



T E X A S
Real. Texas. Service.

PLANNING AND ZONING DIVISION

FILE NUMBER: Z0325-0388
REQUEST FOR: Planned Development – Light Commercial with modified development standards
CASE MANAGER: Ti'Ara Clark, Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, June 9, 2025
City Council: Monday, July 7, 2025

GENERAL INFORMATION

Applicant: Halff Associates, LLC, on behalf of Oncor Electric Delivery, LLC
Requested Action(s): 1. Zoning change to Planned Development (PD) – Light Commercial would allow the expansion of an electric substation with modified development standards,
2. A Comprehensive Plan Amendment to change future land use designation from Parks, Open Space, and Drainage to Utilities
Location: 200 and 427 Gross Road (Attachment 1)

PLANNING AND ZONING ACTION

Decision: On June 9, 2025, the Planning and Zoning Commission voted 7-0 to approve the zoning change to PD – Light Commercial and Comprehensive Plan amendment to Utilities to allow an expansion of Hanby electrical substation.

SITE BACKGROUND

Platting: The property is not platted.
Size: 2.3396 Acres
Zoning: Split Zoned: Light Commercial and R-3, Single Family Residential
Future Land Use: Parks, Open Space, Drainage
Zoning History: 1954: Annexed and zoned Residential
1955: Rezoned to allow an electric substation (Ord. 370)

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	General Retail, Conditional Use Permit (No. 4881)	Retail Uses
SOUTH:	R-3, Single Family Residential	Park and Open Space
EAST:	R-3, Single Family Residential	Park and Open Space
WEST:	R-3, Single Family Residential	Religious Organization

CASE SUMMARY

The applicant, Halff Associates, LLC, on behalf of Oncor Electric Delivery Company, LLC, is requesting a zoning change of approximately 2.34 acres to PD – Light Commercial with modified development standards to expand the existing Hanby electric substation.

The existing substation, located at 200 Gross Road, is zoned Light Commercial (LC). The proposed expansion area, directly south of the site, is currently zoned R-3, Single Family Residential. Under the Mesquite Zoning Ordinance (MZO), utility facilities such as substations require a Conditional Use Permit to operate in residential districts. However, utility facilities are allowed by right in Light Commercial districts. Since the northern portion of the site is already zoned Light Commercial, the applicant is requesting that the entire site exist under a single zoning classification.

The applicant is also proposing modifications to the screening requirements. Under the MZO, non-residential uses adjacent to residential districts require an eight-foot-tall precast concrete wall and a tree buffer line. While the adjacent properties are zoned residential, they are not currently developed with residential uses. Therefore, the applicant is requesting to omit the tree buffer line requirement and construct only the eight-foot concrete wall along the shared boundaries.

The applicant states that the proposed expansion will address rising electrical demand and projected growth in Mesquite. A Concept Plan has been submitted showing the layout of the proposed substation facility.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates this area as Parks, Open Space, and Drainage on the Future Land Use Map (see attachment 4).

“This designation is intended to preserve open space for the protection and enjoyment of natural areas. Areas within this designation are primarily located along the floodway running through the city. These areas should be preserved as public and neighborhood-oriented open spaces and incorporate trails and drainage corridors, which are left in a naturalistic state. Generally, areas located within a floodway are better suited for recreational uses as opposed to residential or commercial development.”

STAFF COMMENTS:

The subject property is currently designated as Parks, Open Space, and Drainage on the Future Land Use Map, due to its proximity to a drainage channel and Westlake Park. However, this designation does not align with the proposed utility use. Staff recommend amending the designation to Utilities, which is intended to accommodate essential public infrastructure. The Utilities designation is more appropriate for the proposed use, as it specifically supports facilities such as electric substations, water treatment plants, and storage facilities. Therefore, the applicant is requesting an amendment to the Future Land Use Map to reflect the intended utility use of the site.

MESQUITE ZONING ORDINANCE

SECTION 5-503: APPROVAL STANDARDS FOR CREATION OR AMENDMENT OF A PD DISTRICT.

1. The extent to which the proposed PD promotes the public health, safety, and welfare and will benefit the city as a whole.

STAFF COMMENTS: The substation expansion will help improve electric service in the area while ensuring the city can keep up with growing demand. This supports public safety and benefits the community as a whole.

2. The consistency of the proposed PD with the Comprehensive Plan and any other adopted land use policies.

STAFF COMMENTS: While the current Park, Open Space, and Drainage designation does not support utility uses, the applicant is requesting a Future Land Use amendment to Utilities, which is more appropriate for a substation.

3. The extent to which the proposed PD District will support and further the City Council's strategic goals.

STAFF COMMENTS: The requested PD supports the City's goals for reliable infrastructure and planning for future growth.

4. The extent to which the proposed PD creates nonconformities.

STAFF COMMENTS: City staff does not believe that the proposed PD will create any non-conformities.

5. The compatibility with the existing uses and zoning of nearby property.

STAFF COMMENTS: The expansion is compatible with the existing facility. Although adjacent properties are zoned residential, it is undeveloped as such, therefore minimizes potential conflicts.

