



Zoning Staff Report

Date: March 11, 2025

Case Number: ZC-24-159

Council District: 11

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Oncor Electric Company/Travis Yanker

Site Location: 1000 Wallace Street

Acreage: 1.02 acres

Request

Proposed Use: Electric Power Substation Expansion

Request: To: Add Conditional Use Permit (CUP) to allow an electrical power substation in “FR” General Commercial Restricted; site plan included with development standard waivers for structures in the projected front yards and fencing materials.

Recommendation

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

Comprehensive Plan Map Consistency: Not applicable

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The applicant is requesting an expansion to an existing electrical power substation that appears to have been developed in the 1980s. The proposed site is in the northeast quadrant of E. Rosedale Street and Ayers Avenue. The site has been platted into a “pan-handle” shaped lot with the majority of the frontage on Wallace Street and a 40-foot wide area fronting Ayers Avenue. Wallace Street is classified as a local road, serving the few blocks in the immediate vicinity. Electrical power substations are allowed by right in the more intensive industrial districts and only permitted within commercial zoning districts with a CUP approval. A chain link fence surrounds the equipment facing Wallace Street, with the northern 40 feet unfenced and used by an adjacent property for parking and accessing the rear of their building. The site plan shows several development waivers requested related to fencing location and fencing. Although scenic corridors are in the vicinity on the west side of Ayers Avenue and along E. Rosedale Street, the site is not covered by a scenic corridor.



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 “FR” 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 developed as an electrical substation with high voltage transmission lines running along the northern edge. Commercially zoned land, developed with a variety of commercial uses and a gas well site, surrounds the site to the east, south, and west. A railroad track lies to the north, separating the site from a single-family neighborhood further to the north. The site has direct access to Wallace Street and Ayers Avenue. The site plan shows electrical switching equipment with one equipment building, approximately 110 feet away from the existing residential neighborhood north of the railroad track. No habitable buildings are proposed, and the site is exempt from parking requirements due to being separated by a railroad track from a residential district. The site is also exempt from the current

landscaping requirements because the new structures are less than 3,000 square feet and less than 30% of the existing site footprint.

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.

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

Standard	Regulation	Proposed CUP
Projected front yard from “E” zoning	20’	10’
Building Location	Building not allowed in the front yard	Control building appears to be in the front yard
Side Yard Setback	5-foot side yard setback	1.35-foot side yard setback on south
Fencing Material	Solid fencing is not allowed in the front yard	8-foot solid screening fence proposed in Wallace Street front yard

The block faces of both Wallace Street and Ayers Avenue are impacted by the “E” Neighborhood Commercial zoning on the south end of the block that projects its 20-foot required front yard up the remainder of the block. The control center (equipment building) appears to be within this projected front yard. While the existing electrical substation has chain link fencing, the fencing is only immediately around the equipment on Wallace Street. The fencing standards have been upgraded since this site was developed, and chain link fencing is no longer allowed in the front yards of utility facilities. The proposed site plan shows this chain link fencing being replaced in the front yard, as well as extended onto the portion facing Ayers Avenue, where no fencing currently exists.

The adjacent property to the west has been using the pavement in the 40-foot panhandle portion for parking spaces and access to a rear carport. Fencing in this area will cause the adjacent property to access the rear carport from another direction. The chain link fencing proposed is not an enhancement to the neighborhood. Additionally, the site plan shows solid fencing in the required 20-foot front yard setback where only open-design fencing, excluding chain link materials, is allowed. The solid fencing extends towards the southern side yard, but stops approximately 1 ½ feet from the southern property line and 10 feet from the western property line. The gaps leave an area that is unlikely to be maintained. Development waivers would be required for the building and fencing placement in the required front yards, as well as to vary the fencing materials allowed. Minor revisions to the site plan would eliminate most of the development waivers without materially affecting the site’s security.

Surrounding Zoning and Land Uses

North “A-5” One-Family / Railroad track, single family uses
 East “E” Neighborhood Commercial, “FR” General Commercial Restricted / Gas well, stealth tower
 South “FR” General Commercial Restricted / Auto repair uses, vacant building
 West “FR” General Commercial Restricted, “I” Light Industrial / Commercial uses, small industrial buildings

Recent Zoning History

ZC-13-182: south of site, from FR to I, denied 2/10/2014.

