



NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission
c/o Development Services, City Hall
100 Fort Worth Trail, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 200 Texas St Council Chambers, Second Floor	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	

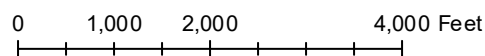
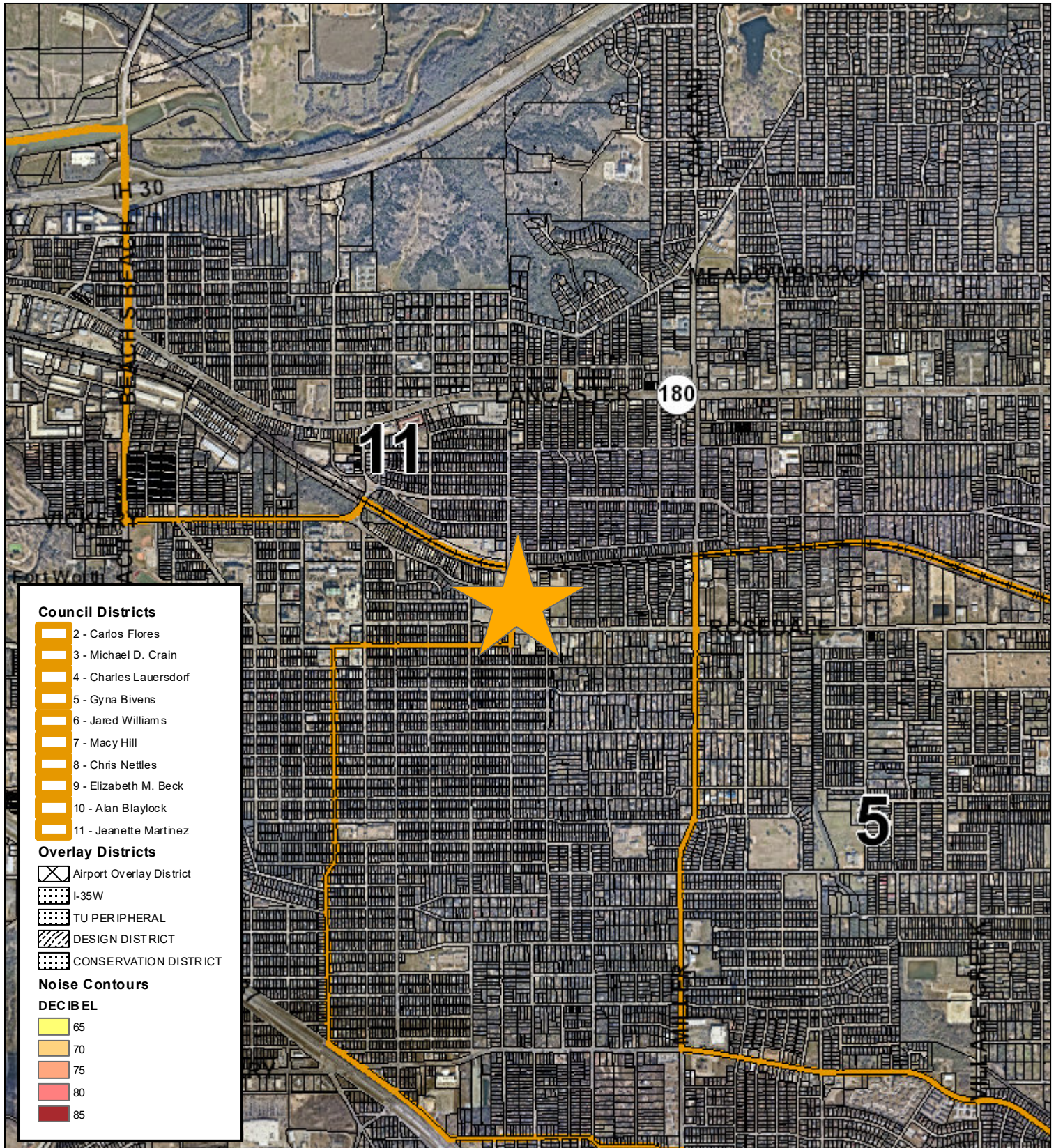
Aerial Photo Map



