



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 1/06/2026

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Assistant Director of Planning & Development

TITLE: STP-25-09-0034 - Site Plan - Oncor Substation at 114th St (City Council District 1). Site Plan for an expansion of an existing Electric Substation on 3.941 acres. A portion of Block 5, GSID Community Addition No. 7, City of Grand Prairie, Tarrant County, zoned Light Industrial (LI) District, and addressed as 2150 114th St (On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

APPLICANT: Kyle Hall, Kimley-Horn

RECOMMENDED ACTION: Approve

SUMMARY:

Site Plan for an expansion of an existing Electric Substation on 3.941 acres. A portion of Block 5, GSID Community Addition No. 7, City of Grand Prairie, Tarrant County, zoned Light Industrial (LI) District, and addressed as 2150 114th St.

PURPOSE OF REQUEST:

The applicant plans to expand the existing electrical switch station on 3.941 acres. The existing pad area is approximately 50,000 sq. ft. An additional 22,000 sq. ft. of pad area will allow installation of new equipment.

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	Undeveloped
South	LI	Offices / Undeveloped
East	LI	Undeveloped (TRA property)
West	LI	Industrial warehouse

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The switch station will feature electrical equipment such as transformers, breakers, switches, and control centers. There will be no occupiable structure on site. A 7-foot-tall chain link fence will be installed around the perimeter of the site. The proposed site will be accessible from 114th Street.

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	Provided	Compliance
Min. Lot Area (Sq. Ft.)	15,000	187,308	Yes
Min. Lot Width (Ft.)	100	170	Yes
Min. Lot Depth (Ft.)	150	485	Yes
Max. Building Height	50	65*	Yes
Max. FAR	1:1	0.46:1	Yes

* Per UDC Sec. 24.2.1, Electrical Transmission Towers exceed 50 feet in height to support high voltage electric lines.

Landscape and Screening

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

Table 3. Landscape Summary

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.) 10 %	17,163	0	Variance
Street & Buffer Trees (1/500 Sq. Ft.)	35	0	Variance
Shrubs (1 5-gallon shrub per 100 Sq. Ft.)	344	0	Variance

Tree Survey & Tree Mitigation Plan

The applicant provided a tree survey and preservation plan as required by Article 8 of the UDC. The applicant is removing 270 caliper inches of protected trees, which requires mitigation. The applicant is paying mitigation fees to mitigate the removal of trees.

Table 4. Tree Mitigation

Protected Trees Requiring Mitigation (Caliper Inches)	270
New Trees (Caliper Inches)	0
Preserved Desirable Trees (Caliper Inches)	0
Mitigation Fees (Caliper Inches)	270
Mitigation Fee to be Paid	\$ 54,000

VARIANCES:

The applicant is requesting the variances listed below. City Council has granted similar variances for other Oncor substations.

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. Article 10 of the Unified Development Code (UDC) states that all off-street access drives, fire lanes, and parking lots shall be concrete and constructed to the minimum standards in the UDC.

RECOMMENDATION:

- On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0.
- The Development Review Committee (DRC) recommends approval.