City of Dallas

Z234-142(LC)

City Plan Commission
June 6, 2024

LeQuan Clinton
Senior Planner
Planning & Urban Design
City of Dallas

Request

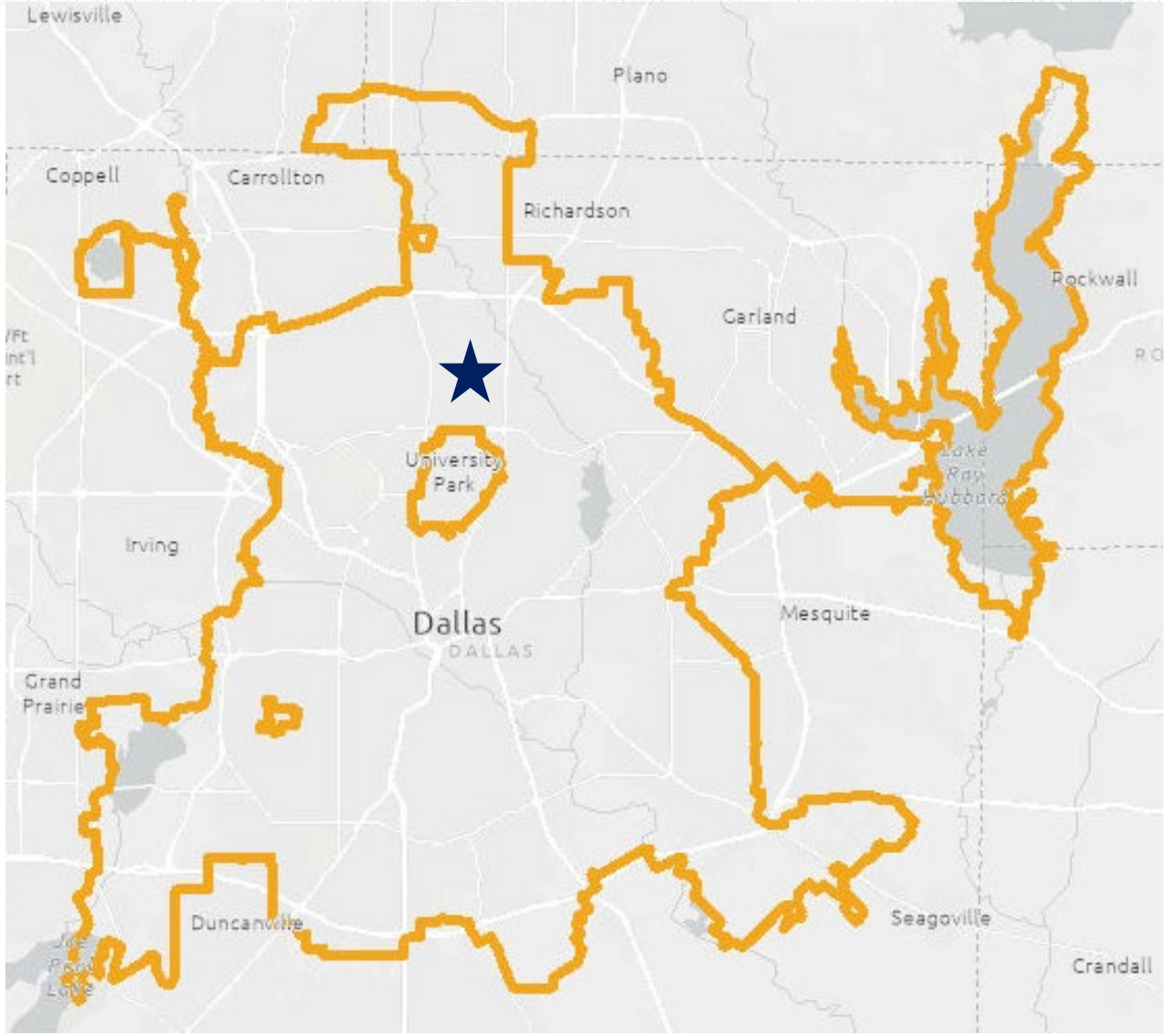
- Z234-142(LC) - An application for a Specific Use Permit, for the use of an electric substation on property zoned an R-16(A) Residential District, located on the west side of Edgemere Road between Lawnhaven Road and Royalton Drive.