0 112.5 225 450 Feet



Area Map

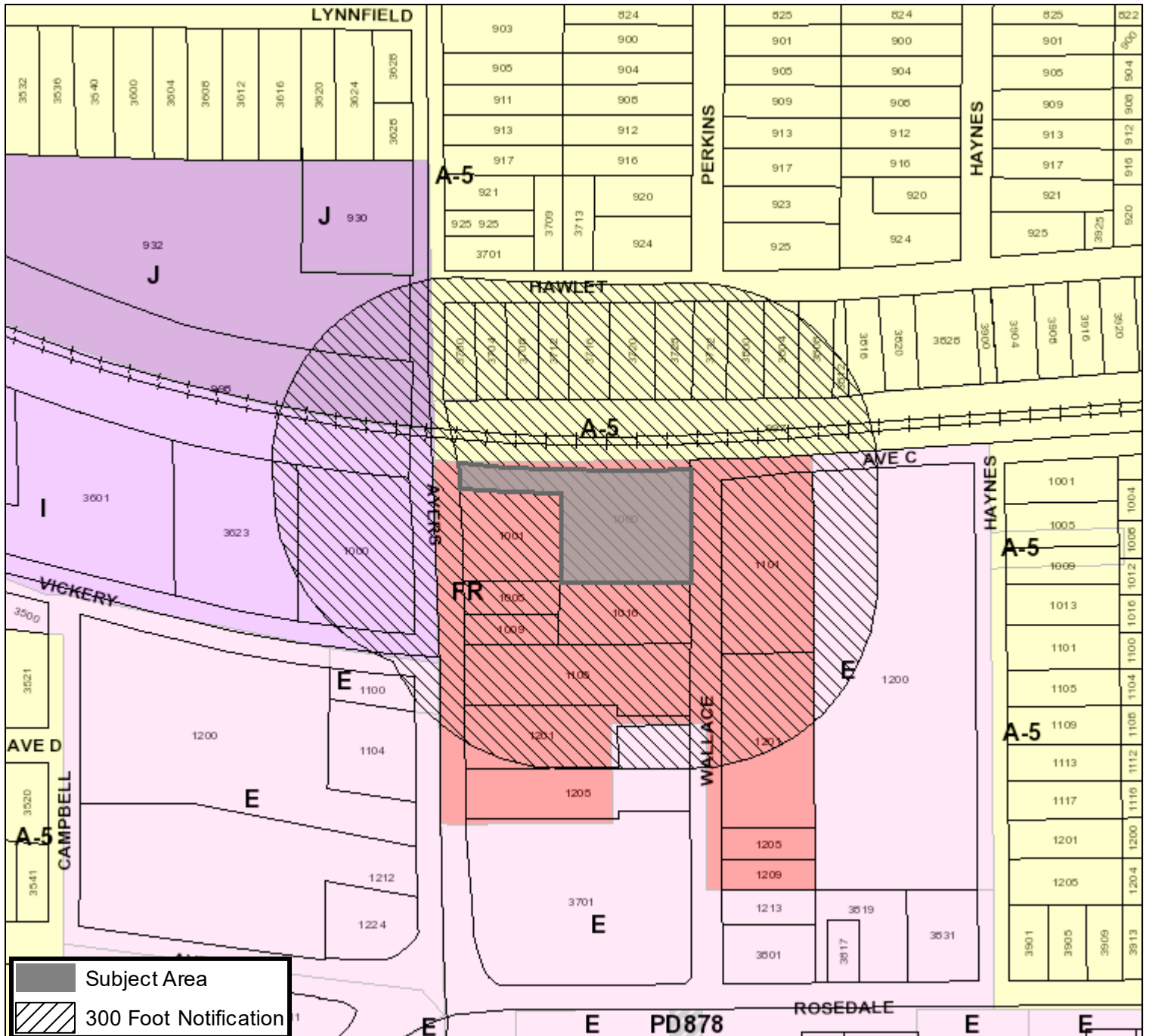




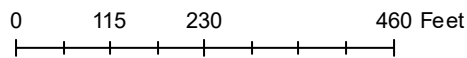
ZC-24-159

Area Zoning Map

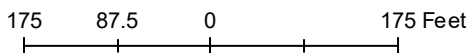
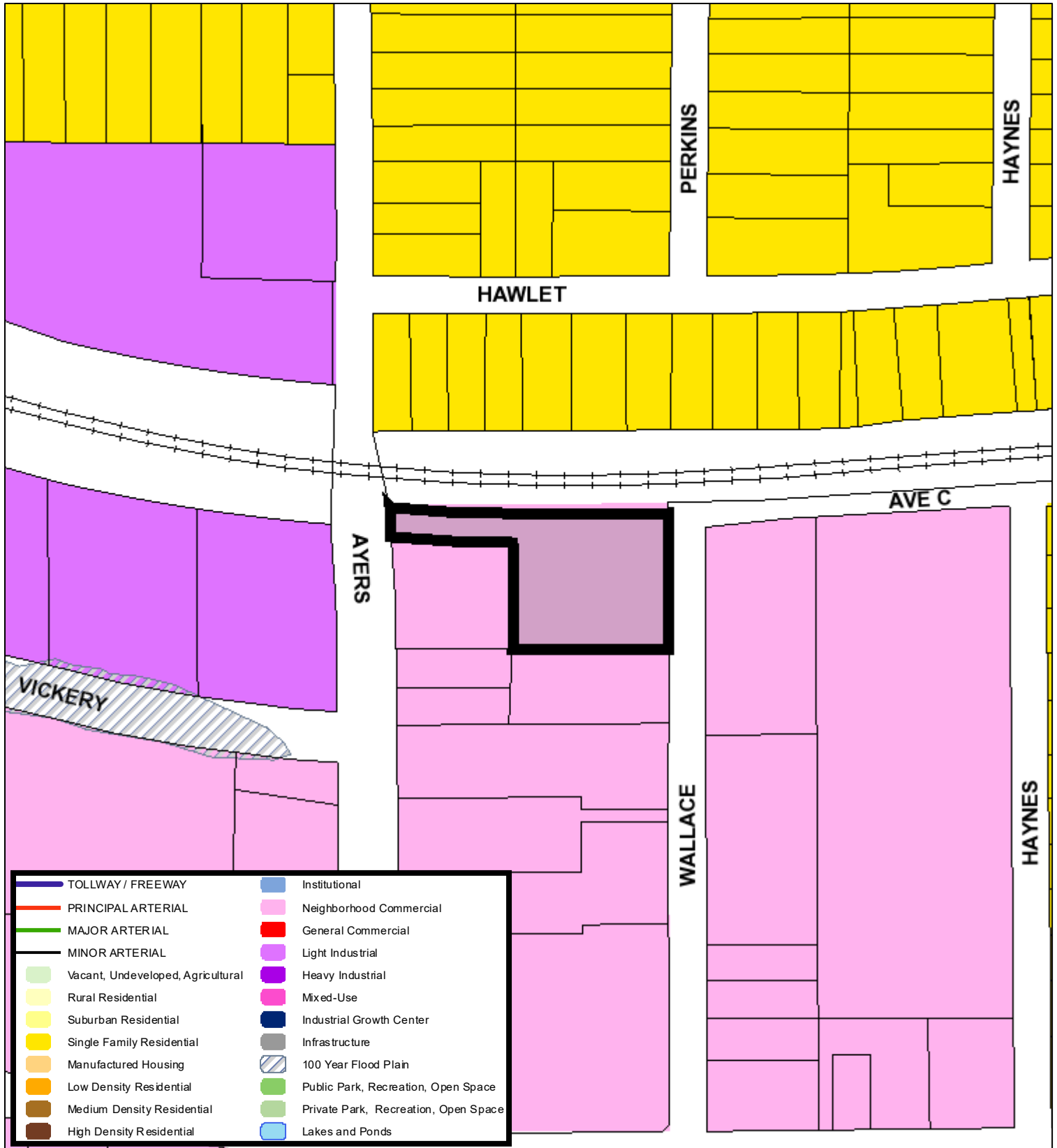
Applicant: Oncor Electric Delivery Company/Ashton Miller
 Address: 1000 Wallace Street
 Zoning From: FR
 Zoning To: To add CUP to expand Electrical substation
 Acres: 1.01974401
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 1/8/2025
 Contact: 817-392-8190



