



# Zoning Staff Report

Date: March 10, 2026

Case Number: ZC-26-002

Council District: 11

## Zoning Map Amendment

**Case Manager:** [Dave McCorquodale](#)

**Owner:** Oncor Electric Delivery Company, LLC

**Applicant:** Rob Myers, Kimley-Horn

**Site Location:** 5621 Parker Henderson Road

**Acreage:** 5.27 ac

### Request

**Proposed Use:** Electric power substation

**Request:** From: “B” Two-Family Residential and “I” Light Industrial

To: “I” Light Industrial and add a Conditional Use Permit (CUP) for an Electrical Substation; 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 6-4**

### Project Description and Background

This property is in southeast Fort Worth inside Loop 820 and north of Mansfield Highway along Parker Henderson Road. Roughly half the site is currently used for an existing Oncor substation-like facility, and the other half is vacant. This zoning change request is related to the renovation and expansion of the facility.

The site is split zoned “B” Two-Family residential and “I” Light Industrial. The site is surrounded by “I” Light Industrial. The applicant is requesting to:

1. **Rezone the entire property to “I” Light Industrial, and**
2. **Add a Conditional Use Permit (CUP) for the expansion of the substation facility.**

Electric power substations in “I” Light Industrial require a CUP per the Non-residential District Use Table. The site and its surroundings are shown in the Google Earth aerial image below. The narrow eastern portion of the site is an existing electric transmission line and is not shown to change or be a part of the substation project.



### Surrounding Zoning and Land Uses

- North: “I” Light Industrial / light industrial use
- East: “I” Light Industrial / vacant
- South: “I” Light Industrial / vacant
- West: “I” Light Industrial / vacant