Location Map

Map source: ArcGIS

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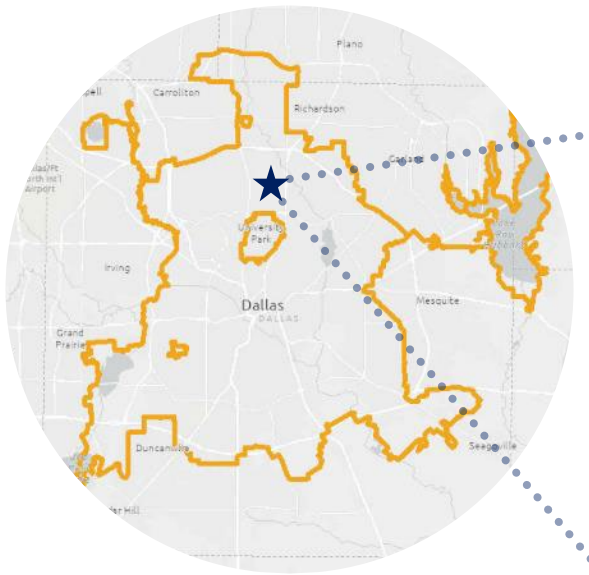


LEGEND

Dallas City Limits

Site

Aerial Map





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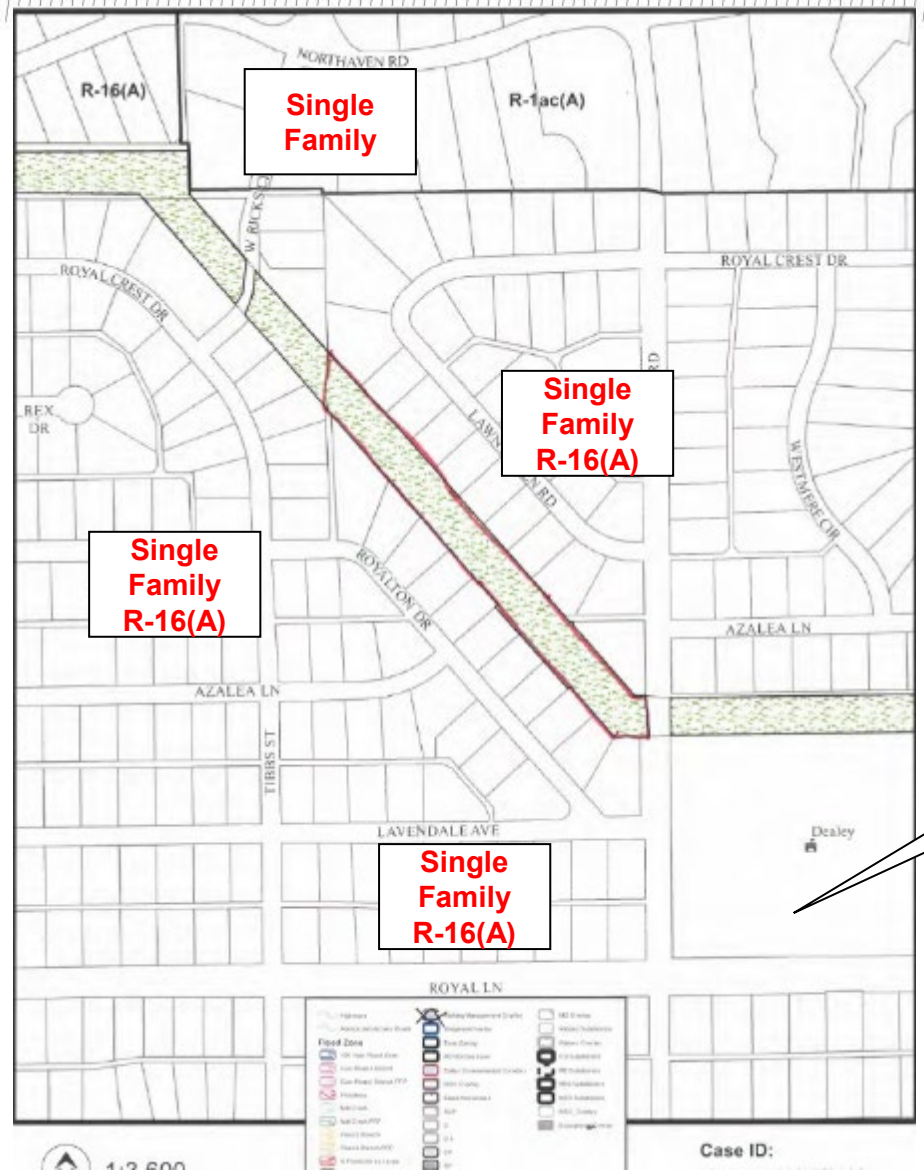
Property/parcel