Public Notification

300-foot Legal Notifications were mailed on December 20, 2024.
 The following organizations were notified: (emailed December 20, 2024)

Organizations Notified	
Polytechnic Heights South NA *	Historic Stop Six NA
Stop 6/Poly Oversight	Polytechnic Heights NA
West Meadowbrook NA	Echo Heights Stop Six Environmental Coalition
East Fort Worth, Inc.	Neighborhoods of East Fort Worth Alliance
East Fort Worth Business Association	Fort Worth ISD
Streams and Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc.	

* Located in this registered Neighborhood Association

Land Use Compatibility

The applicant is proposing to expand an existing electrical power substation, surrounded by other non-residential uses. The adjacent properties are zoned either “FR” General Commercial Restricted or “A-5” One-Family for the railroad tracks and single-family subdivision. The site plan shows four development waivers requested for fencing in the front yards, as well as allowing both chain link and solid screening fencing where not allowed. The proposed zoning request for an expanded electrical switching station is **compatible** with surrounding non-residential zoning and uses. The use and its operational characteristics would not create notable land use conflicts with the adjacent uses. However, the development waivers are not generally necessary to secure the site, and could be revised to eliminate most waiver requests.

Comprehensive Plan Consistency – Southeast Sector

The 2023 Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. The requested infrastructure 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**.

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:

- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- Promote a balance of residential, commercial, and industrial uses in the Southeast sector.
- 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

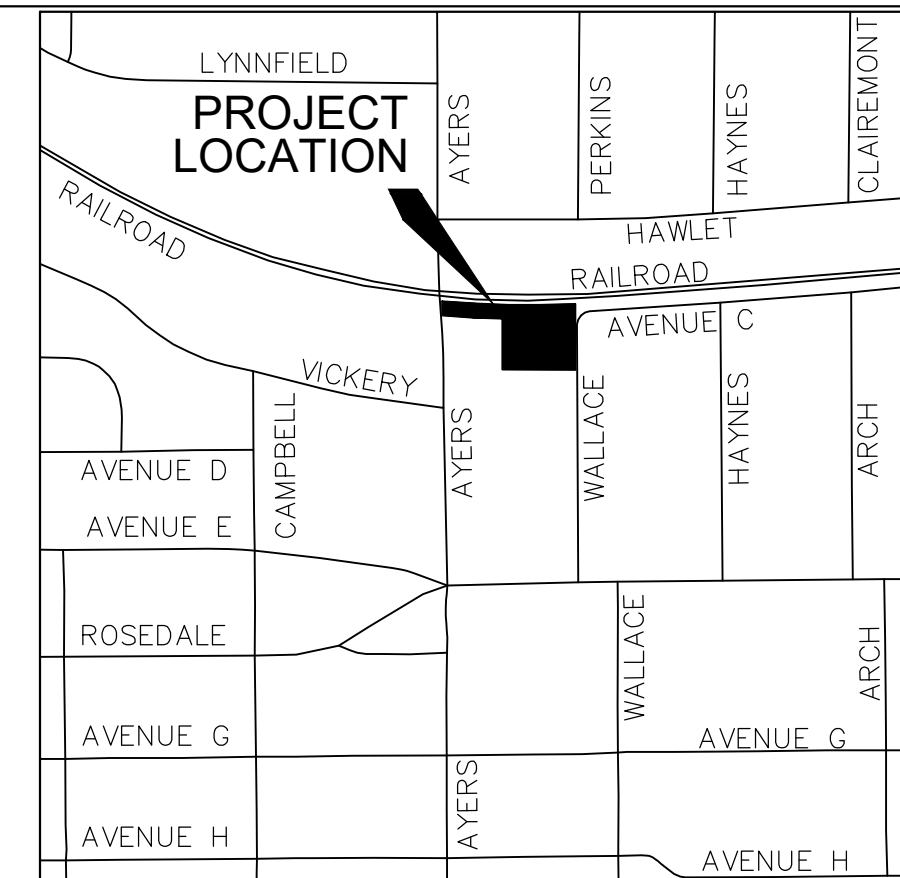
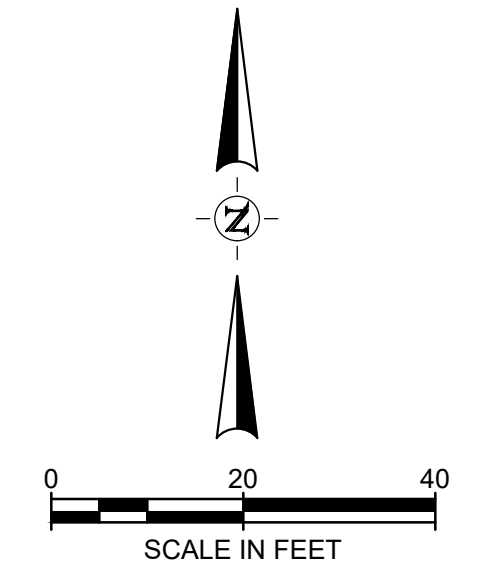
The following items will need to be complied prior to the ordinance becoming effective:

1. Remove the statement: “Preliminary – for interim review only” as the zoning case is for regulatory approval.
2. Label the southern group of equipment with a height, similar to the northern equipment label.
3. Label the setback for the solid fence on the east side.

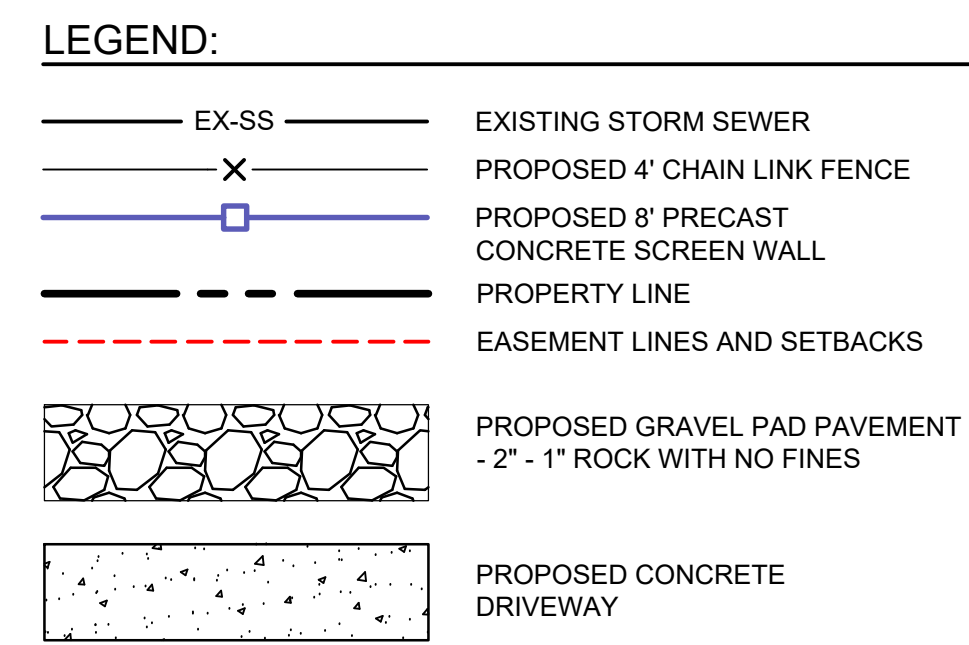
4. If approved, add the note in bold: **“A development waiver was granted to have a solid screening wall in the Wallace Road projected front yard setback.”**
5. If approved, add the note in bold: **“A development waiver is requested to have the equipment building in the Wallace Road projected front yard setback.”**
6. Label the ground surfaces that are not the concrete drives or gravel pad pavement along the southern property line and inside the fenced area.
7. If approved, add the note in bold: **“A development waiver is requested to have a 1.35’ southern side yard setback.”**
8. Site may require an accepted drainage study prior to platting, grading, infrastructure plan review, and building permit issuance.

