



## CITY OF GRAND PRAIRIE COMMUNICATION

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**MEETING DATE:** 02/04/2025

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Savannah Ware, AICP, Chief City Planner

**TITLE:** STP-24-11-0045 - Site Plan - Oncor Tyre Substation (City Council District 1). Site Plan for an Electric Substation on 9.98 acres. A portion of Tracts 1D & 2E, out of W.G. May Survey, Abstract No. 1028, Tarrant County, Texas, Zoned Light Industrial, and generally located east of Tapley St, and south of Tyre St, and tentatively addressed as 2350 W Marshall Dr (On January 13, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

**APPLICANT:** Travis Yanker, Halff Associates

**RECOMMENDED ACTION:** Approve

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### SUMMARY:

Site Plan for an Electric Substation on 9.98 acres. A portion of Tracts 1D & 2E, out of W.G. May Survey, Abstract No. 1028, Tarrant County, Texas, Zoned Light Industrial, and generally located east of Tapley St, and south of Tyre St, and tentatively addressed as 2350 W Marshall Dr.

### PURPOSE OF REQUEST:

The applicant intends to construct a new electrical substation for Oncor on 9.98 acres.

### ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

**Table 1. Zoning and Land Use**

Direction	Zoning	Existing Use
North	LI/Single Family (SF-4)	Tyre Park/Industrial Warehouses
South	Light Industrial (LI)	Industrial Warehouses
East	LI/Single Family (SF-4)	Industrial (Poly America)
West	Light Industrial (LI)	Industrial Warehouses/Undeveloped

## PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to construct a new electrical substation on 9.98 acres. The substation will feature electrical equipment such as transformers, breakers, switches, and control centers. There will be no occupiable structure on site. The proposed site does not face any public street, and access will be provided via Poly America's property, located at 1465 S Great Southwest Parkway.

## ZONING REQUIREMENTS:

### *Density and Dimensional Requirements*

The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code (UDC). The following table summarizes these requirements.

**Table 2. Site Data Summary**

Standard	Required (LI)	Provided	Compliance
Min. Lot Area (Sq. Ft.)	15,000	434,729	Yes
Min. Lot Width (Ft.)	100	409	Yes
Min. Lot Depth (Ft.)	150	764	Yes
Side adj. Residential (Ft.)	25	412	Yes

### *Landscape and Screening*

The property is subject to landscape and screening requirements in Article 8 of the UDC. The following table summarizes these requirements. The applicant requests a variance to allow no landscaping on site to avoid interferences with overhead powerlines.

**Table 3. Landscape Summary**

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.) 5%	21,734	0	Variance
Street & Buffer Trees (1/500 Sq. Ft.)	43	0	Variance
Shrubs (1 5-gallon shrub per 50 Sq. Ft.)	435	0	Variance
Screening adj. to Residential	Masonry screening	8-ft masonry screening wall	Yes

## VARIANCES:

The applicant is requesting variances

1. Minimum Landscape Requirement – Variance to the minimum landscaping required to allow no landscaping.
2. Pavement – Variance to the minimum paving requirements to allow gravel as a base material for the electrical equipment.

## RECOMMENDATION:

- On January 13, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0.
- The Development Review Committee (DRC) recommends approval.