6. The trend of development, if any, in the general area of the property in question.

STAFF COMMENTS: This area has experienced limited development.

7. The suitability of the property for the purposes for which it is presently zoned, i.e., the feasibility of developing the property in question for one or more of the uses currently allowed under the existing zoning classification.

STAFF COMMENTS: R-3 zoning does not allow for an electric substation of this magnitude. The proposed PD – Light Commercial zoning better reflects the existing and intended utility use.

8. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses which would be permitted on the subject property if the amendment were adopted.

STAFF COMMENTS: The project requires minimal public services and the existing infrastructure is adequate.

9. Whether the proposed PD District provides a greater level of public benefits than would otherwise be achieved if the property were developed under a standard zoning district.

STAFF COMMENTS: The proposed PD allows for customized development standards that better fit the substation's needs while still providing an appropriate amount of screening to the surrounding area.

10. The degree to which the proposed PD District incorporates a creative site design to achieve the purposes of this Code, and represents an improvement in quality over what is possible through a strict application of the otherwise applicable zoning district or development standards.

STAFF COMMENTS: The requested PD includes practical modifications, like removing the tree buffer line due to the lack of adjacent residential uses, while still providing screening through an eight-foot concrete wall. These modifications maintain neighborhood compatibility without imposing unnecessary requirements.

11. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments.

MESQUITE ZONING ORDINANCE

SECTION 5-507(M): APPROVAL STANDARDS FOR COMPREHENSIVE PLAN AMENDMENT

1. The proposed amendment is consistent with the overall purpose and intent of the Comprehensive Plan; and
2. That any one of the following criteria has been met:
 - a. That any one of the following criteria has been met:
 - b. The City Council failed to consider then-existing facts, projections, or trends that were reasonably foreseeable to exist in the future; or
 - c. Events, trends, or facts after adoption of the Comprehensive Plan have changed the City Council's original findings made upon plan adoption; or
 - d. Events, trends, or facts after adoption of the Comprehensive Plan have changed the character or condition of an area so as to make the proposed amendment necessary; or
 - e. Any other legally sufficient standard under Texas law.

STAFF COMMENTS:

The proposed amendment aligns with the City's Comprehensive Plan, which supports development focused on investing in essential infrastructure and utility services. Expanding the substation helps ensure the city's electric grid can meet increasing demand and future growth.

CONCLUSIONS

ANALYSIS

The proposed substation expansion supports the Mesquite Comprehensive Plan's emphasis on reliable infrastructure and accommodating future growth. Although the current land use designation is Park, Open Space, and Drainage, changing it to Utilities more accurately reflects both the existing use and the planned expansion of the site.

RECOMMENDATIONS

Staff recommends approval of the PD – Light Commercial to allow the expansion of the electric substation with modified development standards at 200 Gross Road.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of June 6, 2025, Staff has not received any returned property owner notices for the request.