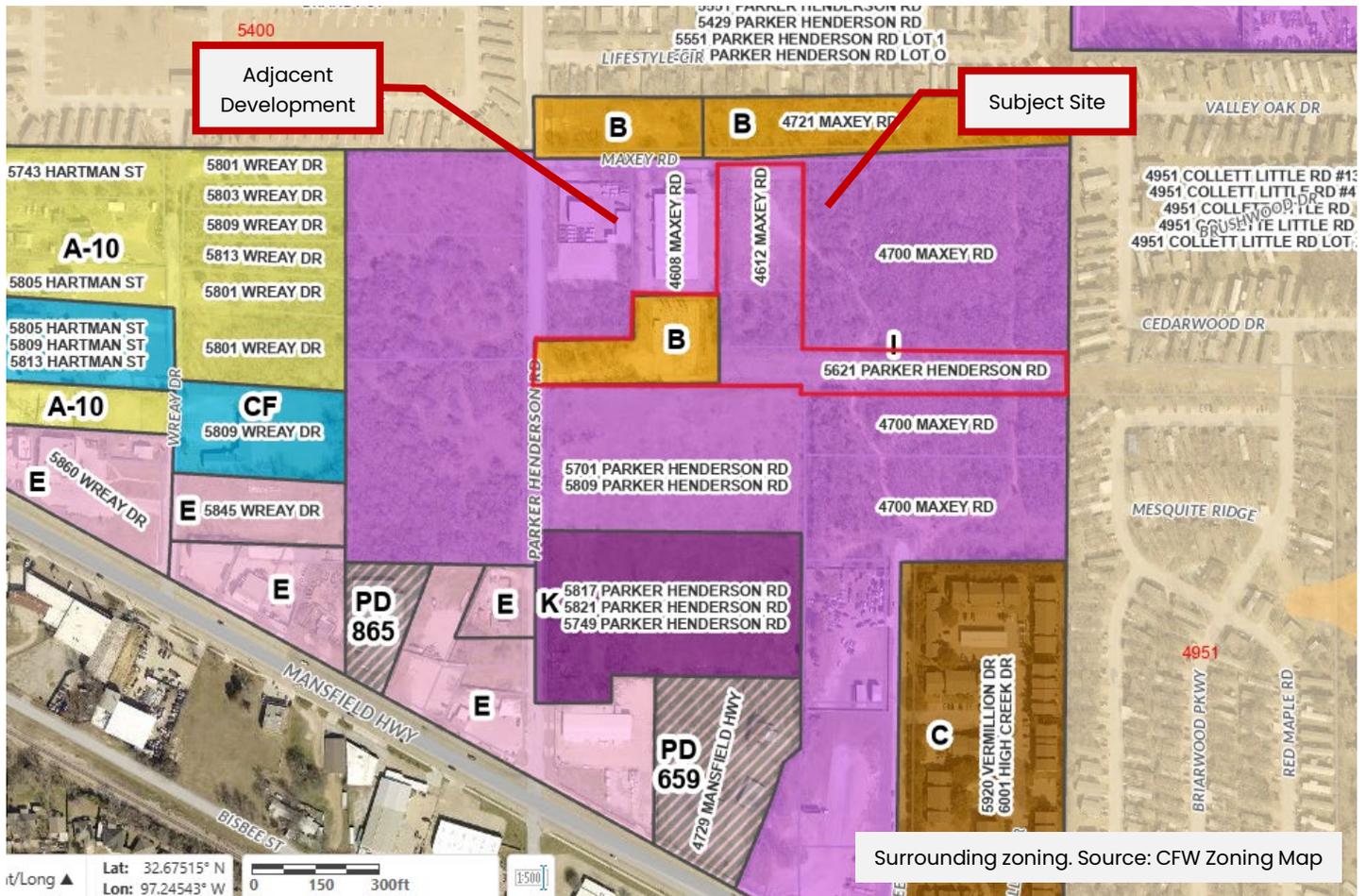
### Recent Zoning History

- None

## Development Impact Analysis

### Land Use Compatibility

The land surrounding the site is largely undeveloped and zoned “I” Light Industrial. The property has two street frontages – one along Parker Henderson Road and one along an unbuilt portion of Maxey Road. A building contractor’s office/warehouse to the north of the site is one of two developed properties nearby. The other is a work training facility for a nonprofit agency that teaches labor skills to at-risk individuals. Undeveloped land surrounding the site can be seen in the zoning map image below.



1. **Rezone the entire property to “I” Light Industrial**  
The requested zoning change is **compatible** with surrounding light industrial zoning.
2. **Add a Conditional Use Permit (CUP) for the proposed substation expansion.**  
The requested CUP for an electrical substation is **compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Southeast Planning Sector