	Subject Area
	300 Foot Notification



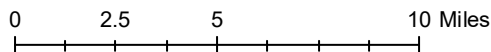
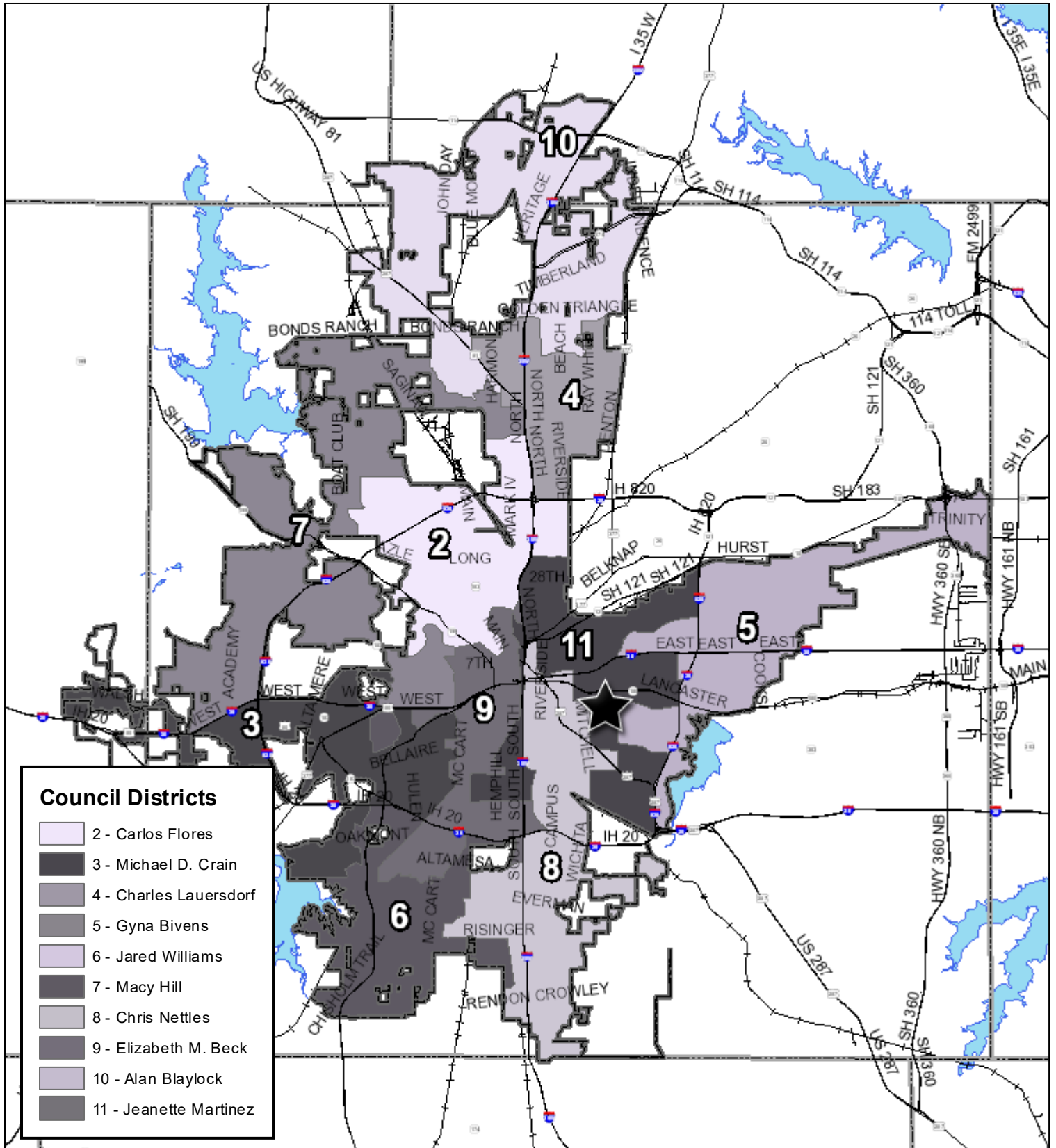
Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Location Map





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Oncor Electric Delivery Company, LLC (Ashton Miller, Point of Contact)

Mailing Address 777 Main Street, Suite 707 City, State, Zip Fort Worth, TX 76102

Phone 817-215-2380 Email ashton.miller@oncor.com

APPLICANT Travis Yanker, P.E.

Mailing Address 3803 Parkwood Blvd, Suite 800 City, State, Zip Frisco, TX 75034

Phone 214-937-3937 Email tyanker@half.com

AGENT / OTHER CONTACT N/A

Mailing Address N/A City, State, Zip N/A

Phone N/A Email N/A

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): 1000 Wallace Street

Total Rezoning Acreage: 1.024 I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

YES - PLATTED

Subdivision, Block, and Lot (list all): Lot 1 Block 1 AYERS ADDITION Block 1 Lot 1

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: 1.024 acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

NO – NOT PLATTED

A Registered Texas Surveyor’s certified metes and bounds legal description is required. The boundary description shall bear the surveyor’s name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: _____ acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input checked="" type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): General Commercial Restricted (FR) Proposed Zoning District(s): Conditional Use Permit

Current Use of Property: Existing Electrical Substation

Proposed Use of Property: Proposed Electrical Substation Expansion

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: _____

Land Uses Being Added or Removed: _____

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

Site Plan Included (completed site plan is attached to this application)

Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)

Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: General Commercial Restricted (FR)

Additional Use Proposed with CUP: Electrical Substation Expansion

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

Will need to work with the Board of Adjustments for a potential height variance.