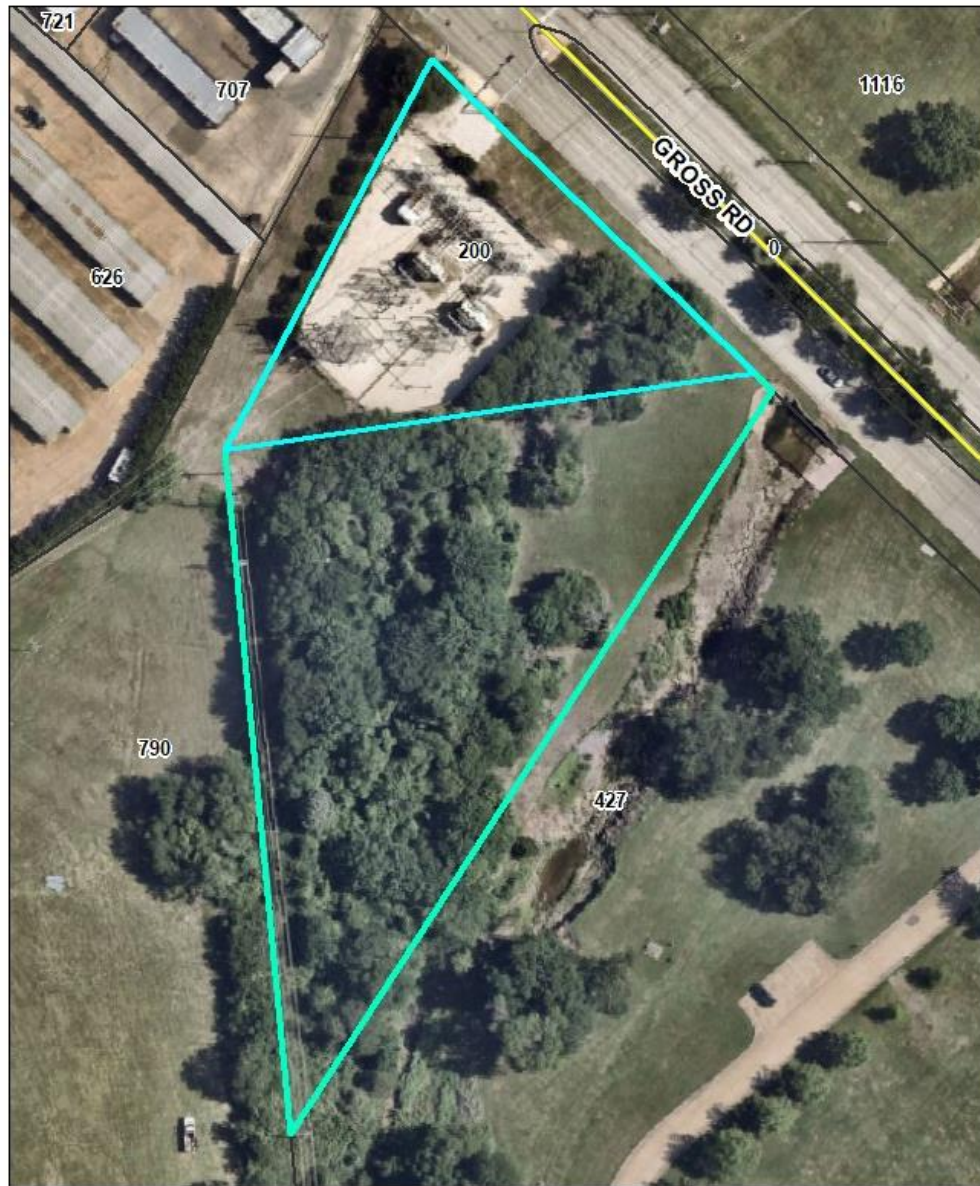
ATTACHMENTS

File No.: Z0325-0386
Zoning Change

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials


ATTACHMENT 1 – AERIAL MAP

Aerial Map



Applicant: Halff Associates, LLC, on behalf of
Oncor Electric Delivery Company, LLC
Location: 200 Gross Road
DCAD: 65146264310150000; 65146264310160000
Request: PD - Light Commercial with
modified development standards