ZONING: A-5 - ONE-FAMILY DETACHED DWELLINGS
LAND USE: SINGLE FAMILY RESIDENTIAL

TEXAS & PACIFIC RAILROAD
(100' WIDTH RIGHT-OF-WAY)



**ONCOR ELECTRIC
DELIVERY COMPANY**
AYERS SUBSTATION
FORT WORTH, TEXAS



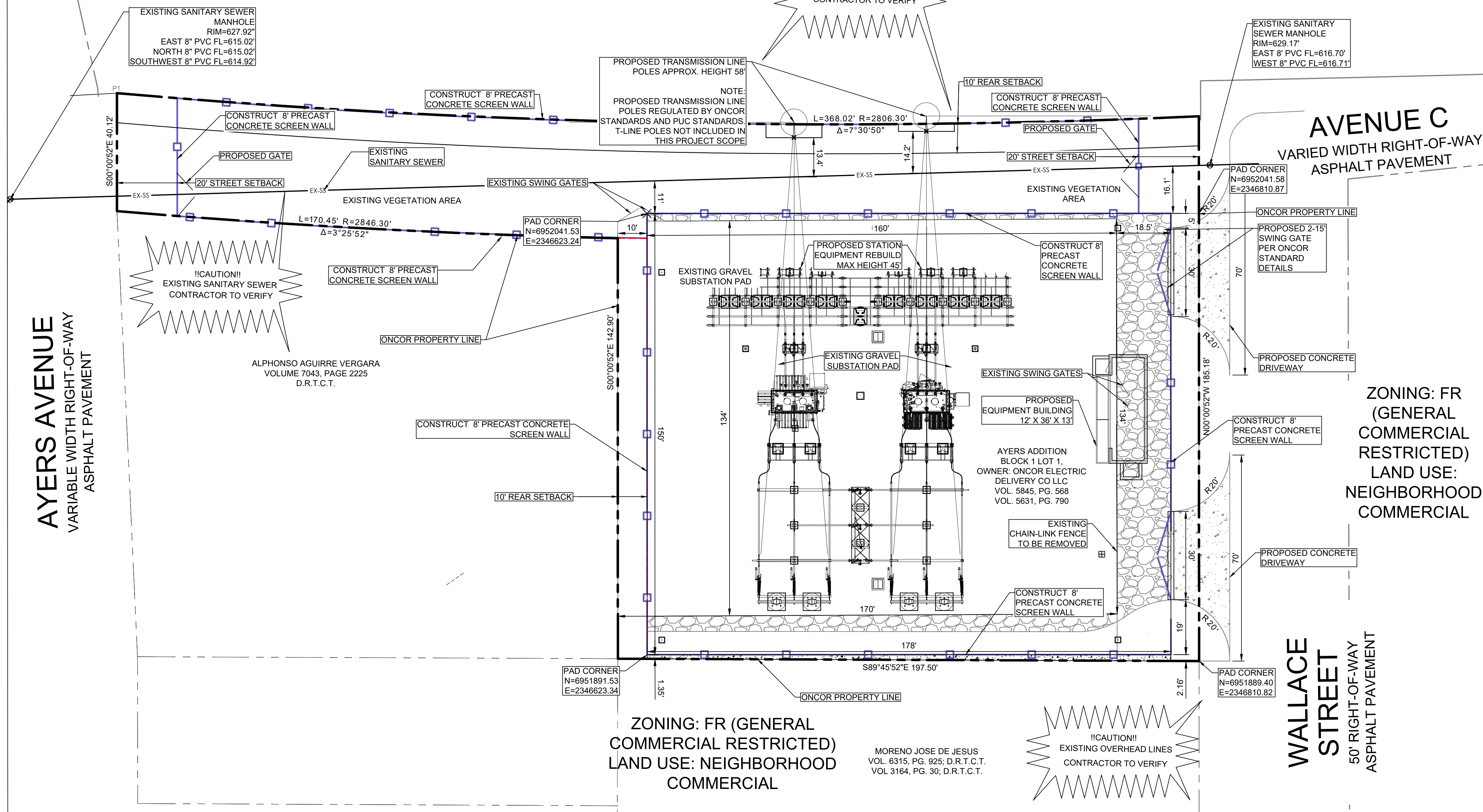
AYERS AVENUE
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVEMENT

AVENUE C
VARIED WIDTH RIGHT-OF-WAY
ASPHALT PAVEMENT

ZONING: FR
(GENERAL COMMERCIAL RESTRICTED)
LAND USE: NEIGHBORHOOD COMMERCIAL

ZONING: FR (GENERAL COMMERCIAL RESTRICTED)
LAND USE: NEIGHBORHOOD COMMERCIAL

WALLACE STREET
50' RIGHT-OF-WAY
ASPHALT PAVEMENT



- NOTES:**
1. ALL EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S 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. NO PARKING SPACES ARE REQUIRED AS THE RAILROAD SEPARATES THE SITE FROM THE RESIDENTIAL USES WITHIN 250 FEET
 5. THIS PROJECT IS EXEMPT FROM SECTION 6.301, LANDSCAPING, AS THE SITE WAS DEVELOPED PRIOR TO 2001. THE EXPANSION IS LESS THAN 3000 SF AND LESS THAN 30% OF THE LOT.
 6. ALL SIGNAGE WILL CONFORM TO SECTION 6.4, SIGNS.
 7. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

Revision No.	Date	Description

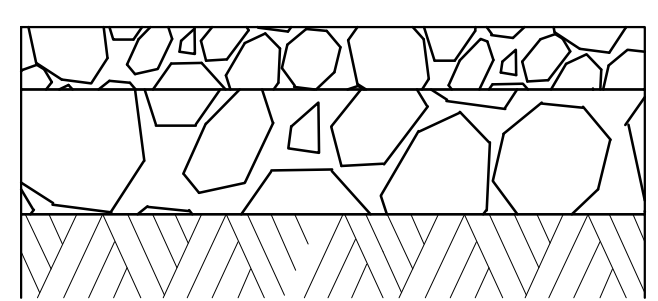
PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:
TRAVIS J. YANKER 141922
NAME P.E. NO.
DATE 1/22/2025
TBPELS ENGINEERING FIRM #F-312

DIRECTOR OF DEVELOPMENT SERVICES
DATE: _____
**ONCOR AYERS
SUBSTATION**
CONDITIONAL USE PERMIT

ZONING CASE: ZC-24-159
1.024 ACRES
LOT 1, BLOCK 1, AYERS ADDITION,
P. ANDERSON SURVEY, ABSTRACT 32
1000 WALLACE STREET
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

FOR
**ONCOR ELECTRIC
DELIVERY COMPANY, LLC**

Project No.:	58280
Issued:	1/7/25
Drawn By:	CAD
Checked By:	TJY
Scale:	AS NOTED
Sheet Title	CUP PLAN



2" OF 1" ROCK WITH NO FINES
6" - COMPACTED CRUSHED ROCK FLEX BASE
6" MIN SCARIFIED AND RE-COMPACTED SUBGRADE (95% STD. PROCTOR)

OWNER/DEVELOPER
ONCOR ELECTRIC DELIVERY COMPANY
777 MAIN STREET, SUITE 707
FORT WORTH, TX 76102
CONTACT: SETH SAMPSON
TEL: (817) 215-6807
EMAIL: seth.sampson@oncor.com