A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

Oncor Ayers Substation

Currently the existing zoning of the subject property is "FR" District, general commercial restricted. The allowable uses of this district are general commercial business.

Per the Zoning Districts Summary, allowable uses are all uses permitted in districts ER, and E plus theaters, auto sales and repair, hotels, health care facilities, commercial and business clubs, bowling alleys, large retail stores, and home improvement centers. The maximum height is 45'.

The uses listed in districts ER and E are as follows:

ER - Beauty/barber shops, bookstores, drug stores, studios, offices, public and civic uses and health care

E - retails sales, banks, restaurants, gasoline sales, bakeries and alcohol sales for off premise consumption

These uses are not compatible with the proposed use of an electrical substation, and city staff has recommended a Conditional Use Permit to allow for the station.

Currently there are no existing development plans for this land that would require changes.



November 26, 2024

City of Fort Worth, Texas
Planning Department
200 Texas Street
Fort Worth, Texas 76102

Re: Nature of Request for Conditional Use Permit – Oncor Ayers Substation

We are submitting this letter of intent on behalf of Oncor Electric Delivery Company LLC in conjunction with a Conditional Use Permit submittal that was made to the city on 12/2/2024 for the Oncor Ayers Substation project. A pre-development meeting was held with the city on 9/16/2024 to discuss requirements for permitting and construction.

The subject property is defined as 1.024 acres out of the P. Anderson Survey, Abstract No. 32, in the City of Fort Worth, Tarrant County, Texas. The property is located at 1000 Wallace Street, immediately south of the Texas & Pacific Railway and approximately 700 feet northeast of the intersection of Ayers Street and Rosedale Street. The property is currently zoned as FR – General Commercial Restricted and the lot is currently occupied with an existing electrical substation.

This project will involve the expansion of the existing electrical substation. This includes an expansion of the gravel pad with new limits, two new concrete driveways along Wallace Street, new station equipment and fencing, and an 8" precast concrete screen wall around all four sides of the station. The max height of the equipment present will be roughly 45' and the proposed pad is expected to cover approximately 26,689 square feet (0.613 acres).

This station project is necessary to address the increase in load demand.

The construction and in-service of the substation is a time sensitive matter, and we respectfully request that this CUP be scheduled for consideration by the Planning and Zoning Commission and City Council as soon as is practicable.

Thank you for your consideration of the submittal.

Sincerely,
Travis Yanker

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

ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?** Yes No If yes, please explain:

2. **Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities?** Yes No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. **Have you contacted the relevant Council Member to discuss your proposal?** Yes No [Click to find your Council District.](#)

4. **Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?** Yes No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. **Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing?** (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) Sí No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* _____

6. **The following items are required with your application.** Please confirm submittal by checking each item below.

- Completed copy of Zoning Change Application with original signatures (pages 2-6)
- Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- A copy of the recorded plat or certified metes and bounds description (page 2)
- An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - Site Plan meeting requirements of attached checklist (pages 7-8)
 - A list of all waiver requests with specific ordinance references

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property): [Signature]

Owner's Name (Printed): Omar Alvarez

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

AUTHORITY IS HEREBY GRANTED TO (NAME) Halfe / Travis Yanker ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:
Ayers Addition, Block 1, Lot 1 (CERTIFIED LEGAL DESCRIPTION)

[Signature]

Owner's Signature (of the above referenced property)

Omar Alvarez

Owner's Name (Printed)

[Signature]

Applicant or Agent's Signature

Travis Yanker

Applicant or Agent's Name (Printed):



SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

Items to be Shown on All Site Plans

Project Identification:

- Site Address and Legal Description
- Title of project or development (in bold letters) in the lower righthand corner of the plan
- Date of preparation or revision, as applicable
- Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- Vicinity map, north arrow, and scale
- Label the zoning case number in the lower righthand corner of the plan, below the title
- Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

Site Conditions:

- Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- n/a Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- n/a For Multifamily Site Plans - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