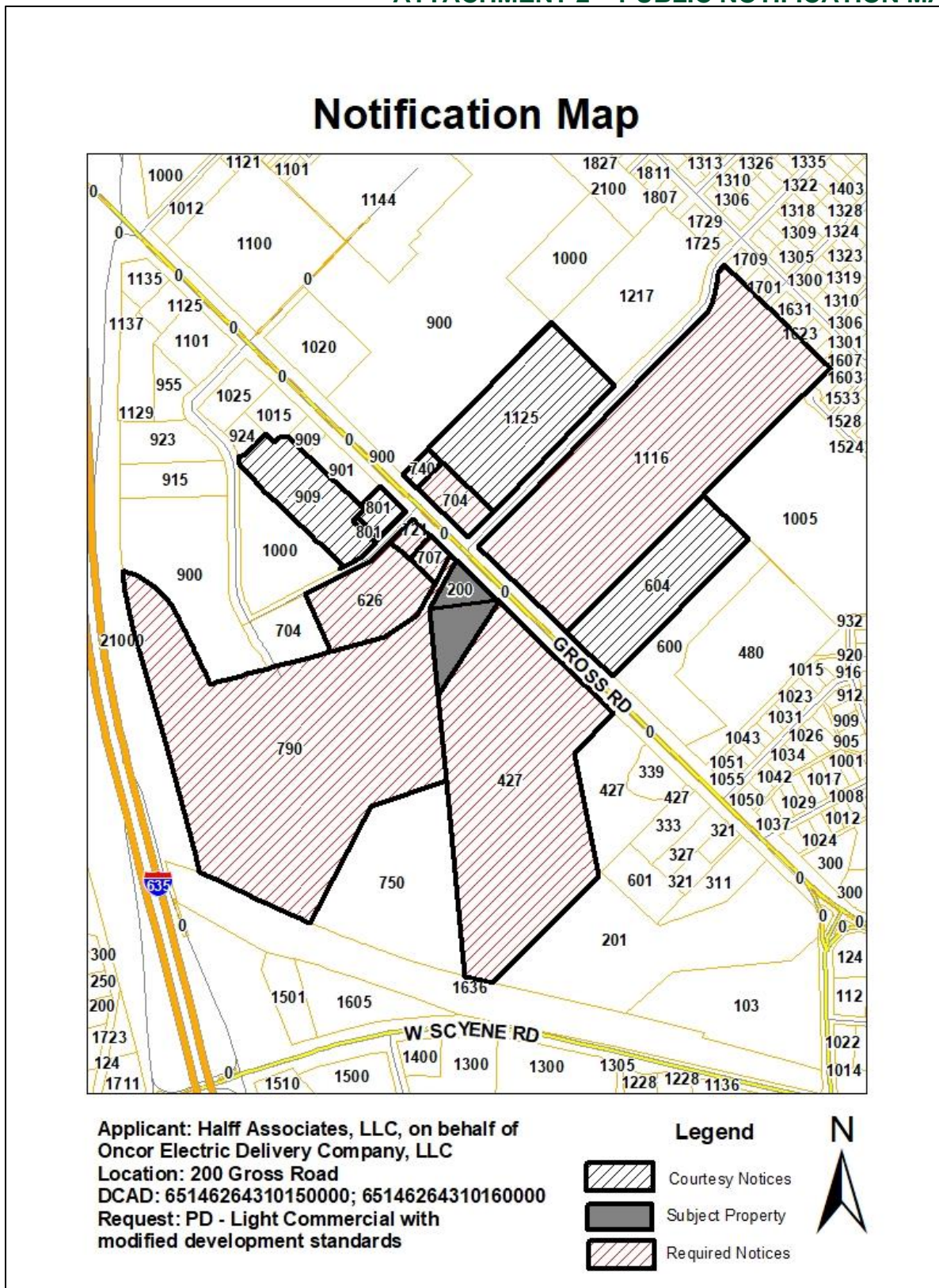
Legend

 Subject Property

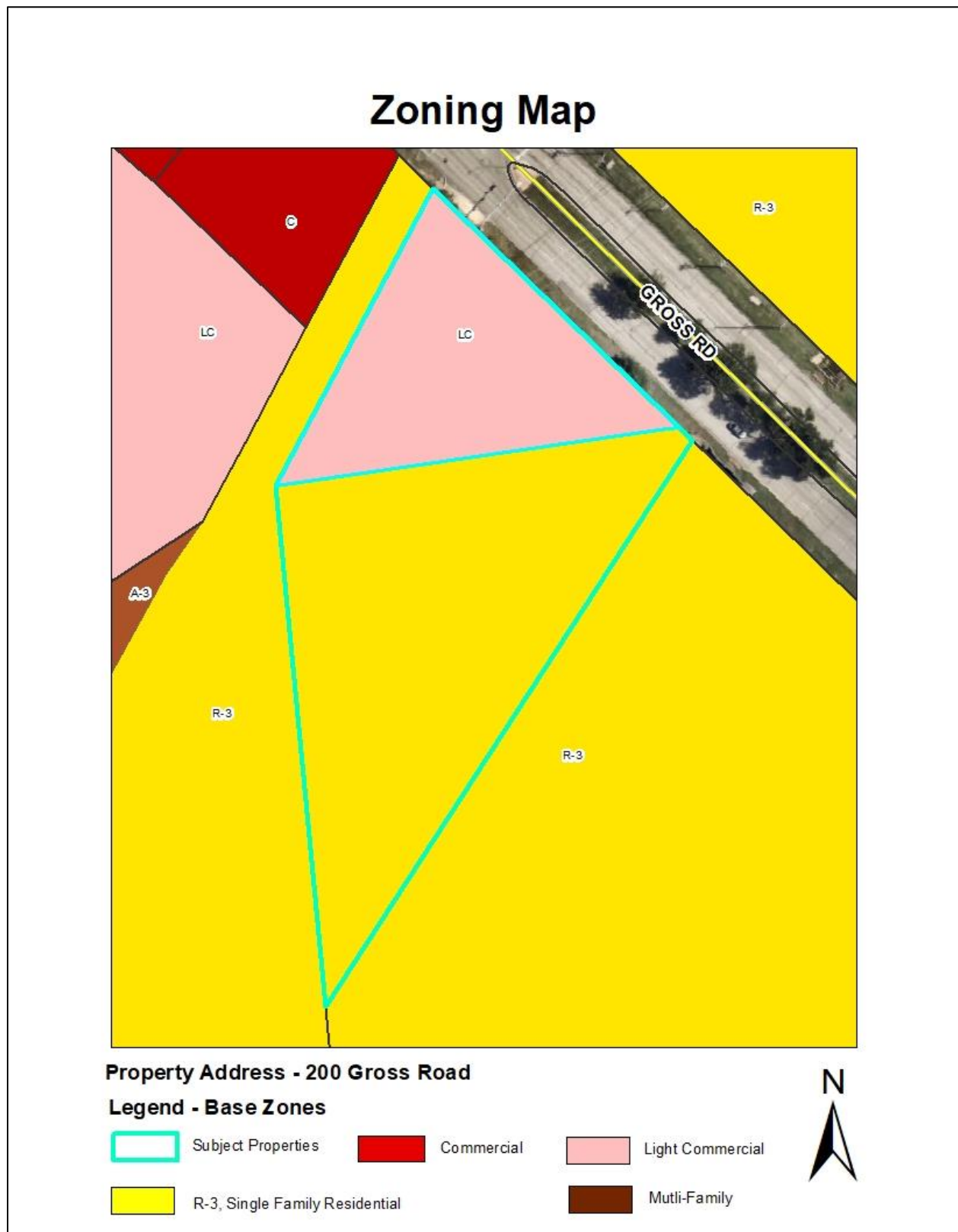
0 20 40 80 120 160 Feet



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP



ATTACHMENT 3 – ZONING MAP



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



Address: 200 Gross Road

- Legend**
-  Subject Property
 -  Regional Retail

-  Parks, Open Space, Drainage
-  Utilities



ATTACHMENT 5 – SITE PHOTOS



Hanby Electric Substation, facing west along Gross Road



View of the substation at the intersection of Gross Road and Hillcrest Street

ATTACHMENT 5 – SITE PHOTOS



Rear view of the subject property, facing east



View of adjacent drainage channel, facing northwest



March 19, 2025

From: HALFF ASSOCIATES, INC.
3803 Parkwood Blvd., Suite 800
Frisco, TX 75034

To: City of Mesquite, Texas
Planning and Development Services
1515 N. Galloway Ave
Mesquite, Texas 75149

RE: Letter of Intent– Hanby Substation

We are submitting this Letter of Intent on behalf of Oncor Electric Delivery Company, LLC in connection with a first submittal of a Planned Development for the expansion of the existing Hanby Substation shown in the attached Zoning Concept Plan.