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Map sources: ArcGIS, City of Dallas Zoning Map 2.2

Zoning Map



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AOR

SURROUNDING USES:
North – Residential
South – Residential
East – Residential, Dealey Montessori School
West – Residential

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Background

- Currently zoned R-16(A) residential district with single family uses to the north, south and west.
- Lot has frontage on Edgemere Road.
- Proposes expansion to existing Oncor electric substation to expand the electric service and support the demand in the area.
- No existing SUP for the existing electric substation, believed to be grandfathered in as it was existing prior to the current residential zoning.
- Applicant requests a new SUP for property to expand electric substation.

Background

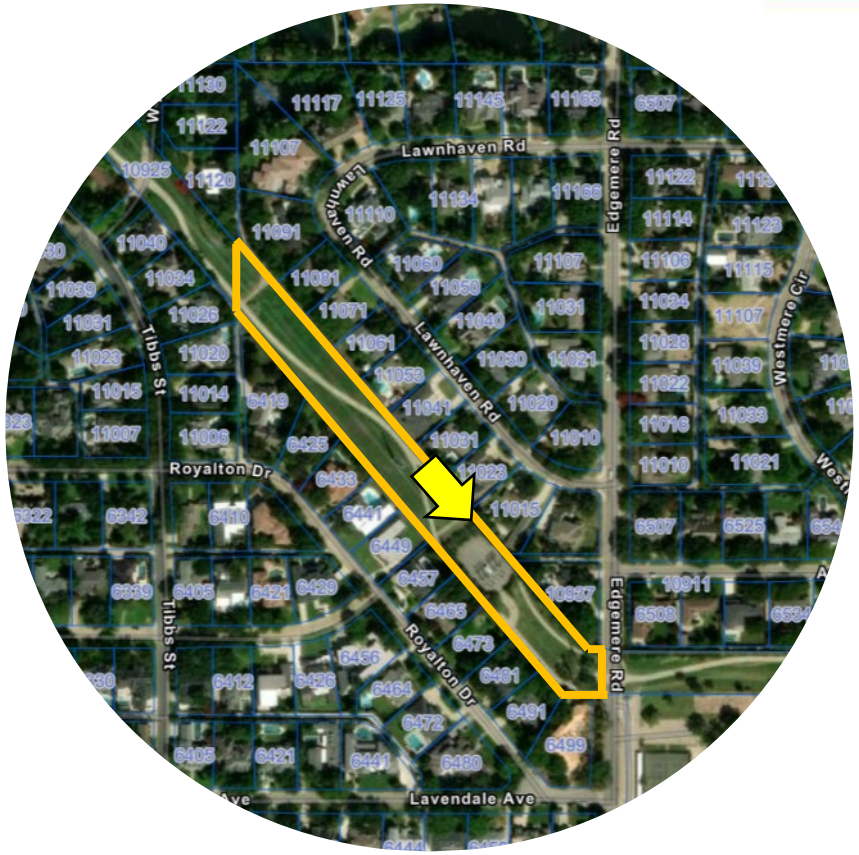
- Portion of the proposed site is currently used as designed greenspace for residents in the surrounding area. There are walkways and green open space.
- Access will be from the existing full-access drive on Edgemere Road that serves the existing electric substation.
- New fencing and substation equipment proposed.