The Future Land Use Map designates the site as Light Industrial. The requested zoning change and CUP request are **consistent** with this designation. The Comprehensive Plan does not speak directly to large-scale electrical infrastructure upgrades, although a reliable electric grid is necessary for building strong neighborhoods and

developing a sound economy. The requested zoning change and CUP are **consistent** with the goals of the

## Public Notification

Comprehensive Plan.

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **January 28, 2026**.

### Posted Notice

A sign was erected on the property on **January 28, 2026**.

### 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.

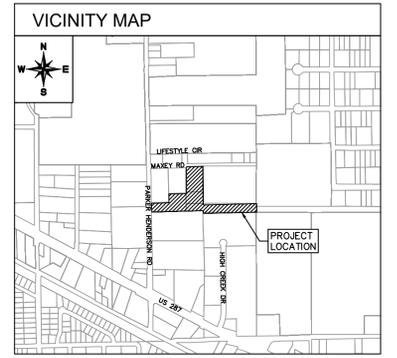
### Courtesy Notice

The following organizations were emailed on **January 28, 2026**:

Organizations Notified	
Echo Heights NA *	Echo Heights Stop Six Environmental Coalition
Glen Park NA	Southeast Fort Worth Inc
Streams and Valleys, Inc.	Fort Worth ISD
Trinity Habitat for Humanity	