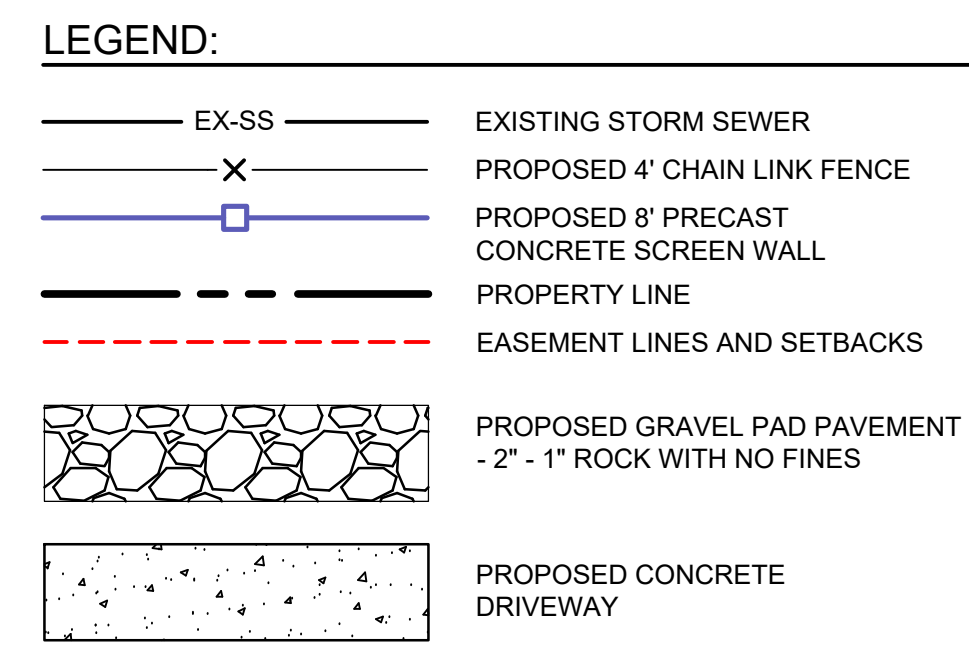
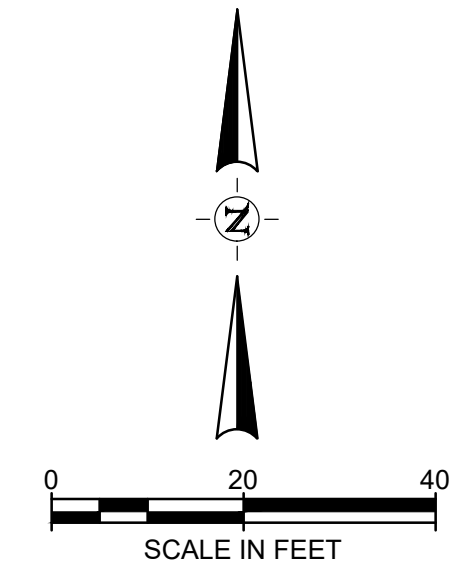
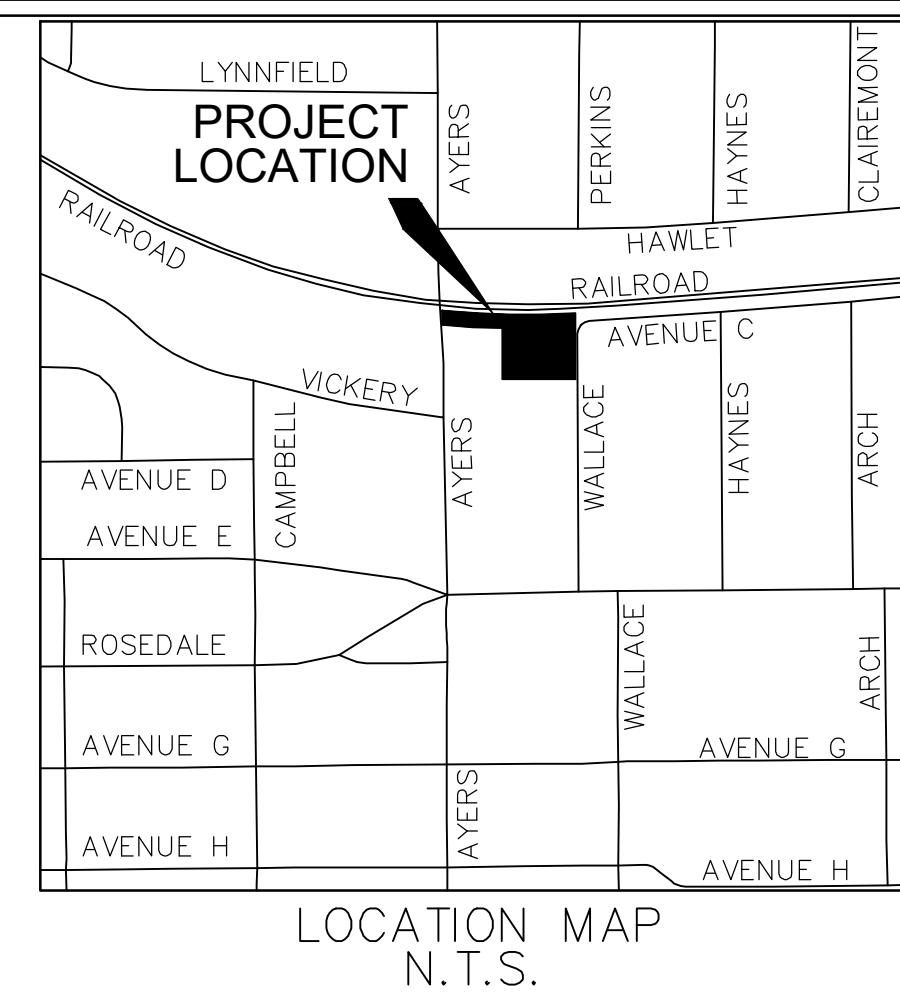
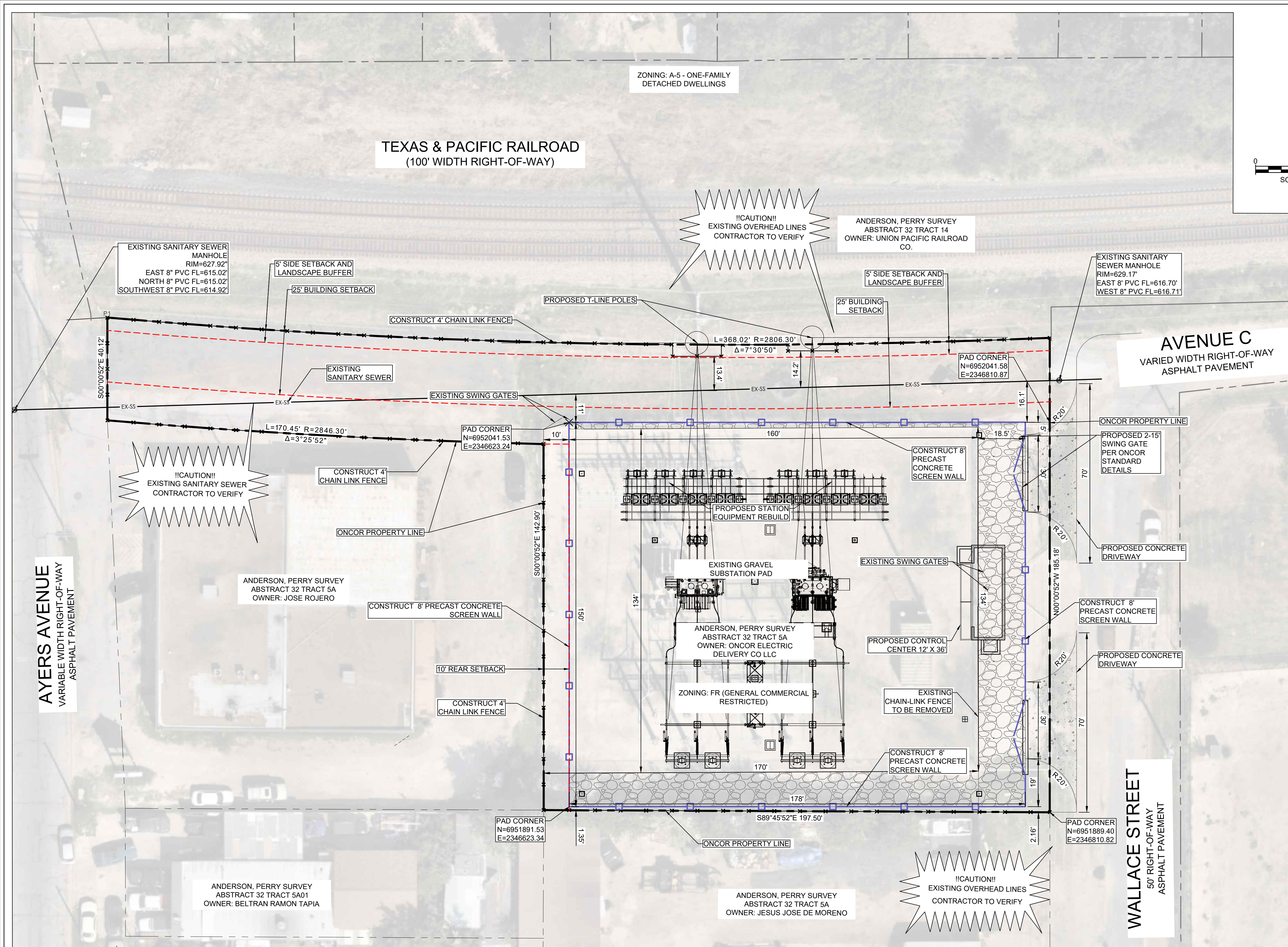
General Notes:

The following notes should be included on all site plans:

- n/a This project will comply with [Section 6.301, Landscaping](#).
 - o Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)
 - n/a This project will comply with [Section 6.302, Urban Forestry](#).
 - n/a All signage will conform to [Article 4, Signs](#).
 - n/a All provided lighting will conform to the Lighting Code.
- For multifamily projects in CR, C, or D districts, also include the following note:
- n/a This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.



- NOTES:**
1. ALL EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTORS GUIDANCE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL UTILITIES AFFECTED BY CONSTRUCTION. CONTRACTOR SHALL CONTACT ALL AFFECTED UTILITIES 48 HR'S PRIOR TO CONSTRUCTION.
 2. ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CITY DESIGN STANDARDS AND SPECIFICATIONS AND ONCOR PROJECT SPECIFICATIONS AND STANDARDS.
 3. ALL DIMENSIONS ARE FROM FACE OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

ONCOR ELECTRIC DELIVERY COMPANY
AYERS SUBSTATION
FORT WORTH, TEXAS



Revision No.	Date	Description

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

TRAVIS J. YANKER 141922
NAME P.E. NO.
DATE 11/19/24
TBPELS Engineering Firm #312

DIRECTOR OF DEVELOPMENT SERVICES
DATE: _____

ONCOR AYERS SUBSTATION

CONDITIONAL USE PERMIT

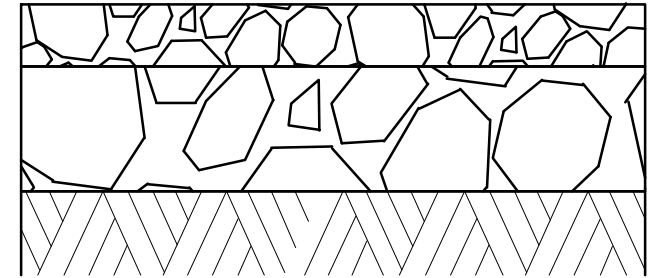
ZONING CASE: XX-XX-XXX

1.024 ACRES

ANDERSON, PERRY SURVEY,
ABSTRACT 32 TRACT 5A
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

FOR
ONCOR ELECTRIC DELIVERY COMPANY, LLC

Project No.:	58280
Issued:	11/19/24
Drawn By:	CAD
Checked By:	TJY
Scale:	AS NOTED
Sheet Title	CUP PLAN



2" OF 1" ROCK WITH NO FINES

6" - COMPACTED CRUSHED ROCK FLEX BASE

6" MIN SCARIFIED AND RE-COMPACTED SUBGRADE (95% STD. PROCTOR)

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. YANKER, P.E.
TEL: (214) 937-3937
EMAIL: tyanker@halff.com

SURVEYOR

DUNAWAY, INC.
550 BAILEY AVENUE, SUITE 400
FORT WORTH, TX 76107
CONTACT: KEVIN JUNGE, RPLS
TEL: (817) 335-1121
EMAIL: KJunge@dunaway.com

TOTAL DISTURBED AREA: 0.976 ACRES

SUBSTATION PAD PAVEMENT SECTION - PROVIDED BY ONCOR
NOT TO SCALE



I do hereby certify that this is a true and correct copy of the original record now on file in the Official Public Records of Tarrant County, Texas.