Site Visit Images









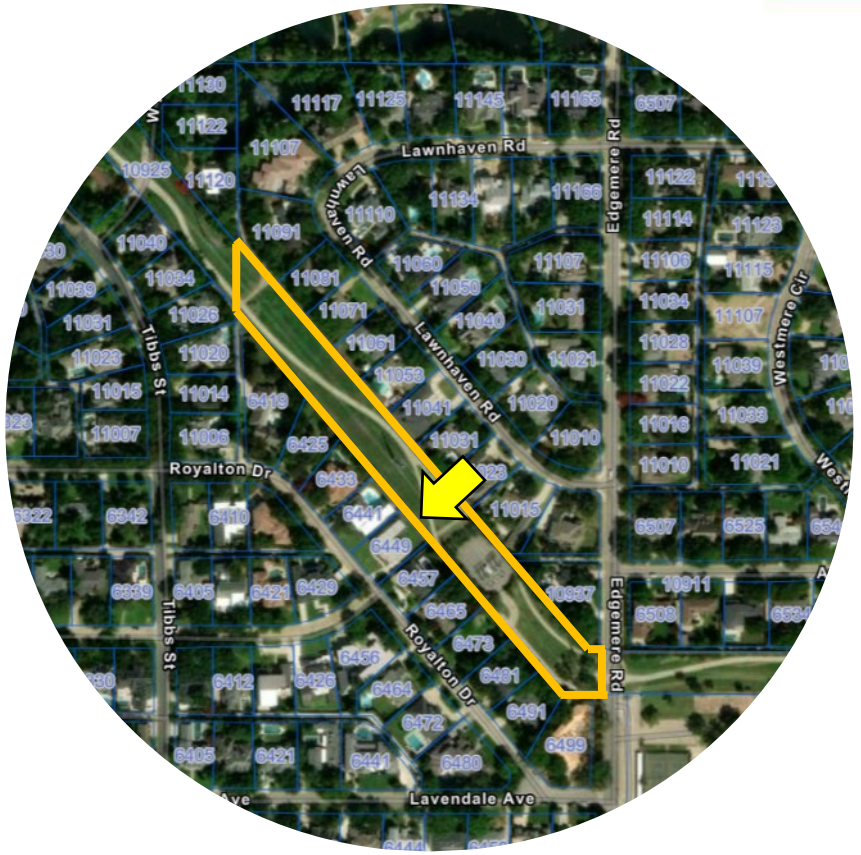
zoning signs posted at property

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On site looking Southwest





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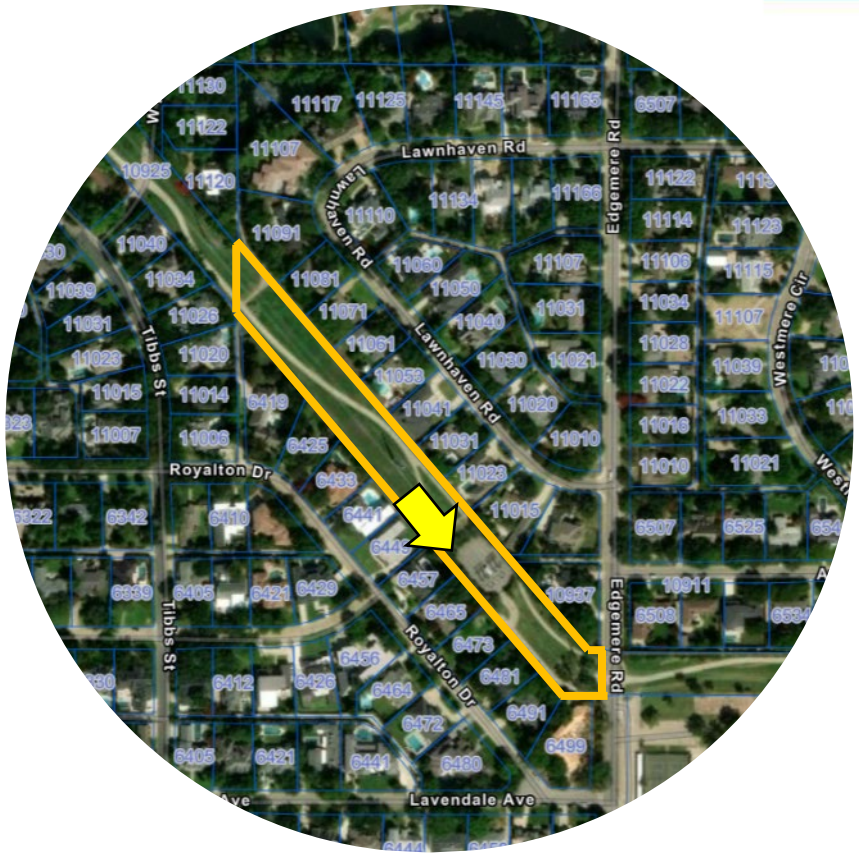
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On site looking Southeast