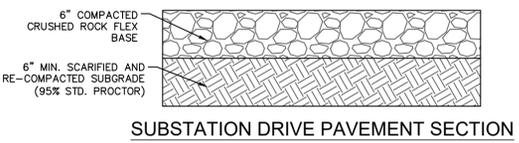
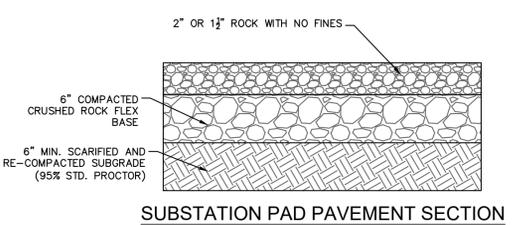
*\*Located closest to this registered Neighborhood Association*





**LEGEND**

- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- 8' HEIGHT MASONRY WALL
- 7' CHAIN LINK FENCE
- SUBSTATION PAD PAVEMENT: CRUSHED ROCK FLEX BASE PAVEMENT.
- SUBSTATION DRIVE PAVEMENT: CRUSHED ROCK FLEX BASE PAVEMENT.



SIGNATURE

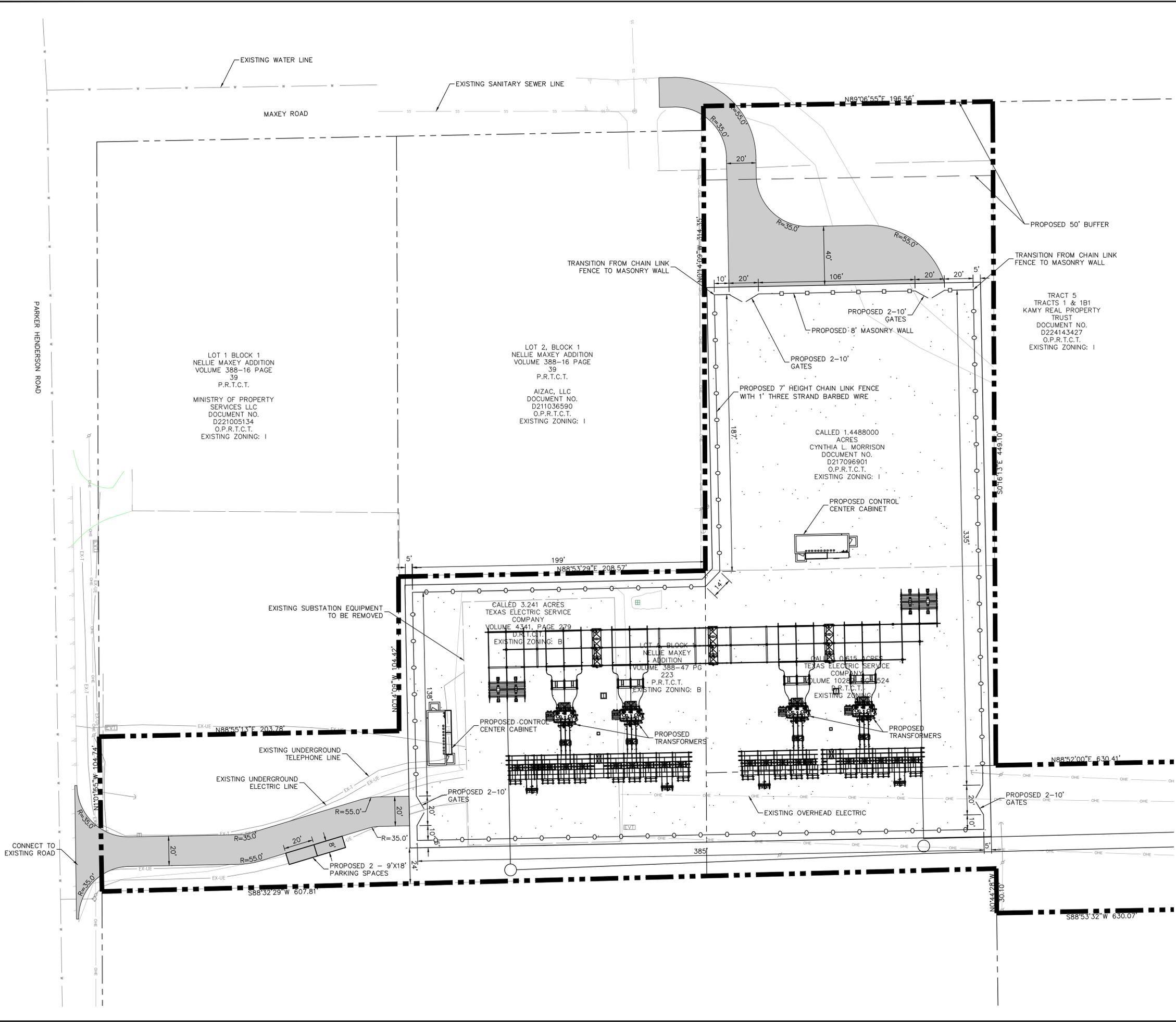
DIRECTOR OF DEVELOPMENT SERVICES DATE

**SITE PLAN FOR ONCOR OAK HILL SUBSTATION**  
 CITY OF FORT WORTH, TARRANT COUNTY, TX 76119  
 BEING 1.4 ACRES  
 OUT OF  
 E P PARIS SURVEY, ABSTRACT NO. 1223  
 IN  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

**OWNER/DEVELOPER:**  
 Oncor  
 777 Main St, Suite 707  
 Fort Worth, TX 76102  
 Tel: (817) 940-0863  
 Contact: Ashton Miller

**ENGINEER/SURVEYOR:**  
**Kimley-Horn**  
 6180 Warren Parkway, Suite 210  
 Frisco, TX 75034  
 Tel: (972) 335-3580  
 Contact: Rob Myers, P.E.