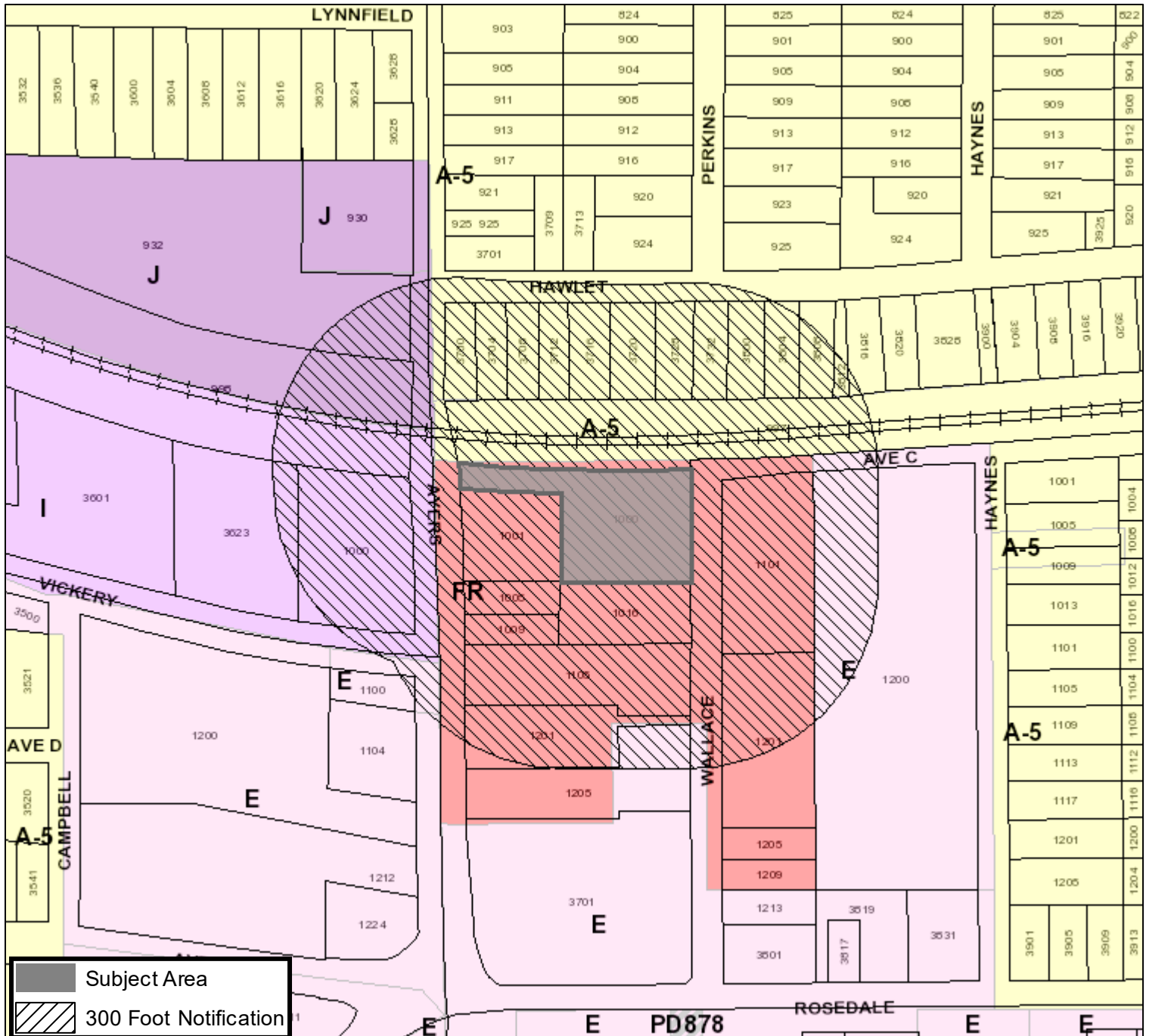
ENGINEER
HALFF ASSOCIATES, INC.
3803 PARKWOOD BLVD., SUITE 800
FRISCO, TX. 75034
CONTACT: TRAVIS J. YANKER, P.E.
TEL: (214) 937-3937
EMAIL: tyanker@halff.com



SURVEYOR
DUNAWAY, INC.
550 BAILEY AVENUE, SUITE 400
FORT WORTH, TX 76107
CONTACT: KEVIN JUNGE, RPLS
TEL: (817) 335-1121
EMAIL: KJunge@dunaway.com

