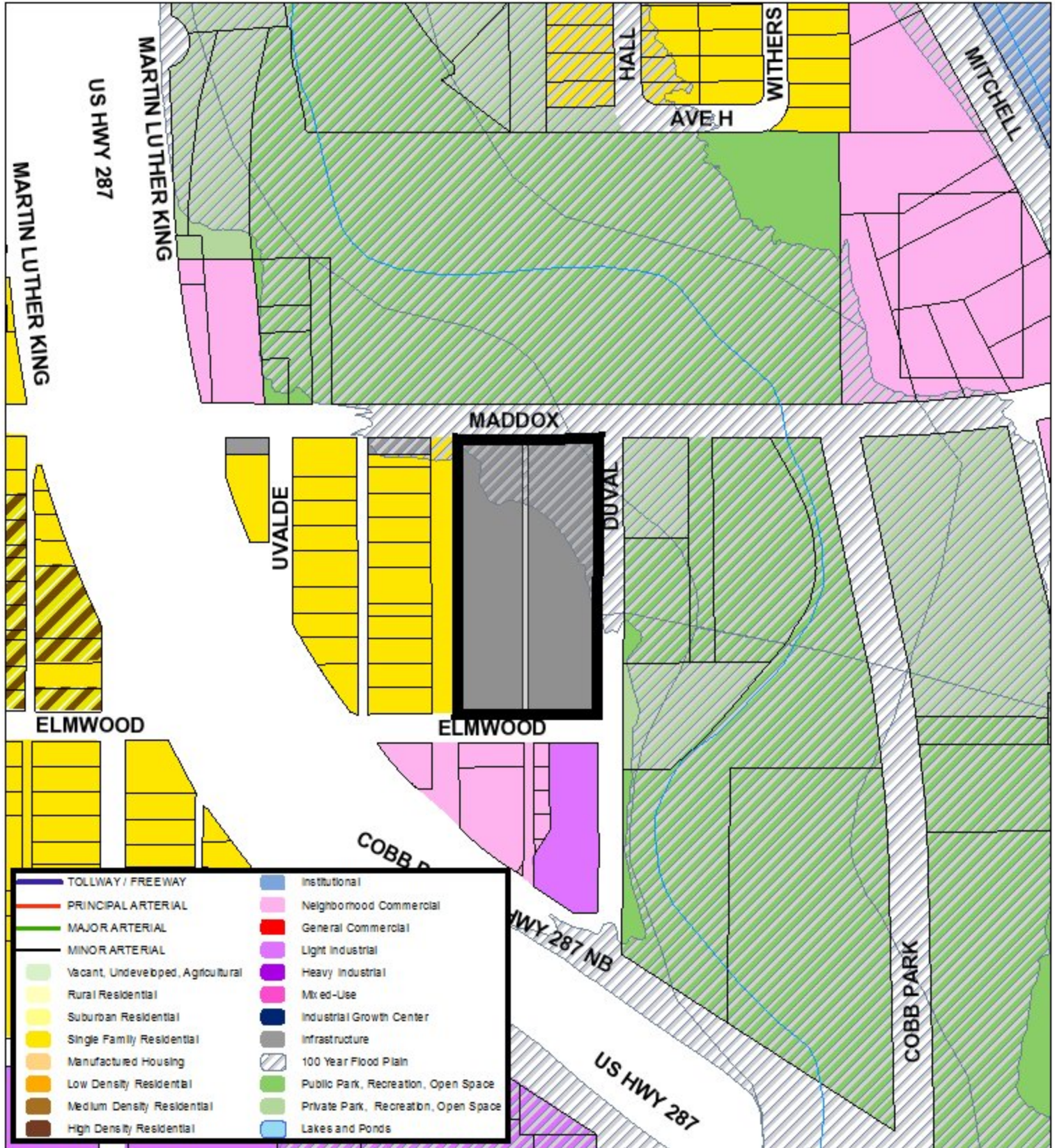
Area Map



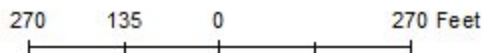


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Future Land Use