To verify the authenticity of this copy, capture the QR code or visit: <https://tarrant.tx.publicsearch.us/verifycert/nKAz8KqK>



Mary Louise Nicholson
Tarrant County Clerk

Mary Louise Nicholson

Digitally signed by: Mary Louise Nicholson
Date: Nov 19, 2024 03:03 PM -06:00

PLAT RECORD VOLUME 388 147 page 29

STATE OF TEXAS | COUNTY OF TARRANT | DEDICATION

WHEREAS, Texas Electric Service Company, acting by and through the undersigned, its authorized agent, is the sole owner of a tract of land situated in the P. Anderson Survey, Abstract 32, Tarrant County, Texas according to the deeds recorded in Volume 5845, Page 568 and Volume 5641, Page 790, Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin in the West line of said Anderson Survey, said iron pin being North 857.0 feet from the Southwest corner of said Survey;

THENCE North along the West line of said Survey and the East line of Ayers Street, 40.12 feet to an iron pin in the South line of the Texas and Pacific Railroad right-of-way, said iron pin being 50.0 feet from the centerline of said right-of-way;

THENCE Easterly along the South line of said Railroad right-of-way along a curve to the left having a radius of 2806.30 feet, Long Chord 375.25 feet bearing South 88 degrees 30 minutes East, a distance of 375.52 feet to an iron pin for corner in the West line of Wallace Street;

THENCE South along the West line of Wallace Street, 40.05 feet to a T.E.S.Co. concrete monument;

THENCE continuing South along the West line of Wallace Street 145.5 feet to a T.E.S.Co. concrete monument for the Southeast corner of the T.E.S.Co. tract described in Volume 5641, Page 790, D.R., T.Co., TX.;

THENCE with the South line of said T.E.S.Co. tract and the North line of a tract deeded to Bill B. McHarg in the deeds recorded in North 89 degrees 45 minutes West 205.0 feet to a T.E.S.Co. concrete monument for the Southwest corner of said T.E.S.Co. tract, the Northeast corner of said McHarg tract, and the Southeast corner of that certain property conveyed to James H. Miller by the deed recorded in Volume 7043, Page 223, D.R., T.Co., TX.;

THENCE with the line common to the T.E.S.Co. and Miller tracts North 142.9 feet to a T.E.S.Co. concrete monument at the Northwest corner of said T.E.S.Co. tract, the Northeast corner of said Miller tract, and in the curved South line of the tract conveyed to T.E.S.Co. in Volume 5845, Page 568, D.R., T.Co., TX.;

THENCE with said curved South line and the North line of the Miller tract, westerly along a line 90 feet South of and concentric with the centerline of said railroad right-of-way, along a curve to the right having a radius of 2846.3 feet, an arc distance of 170.28 feet to the place of beginning.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TEXAS ELECTRIC SERVICE COMPANY, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lot 1, Block 1, AYERS ADDITION to the city of Fort Worth, Tarrant County, Texas, and it does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this the 12th day of November, 1981.

TEXAS ELECTRIC SERVICE COMPANY
By: *W. Keel*, Chief Engineer

STATE OF TEXAS | COUNTY OF TARRANT |

BEFORE ME, the undersigned authority, on this day personally appeared W. Keel, Chief Engineer of TEXAS ELECTRIC SERVICE COMPANY, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

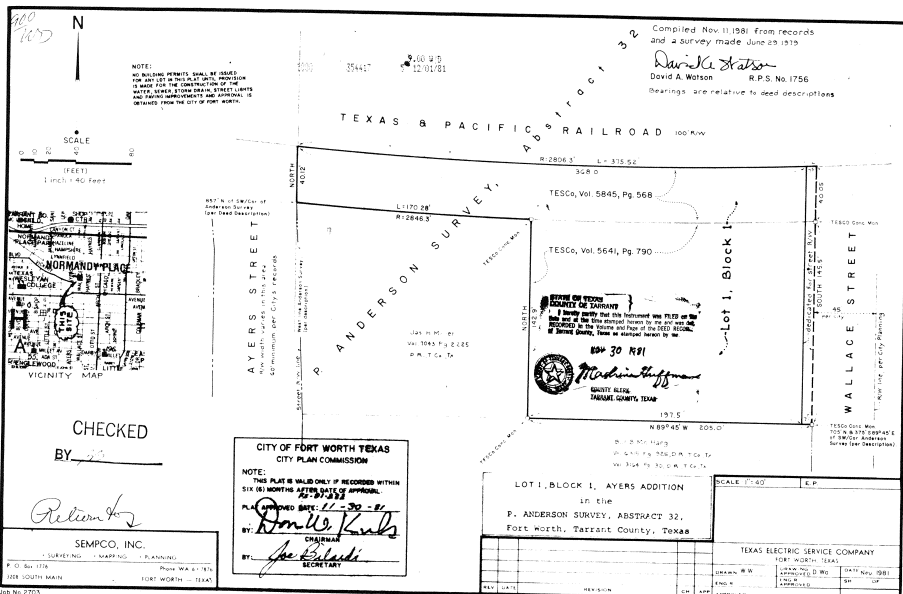
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 12th day of November, 1981.