The subject property is defined as 2.3369 acres situated in Daniel Tanner Survey, Abstract No. 1462, Dallas County, Texas. The existing station portion of the property is located at 200 Gross Road, and the expansion area for the project will be located adjacent to the existing lot and will be a portion of the property located at 1300 W Scyene Road. The portion of the site with the existing station is currently zoned as LC (Light Commercial) and the portion for the expansion is currently zoned R-3 (Single Family).

The existing and proposed use of the subject property is an Oncor electrical substation. This substation expansion project is necessary to address the increasing electrical loads within the Mesquite area and future load projections. The construction and in-service of the substation is a time-sensitive matter.

Thank you for your consideration of the submittal.

Sincerely,
Travis Yanker

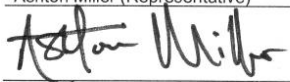
Travis Yanker, PE
Project Manager
O: 214.937.3937
tyanker@halff.com

3803 Parkwood Blvd., Suite 800, Frisco, TX 75034 | halff.com

ATTACHMENT 6 – APPLICATION MATERIALS

OWNER AUTHORIZATION

1. I hereby certify that I am the owner of the subject property or the duly authorized agent of the owner of the subject property for the purpose of this application.
2. I hereby designate the person named as the applicant on page 1 of this application, if other than myself, to file this application and to act as the principal contact person with the City of Mesquite.
3. I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of taking photographs, documenting current use and current conditions of the property; and further, I release the City of Mesquite, its agents or employees from liability for any damages which may be incurred to the subject property in taking of said photographs.
4. I have read and understand the information contained in the City of Mesquite Planned Development Application.

Property Owner: Oncor Electric Delivery Company, LLC Phone Number: 817-940-0863
Address: 777 Main Street, Suite 707, Fort Worth, TX
Ashton Miller (Representative) Email Address: ashton.miller@oncor.com
Signature: 

Each property owner must complete a separate authorization form

ATTACHMENT 6 – APPLICATION MATERIALS

EXHIBIT 'A'

METES AND BOUNDS DESCRIPTION

BEING a 2.338 acre tract of land situated in Daniel Tanner Survey, Abstract Number 1462, City of Mesquite, Dallas County, Texas, and being all of that tract of land described in Warranty Deed to Texas Power & Light Company as recorded in Volume 5535, Page 105, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being a portion of that tract of land described as "Tract No. 1" in deed to the City of Mesquite, Texas as recorded in Volume 4902, Page 128, D.R.D.C.T., said 2.338 acre tract of land being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod for the northeast corner of said City of Mesquite tract and the southeast corner of said Texas Power & Light Company tract, on the southwest line of Gross Road (120 foot width right-of-way), said POINT OF BEGINNING being locatable by NAD 83 Grid Coordinates N: 6,970,211.16', E: 2,546,952.87';

THENCE South 32 degrees 23 minutes 48 seconds West, departing the southwest line of said Gross Road, and over and across said City of Mesquite tract, a distance of 524.35 feet to a set 5/8-inch iron rod with yellow plastic cap stamped "DUNAWAY ASSOC" for corner on the west line of said City of Mesquite tract and the east line of a tract of land described in Special Warranty Deed to Responsive Education Solutions, a Texas 501 (C)(3) Non-profit Corporation as recorded in Document Number 202000184172, O.P.R.D.C.T.;

THENCE North 06 degrees 11 minutes 37 seconds West, along the common line between said City of Mesquite tract and said Responsive Education Solutions tract, a distance of 402.21 feet to a found 5/8-inch iron rod in concrete for the northwest corner of said City of Mesquite tract and the southwest corner of said Texas Power & Light Company tract;

THENCE North 27 degrees 15 minutes 48 seconds East, departing said common line, and along the common line between said Texas Power & Light Company tract and said Responsive Education Solutions tract, a distance of 268.37 feet to a found 1/2-inch iron rod with yellow cap stamped "RHODES SURVEY" for the northern most corner of said Texas Power & Light Company tract on the southwest line of said Gross Road;

THENCE South 45 degrees 49 minutes 33 seconds East, departing said common line, and along the common line between said Texas Power & Light Company tract and the southwest line of said Gross Road, a distance of 280.80 feet to the POINT OF BEGINNING and containing 2.338 acres, or 101,823 square feet of land, more or less.

The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone 4202, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.999863513 was used for this project.

PAGE 1 OF 2

A plat of even date accompanies
this metes and bounds description.