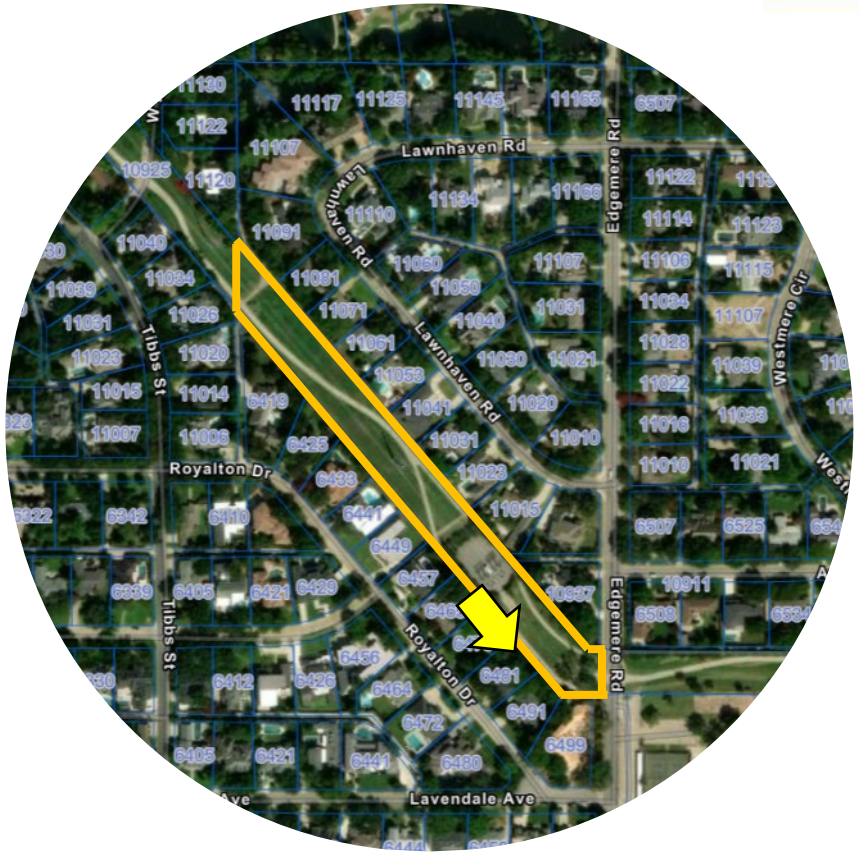
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On site looking Southeast







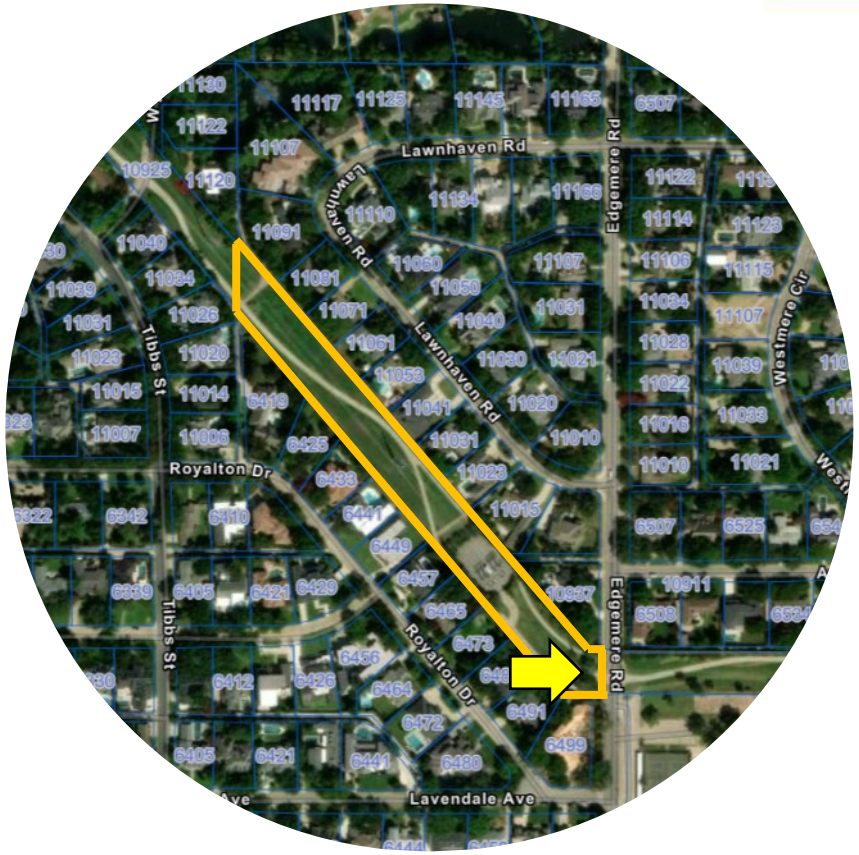
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On site looking East