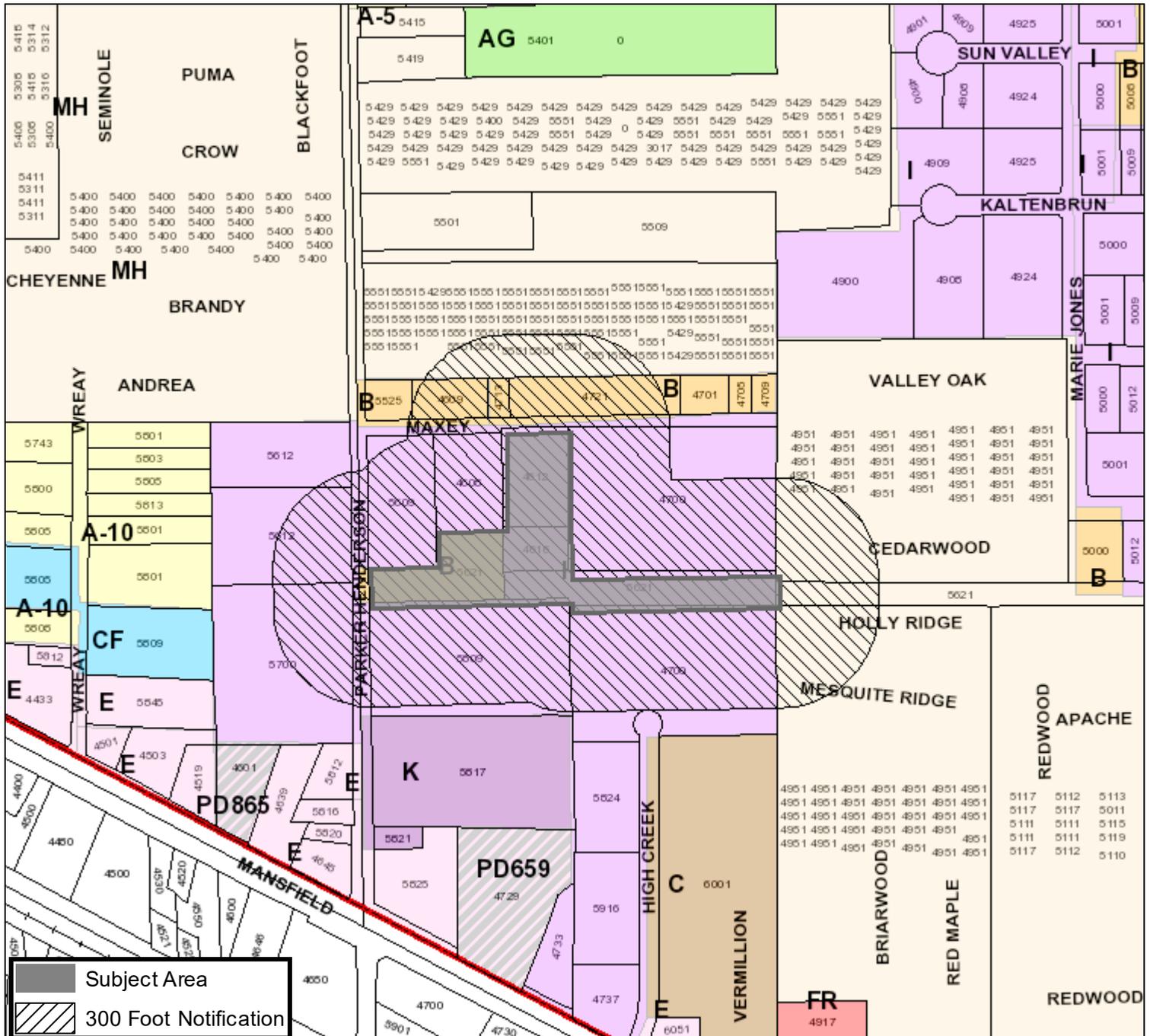
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
KPH	KPH	RJM	AS SHOWN	1/5/2025	064426164



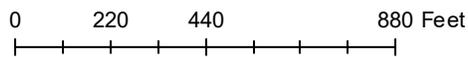
PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 1/5/2025  
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 1/5/2025  
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 1/5/2025  
 SCALE: AS SHOWN  
 DATE: 1/5/2025  
 PROJECT NO.: 064426164