MAY 1, 2025

B005700.267

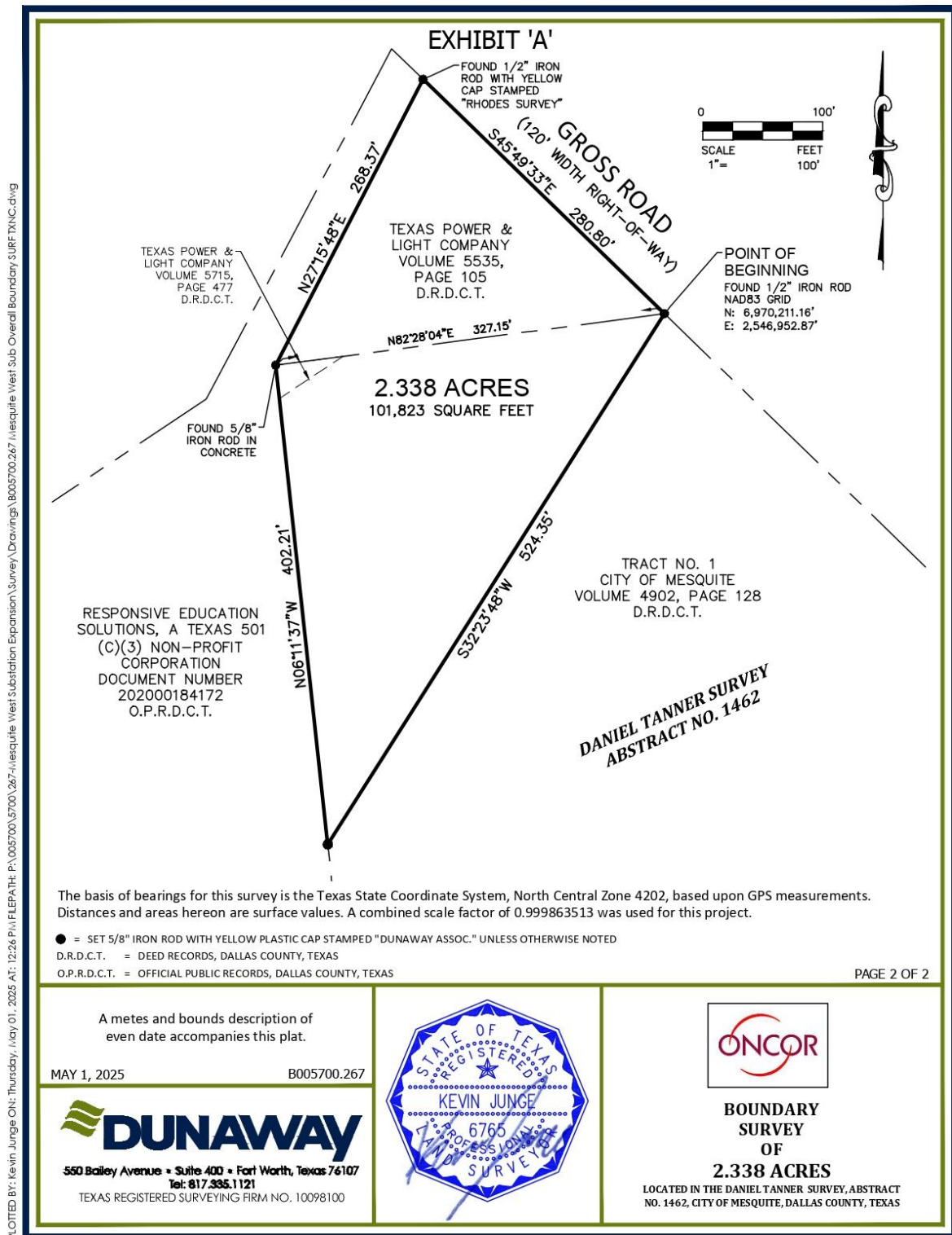
 **DUNAWAY**
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.355.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