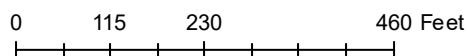
TOTAL DISTURBED AREA: 0.976 ACRES

Area Zoning Map

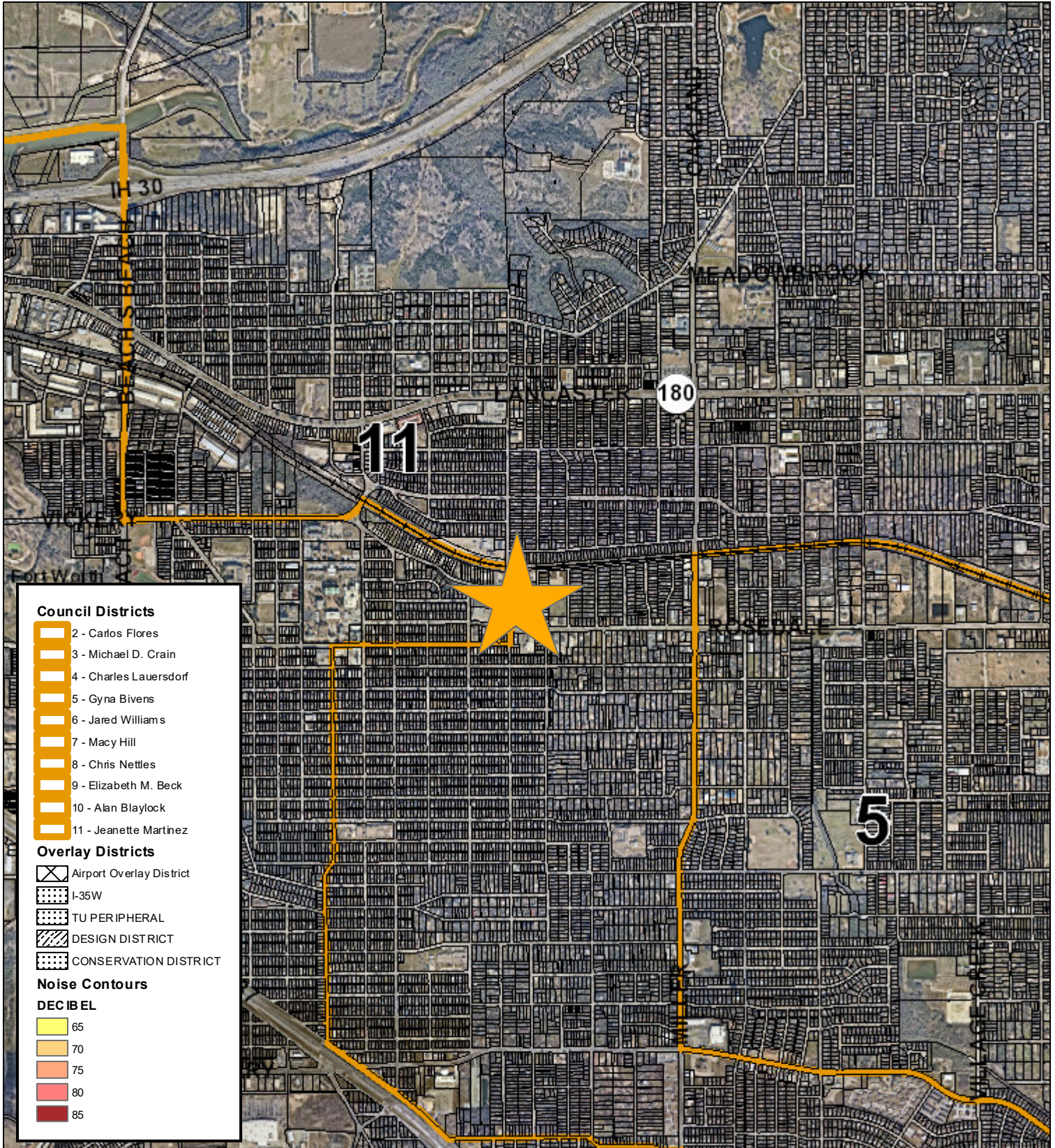
Applicant: Oncor Electric Delivery Company/Ashton Miller
 Address: 1000 Wallace Street
 Zoning From: FR
 Zoning To: To add CUP to expand Electrical substation
 Acres: 1.01974401
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 1/8/2025
 Contact: 817-392-8190