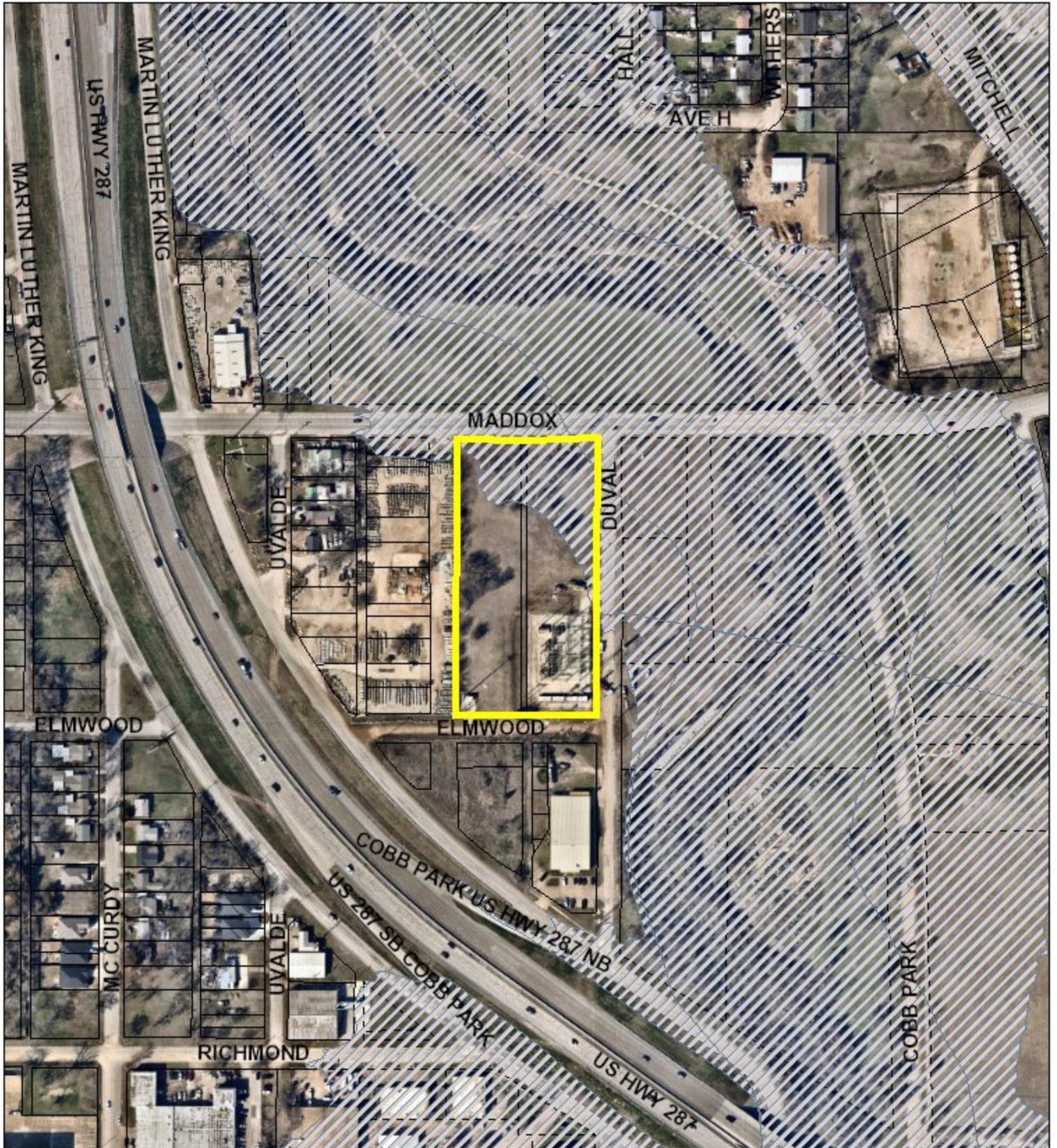
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds



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



0 170 340 680 Feet