**BOUNDARY
SURVEY
OF
2.338 ACRES**

LOCATED IN THE DANIEL TANNER SURVEY, ABSTRACT
NO. 1462, CITY OF MESQUITE, DALLAS COUNTY, TEXAS

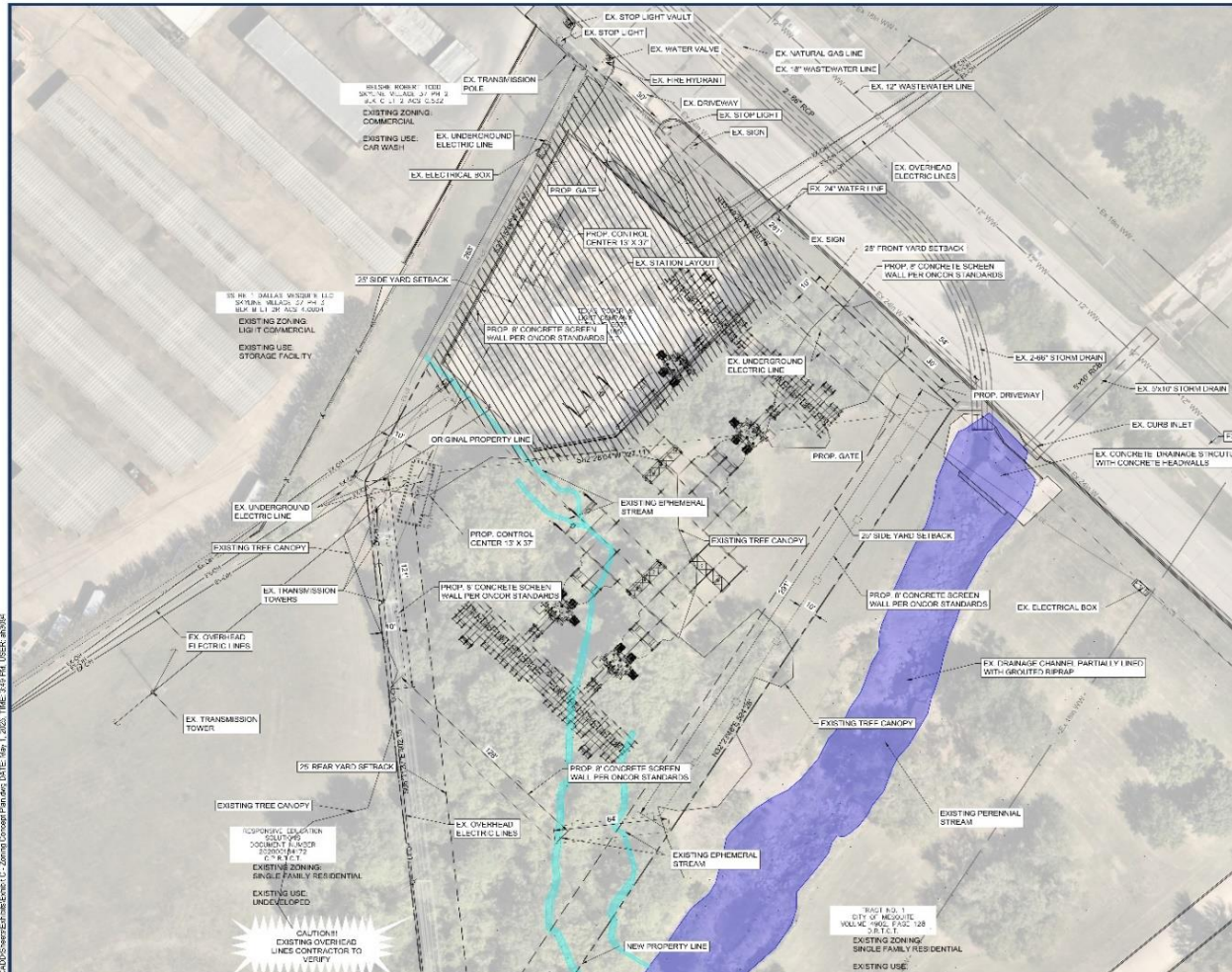
ATTACHMENT 6 – APPLICATION MATERIALS



This Planned Development – Light Commercial (“**PD-LC**”) District must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance (“**MZO**”), as amended, and adopts the Light Commercial (“**LC**”) Zoning District as the base district standards consistent with the Concept Plan attached hereto and incorporated herein as **EXHIBIT C** and the standards identified below, which apply to this PD-LC District. Where these regulations conflict with or overlap another ordinance, this PD-LC ordinance will control.

1. **Land Uses.** The permitted uses on the Property include the permitted uses in the LC Zoning District as set out in the MZO, and those permitted uses on the Property are subject to the same requirements as set out in the MZO. Prohibited uses on the Property are identified in subsection c below.
 - a. Any land use requiring a Conditional Use Permit (“**CUP**”) in the LC Zoning District, as amended, is only allowed if a CUP is issued for the use.
 - b. An electrical substation and facilities are permitted.
 - c. Any land use prohibited in the LC Zoning District, as amended, is also prohibited.
2. **Development Standards.** In addition to the requirements of the LC base zoning district, the Planned Development is subject to the following:
 - a. **Site Plan.** The site plan shall comply with the Concept Plan as shown in Exhibit C. Deviations from the Concept Plan (such as building/structures placement) may be permitted to ensure compliance with the Mesquite Engineering Design Manual, as well as Building and Fire Codes, as amended, provided that the development continues to meet all requirements of this ordinance.
 - b. **Building Height.** The maximum height of electrical equipment for a substation (not including transmission towers) shall be 70 feet.
 - c. **Screening.** The following screening standards apply to electric substation use.
 - i. A masonry screening wall of eight (8) feet in height without a tree buffer line shall be erected shall be as shown on the concept plan. The screening wall may be located in the front setback.
 - ii. A wrought-iron gate shall be used for the gate.

- d. Landscaping.** The following landscaping standards apply to electric substation use.
 - i.** Compliance with the landscape requirements in Section 1A-200 of the MZO is not required. Turf, existing vegetation, and/or ground cover shall be required and maintain around the exterior of the screening wall.