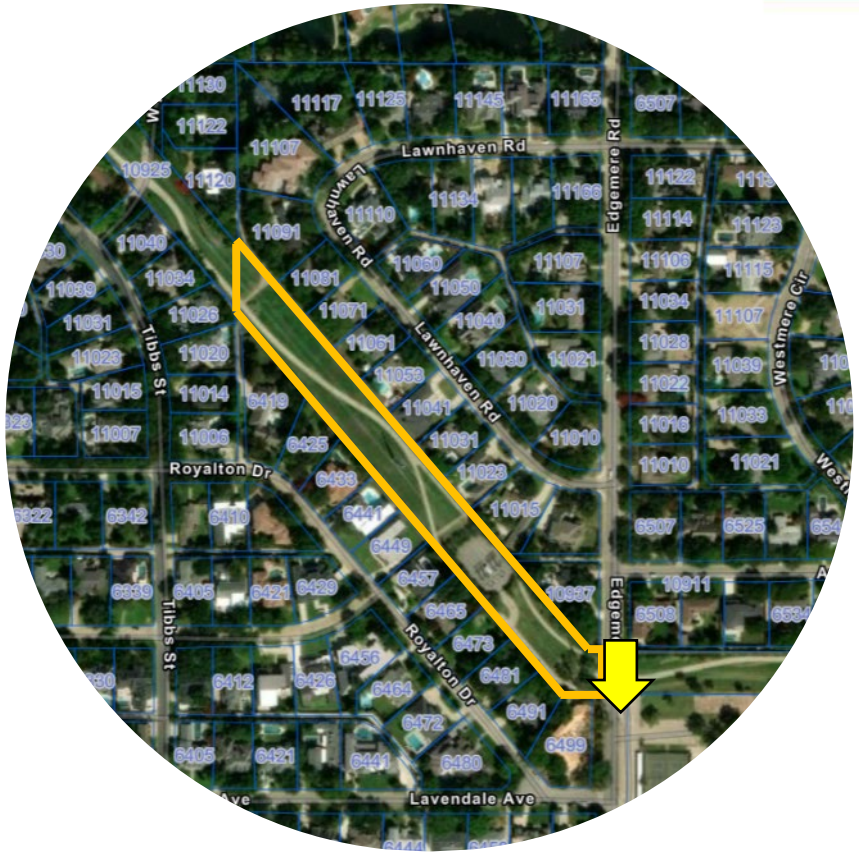
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On Edgemere Road looking South