### Area Zoning Map

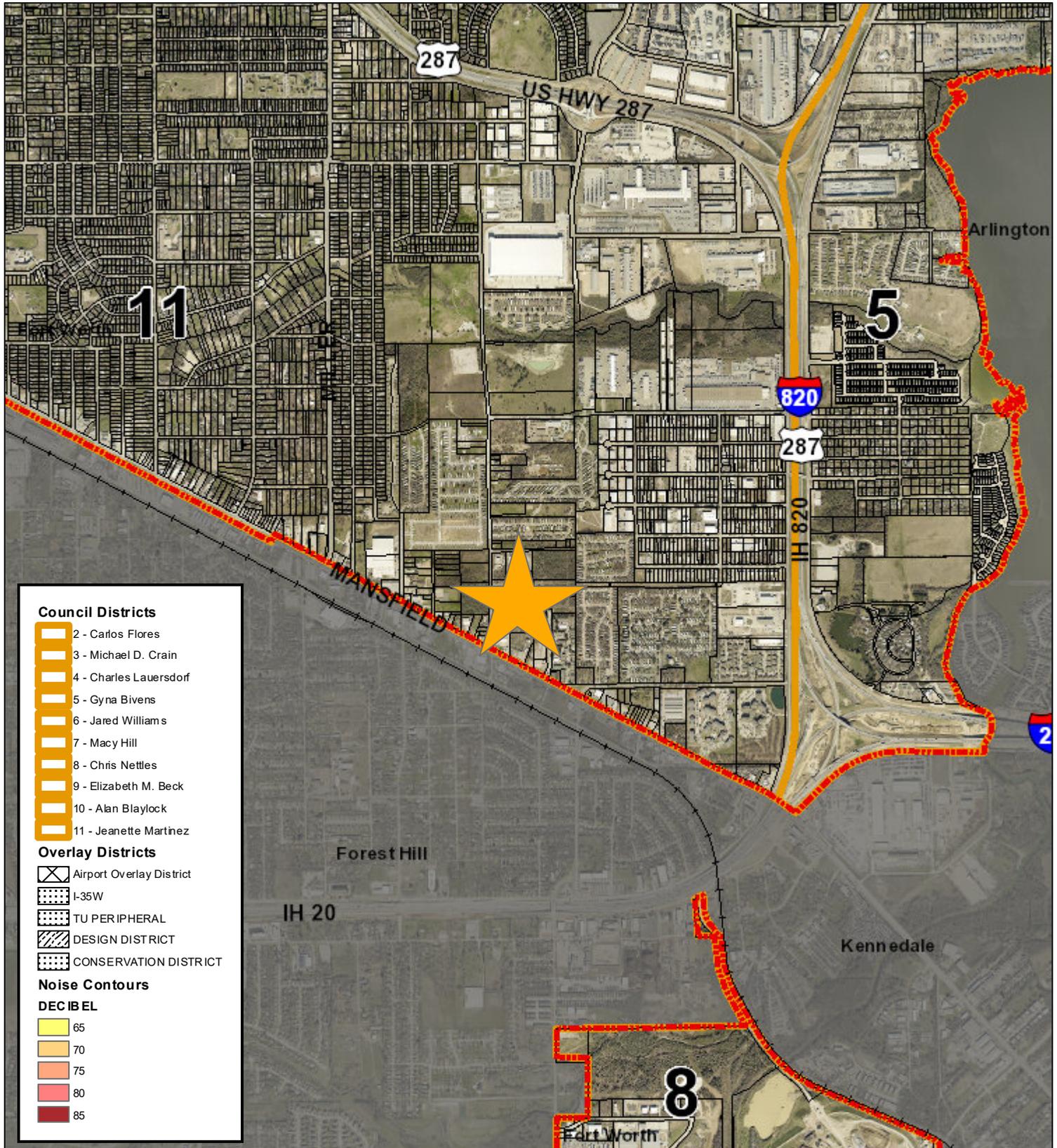
Applicant: null  
 Address: 5621 Parker Henderson Road, 4612 & 4616 Maxey Road  
 Zoning From: B, I  
 Zoning To: I and Add Conditional Use Permit for electrical substation  
 Acres: 5.273  
 Mapsco: Text  
 Sector/District: Southeast  
 Commission Date: 2/11/2026  
 Contact: 817-392-8043



 Subject Area  
 300 Foot Notification



## Area Map



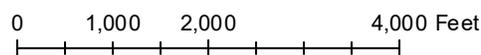
Council Districts	
2	- Carlos Flores
3	- Michael D. Crain
4	- Charles Lauerdsdorf
5	- Gyna Bivens
6	- Jared Williams
7	- Macy Hill
8	- Chris Nettles
9	- Elizabeth M. Beck
10	- Alan Blaylock
11	- Jeanette Martinez