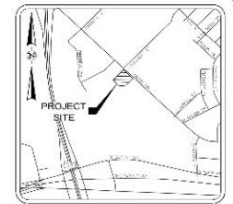


200 GROSS RD is the correct address for this project.

Please use this assigned address on all future submittals, permits, forms, etc.

If suites are added in the future, they must be approved individually.

City of Mesquite - GIS Department
05/02/2025



LEGEND:

Ex FIO	EXISTING FIBER OPTIC
Ex Tel	EXISTING TELEPHONE LINE
Ex NG	EXISTING NATURAL GAS LINE
Ex WW	EXISTING WASTEWATER LINE
Ex OHE	EXISTING OVERHEAD ELECTRIC
Ex UOE	EXISTING UNDERGROUND ELECTRIC
Ex W	EXISTING WATER LINE
Ex SS	EXISTING STORM SEWER
Prop SS	PROPOSED MAJOR CONTOUR LINE
Prop SS	PROPOSED MINOR CONTOUR LINE
Prop SS	EXISTING MAJOR CONTOUR LINE
Prop SS	EXISTING MINOR CONTOUR LINE
Prop SS	PROPERTY LINE
Prop SS	EXISTING LINE
Prop SS	ASPHALT LINE
Prop SS	POWERPOLE
Prop SS	MANHOLE
Prop SS	VALVE
Prop SS	HYDROMAN
Prop SS	WATER METER
Prop SS	LIGHT POLE
Prop SS	2" - 1" ROCK WITH NO FIBER PER ONCOR STANDARDS
Prop SS	8" - 3000 PSI CLASS A CONCRETE WITH 8# BARS AT 18" O.C.E.W.
Prop SS	EXISTING PERENNIAL STREAM AREA
Prop SS	EXISTING PERENNIAL STREAM AREA

NOTES:

1. THE THROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF THE PLAN.

2. ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS APPLICABLE SHALL BE MET, UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.

3. THE ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS (IN INTENTED TO DESCRIBE THE RULES OF THE PLANNED DEVELOPMENT), SIGNIFICANT DEVIATIONS FROM THIS ZONING CONCEPT PLAN, AS REQUIRED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES, WILL REQUIRE AN AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

Site Data Summary Table

Proposed Use	Onco Electric Substation
Existing Zoning District	Light Commercial & Single Family Residential
Proposed Base Zoning District	Light Commercial
Gross Site Area (ac. & sq. ft.)	2.34 ac. & 101,795 sq. ft.
Lot Coverage	1.94 ac. & 84,684 sq. ft.
Maximum Height (in ft. & stories)	65' (stories N/A)
Required Landscape Area (ac. & %)	N/A
Provided Landscape Area (ac. & %)	N/A
Parking Spaces Ratio by Use	N/A
Parking Spaces Required	N/A
Parking Spaces Provided	N/A
Percentage of Open Space	16.8

NOTE:

CASE NO.: Z0325-0388

HANBY SUBSTATION EXHIBIT C ZONING CONCEPT PLAN

BEING 2.338 ACRES
IN THE DANIEL PARKER SURVEY, ABSTRACT NO. 1462
200 GROSS ROAD
CITY OF MESQUITE
DALLAS COUNTY, TEXAS

PREPARED: MARCH 2025

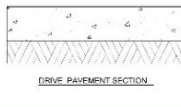
OWNER/APPLICANT
ONCOR ELECTRIC DELIVERY COMPANY, LLC
777 MAIN STREET, SUITE 707
FORT WORTH, TX 76102
CONTACT: TRAVIS HANBY
(817) 215-6807

ENGINEER
HALFF
3803 PARKWOOD, SUITE 800
FRISCO, TX 75034
CONTACT: TRAVIS HANBY
214-637-3937
THANBY@HALFF.COM

OWNER/DEVELOPER
ONCOR ELECTRIC DELIVERY COMPANY
777 MAIN STREET, SUITE 707
FORT WORTH, TX 76102
CONTACT: SETH SAMPSON
TEL: (817) 215-6807
EMAIL: seth.sampson@oncor.com

ENGINEER
HALFF ASSOCIATES, INC.
3803 PARKWOOD BLVD., SUITE 800
FRISCO, TX 75034
CONTACT: TRAVIS J. HANBY, P.E.
TEL: (214) 937-3937
EMAIL: thanker@halff.com

SURVEYOR
DUNWAY ASSOCIATES, LLC
550 BAILEY AVE., SUITE 400
FORT WORTH, TEXAS 76107
CONTACT: KEVIN JUNG, RPLS
TEL: (817) 632-4712
EMAIL: kjunge@dunway.com



HANBY SUBSTATION - EXHIBIT C

THE DRAWINGS AND INFORMATION CONTAINED HEREIN ARE FOR GENERAL PRESENTATION PURPOSES ONLY AND ARE NOT INTENDED NOR SHALL THEY BE USED FOR DESIGN OR CONSTRUCTION PLANS. HALFF RESERVES THE RIGHT TO MODIFY OR CHANGE ALL DRAWINGS AND INFORMATION AT ANY TIME WITHOUT NOTICE.