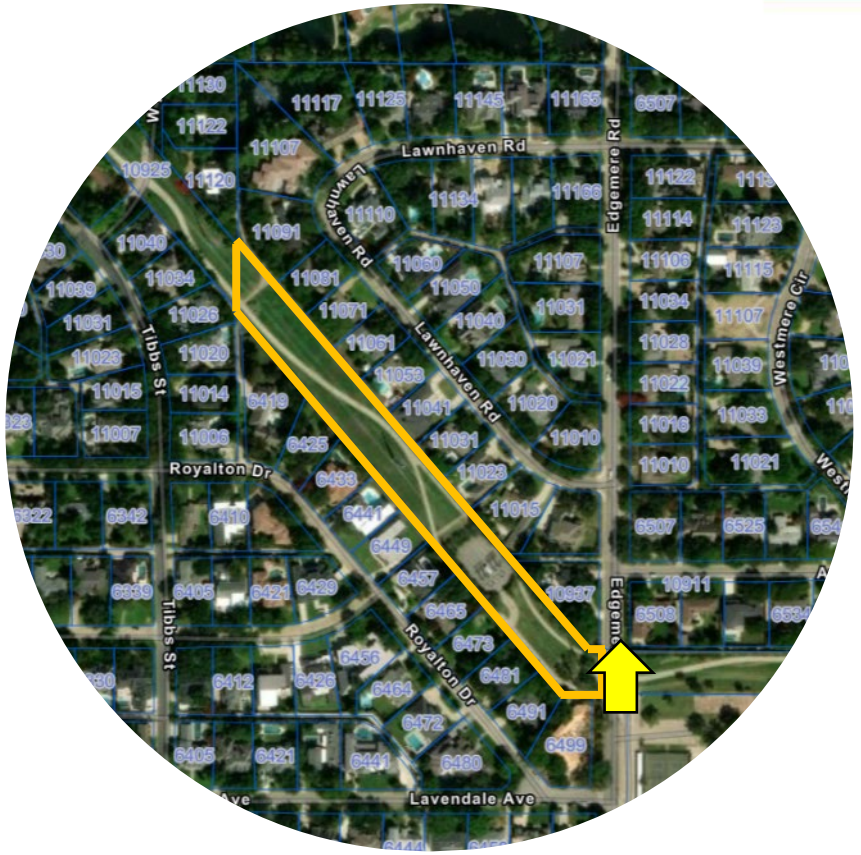


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On Edgemere Road looking North





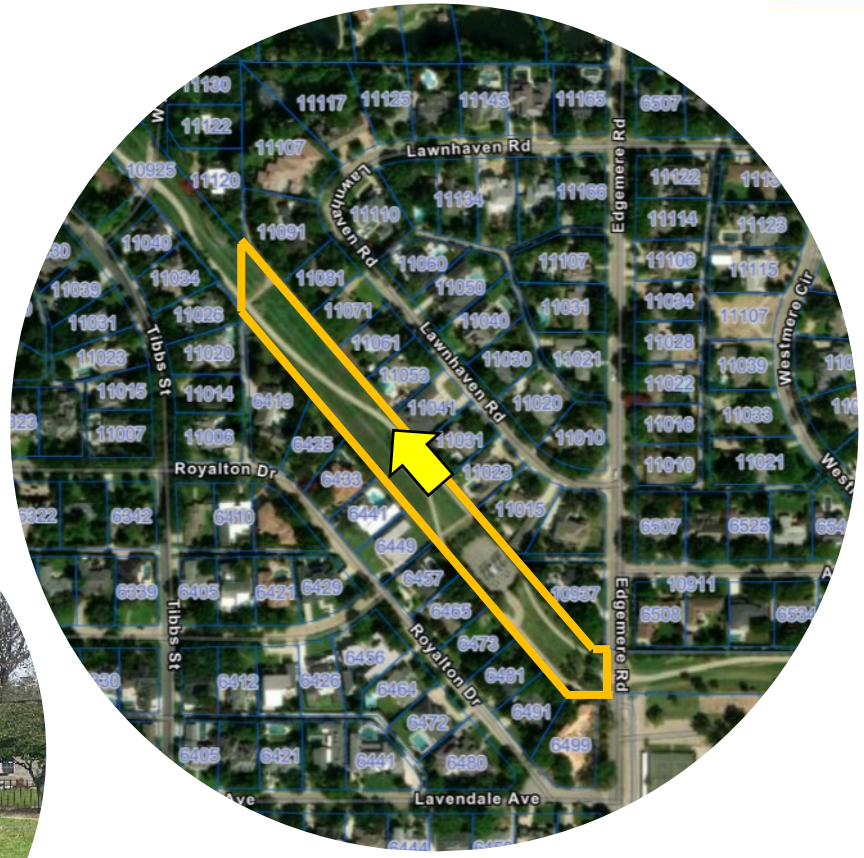
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On site looking Northwest







