



Zoning Staff Report

Date: June 28, 2022

Case Number: ZC-22-083

Council District: 3

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Oncor Electric Delivery

Site Location: 7400-7800 blocks Calmont Avenue

Acreage: 50.58 acres

Request

Proposed Use: Electrical Substation

Request: From: “CF” Community Facilities; “F” General Commercial; PD 407 Planned Development for certain “G” Intensive Commercial uses in NASJRB Overlay
To: PD 407 Planned Development for certain “G” Intensive Commercial uses plus electrical substation in NASJRB Overlay; site waiver requested

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent (MBA)**

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 Calmont Avenue and Cherry Lane, just south of Interstate Highway 30 (IH-30). The site is currently zoned “CF” Community Facilities; “F” General Commercial; and PD 407 Planned Development for certain “G” Intensive Commercial uses in NASJRB Overlay 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 407 Planned Development for certain “G” Intensive Commercial uses plus electrical substation in NASJRB Overlay; site waiver requested for the remainder of the property.

The proposed rezoning is located within the NASJRB Overlay and is partially within the APZ 1. Staff has reached out to the base to verify if the proposed use is acceptable at this location. Infrastructure projects such as these are allowed within the APZ 1. The proposed max height is roughly 60 ft, well under the max allotted in “G”. The expansion of this use is appropriate at this location.

Requirement	Existing “G” Standards	Proposed Height of structures
Height	120-ft maximum	60-ft maximum

Surrounding Zoning and Land Uses

North “CF” Community Facilities / IH-30
 East PD 804 "PD/F" for all uses in "F" plus an additional hotel on an existing hotel site. Site plan approved/ hotel
 South “I” Light Industrial; “A-5” One-Family; “E” Neighborhood Commercial / industrial, single-family, vacant
 West “E” Neighborhood Commercial; “FR” General Commercial Restricted / vacant, commercial, hotel

Recent Zoning History

- ZC-14-102-Council Initiated Rezoning to align Zoning with JLUS/NSJRB

Public Notification

300-foot Legal Notifications were mailed on May 24, 2022.
 The following organizations were notified: (emailed May 18, 2022)

Organizations Notified	
Western Hills North NA*	Streams and Valleys Inc
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC
Fort Worth ISD	White Settlement 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 to PD 407 Planned Development for certain “G” Intensive Commercial uses plus electrical substation in NASJRB Overlay; site waiver requested. There is an existing electrical substation on this property that appears to have been in place for years. Surrounding users vary with IH-30 to the north, hotel to the west, industrial/vacant and single-family to the south and vacant land to the east.

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

Comprehensive Plan Consistency – Western Hills/Ridglea

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

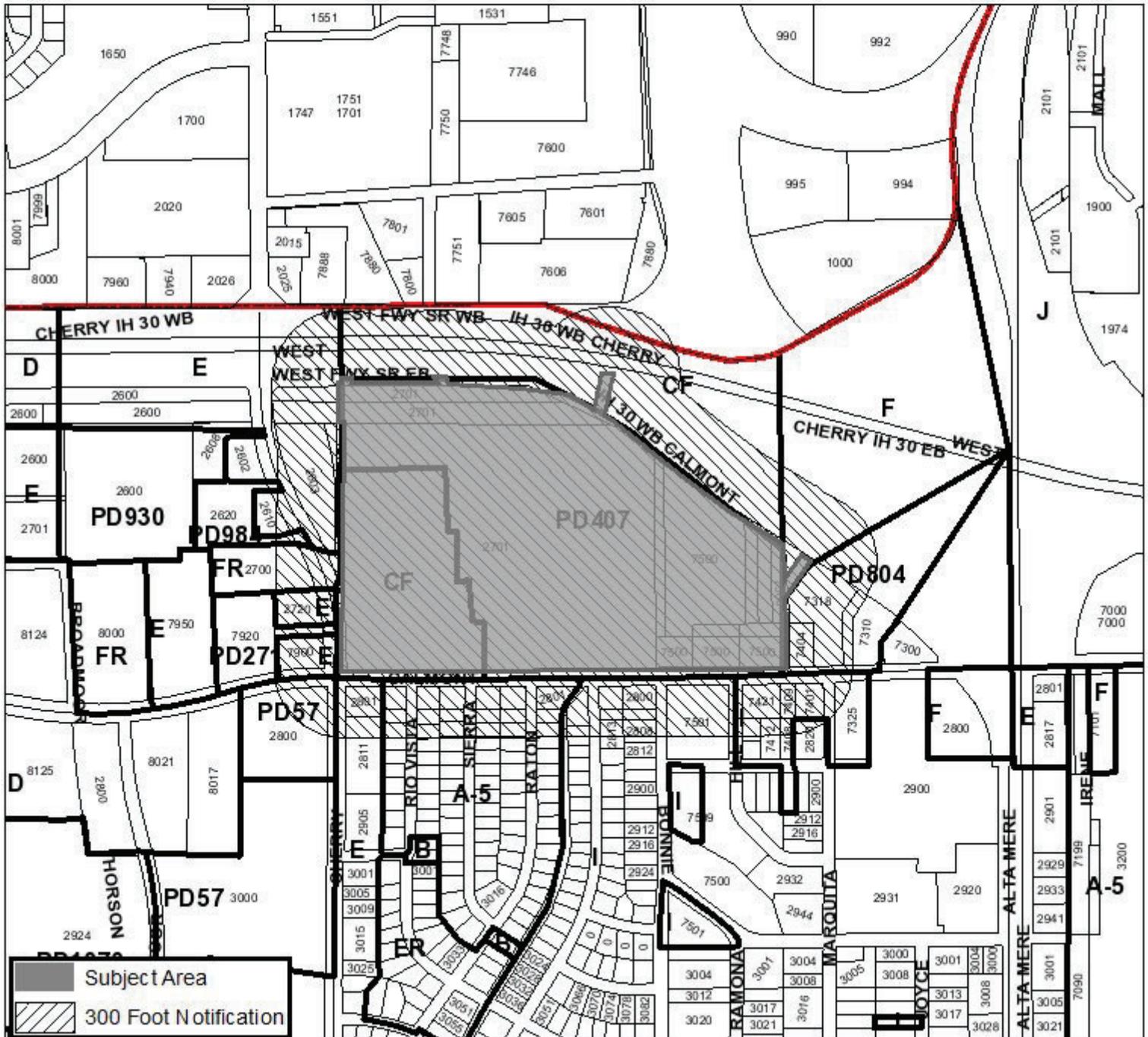
FUTURE LAND USE	DEFINITION	ZONING
SPECIAL		
Vacant, Agricultural	Vacant, agriculture lands	AG
Rivers, Lakes, Streams, 100-Year Flood Plain	Water features, 100-year flood plain	ALL
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive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

The proposed zoning is **consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

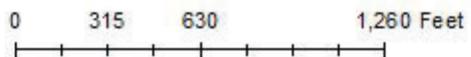


Area Zoning Map

Applicant: Oncor Electric Delivery
 Address: 7400 - 7800 blocks Calmont Avenue
 Zoning From: CF, F, PD 407 for certain G uses in the NASJRB Overlay
 Zoning To: PD 407 and adding electrical substation in the NASJRB Overlay
 Acres: 50.58493081
 Mapsco: 73M
 Sector/District: W.hills/Ridglea
 Commission Date: 6/8/2022
 Contact: null



 Subject Area
 300 Foot Notification





Area Map