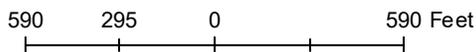
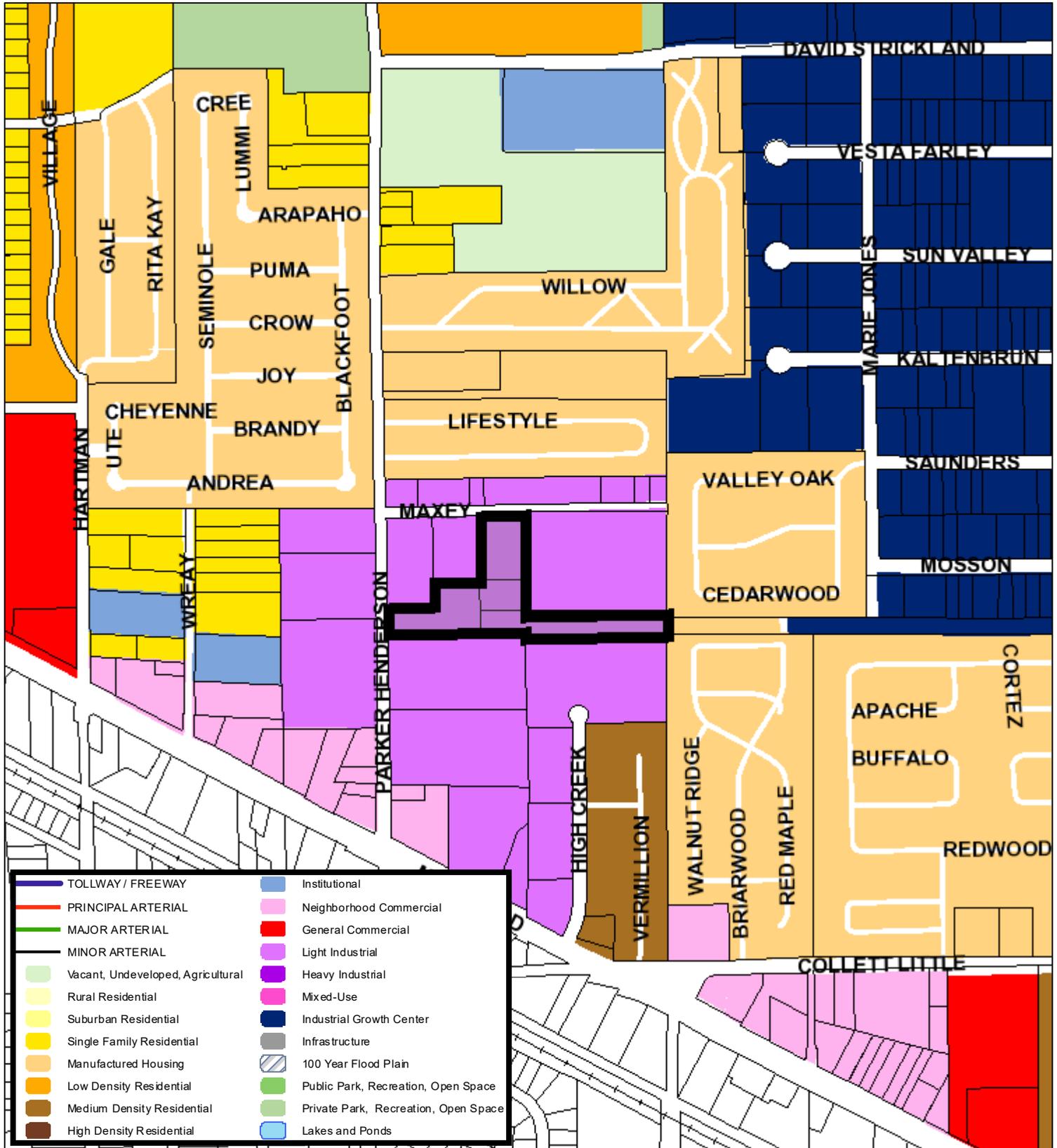
Overlay Districts	
[Symbol]	Airport Overlay District
[Symbol]	I-35W
[Symbol]	TU PERIPHERAL
[Symbol]	DESIGN DISTRICT
[Symbol]	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
[Color]	65
[Color]	70
[Color]	75
[Color]	80
[Color]	85



### 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



0 370 740 1,480 Feet