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On site looking Southeast



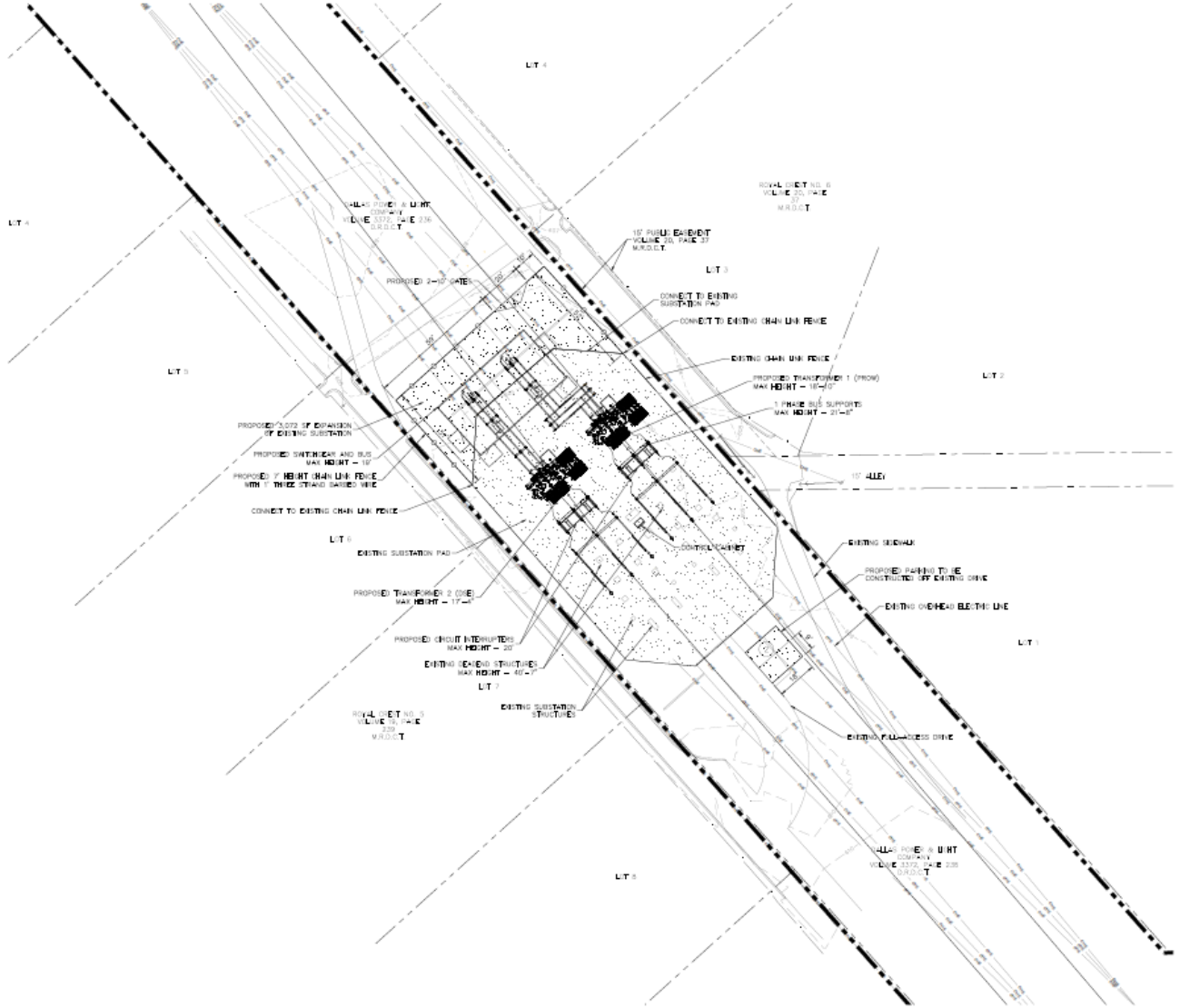




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Site Plan - Proposed



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Staff Recommendation

- Approval - for a five-year period, subject to a site plan and conditions.

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