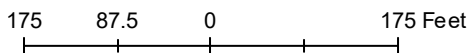
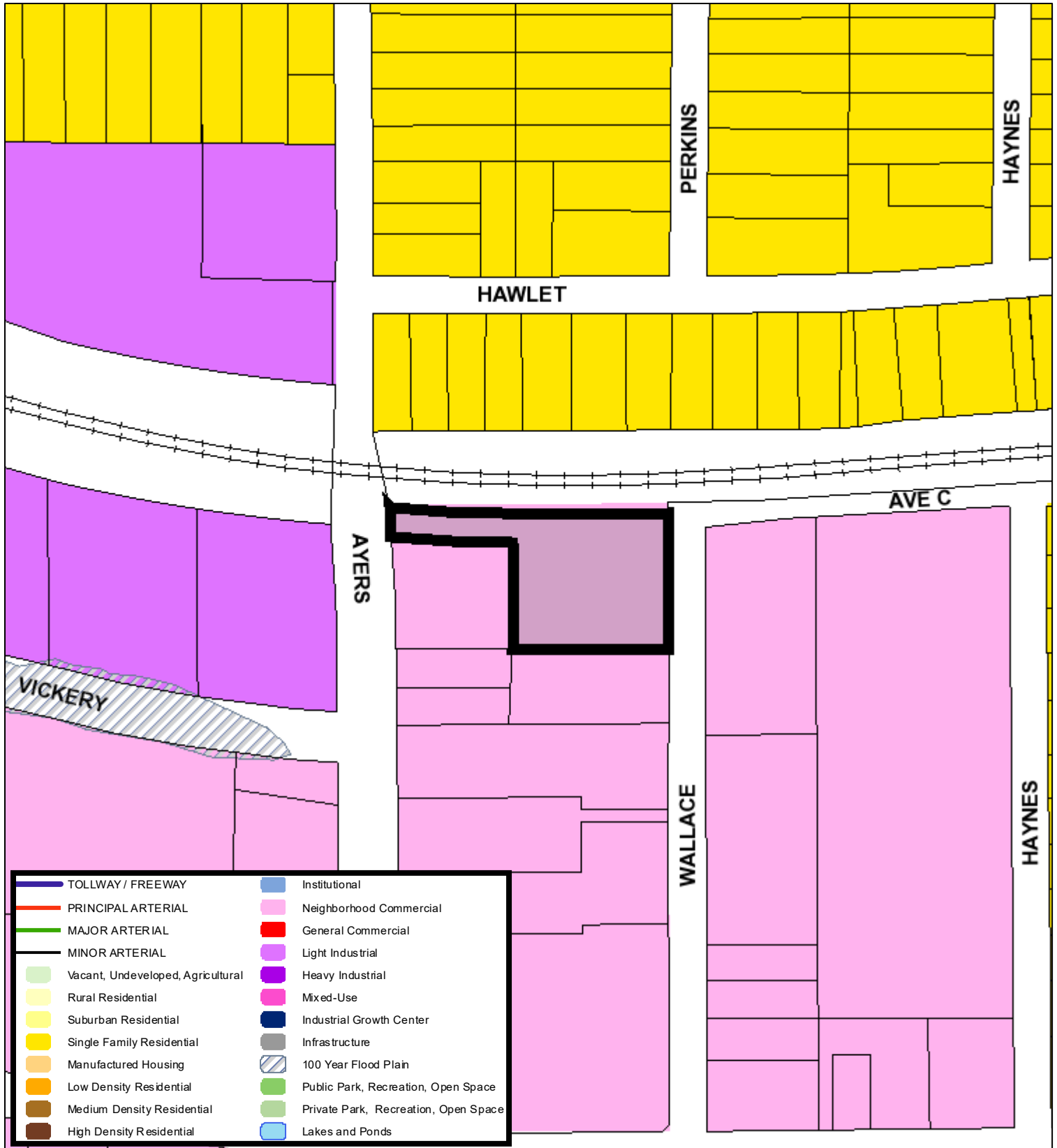
	Subject Area
	300 Foot Notification



Area Map



Future Land Use



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



0 112.5 225 450 Feet