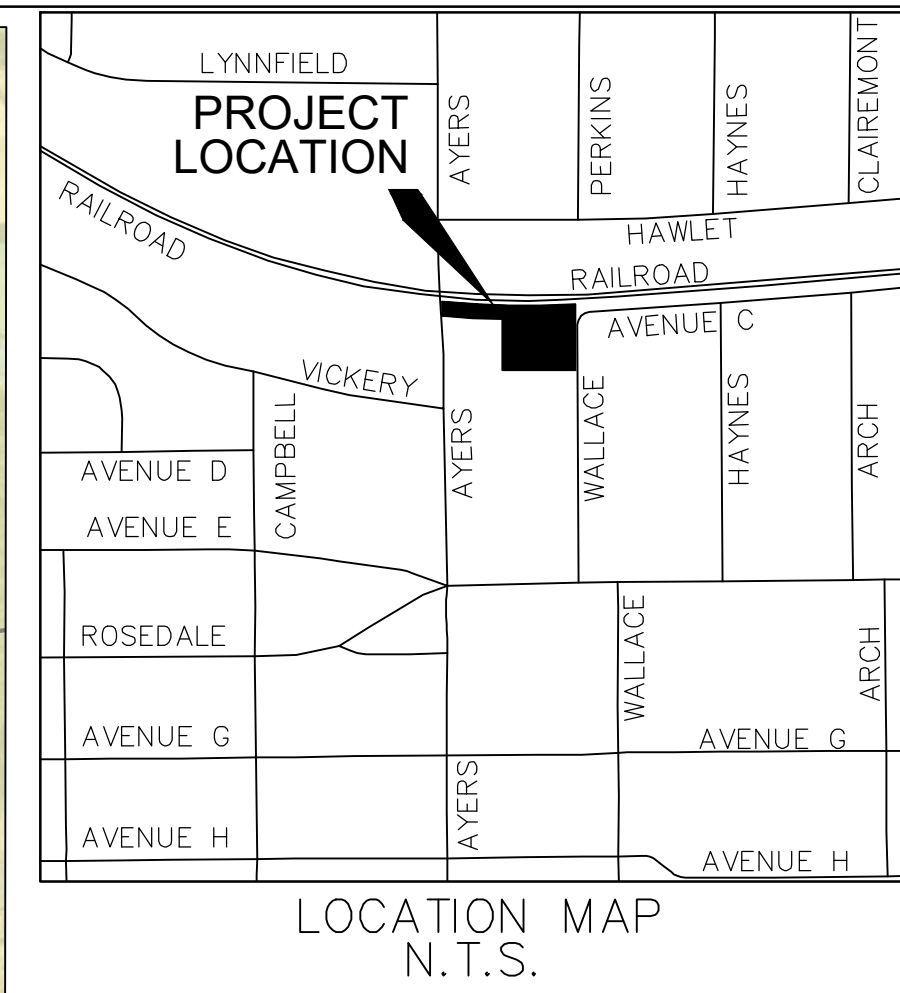
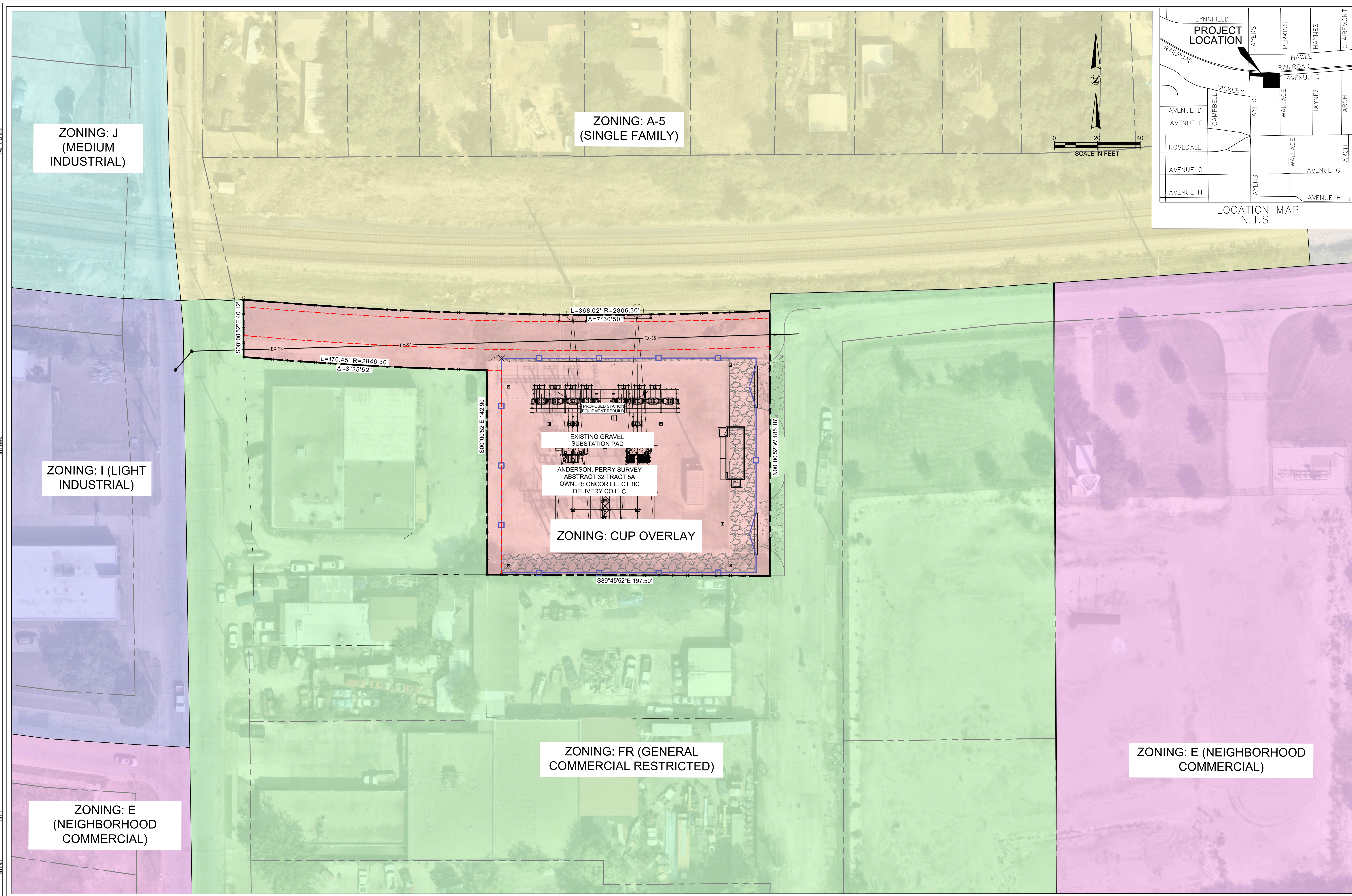


B. W. Lyerly
Notary Public, Tarrant County,
State of Texas

My Commission expires 11-30-84

B. W. LYERLY
Notary Public, Tarrant County,
State of Texas
My Commission expires 11-30-84





**ONCOR ELECTRIC
DELIVERY COMPANY**
AYERS SUBSTATION
FORT WORTH, TEXAS



Revision No.	Date	Description

PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:
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NAME P.E. NO.
DATE 11/20/24
TBPELS Engineering Firm #312

Project No.:	58280
Issued:	11/20/24
Drawn By:	CAD
Checked By:	TJY
Scale:	AS NOTED
Sheet Title	ZONING MAP

ZONING: J
(MEDIUM INDUSTRIAL)

ZONING: A-5
(SINGLE FAMILY)

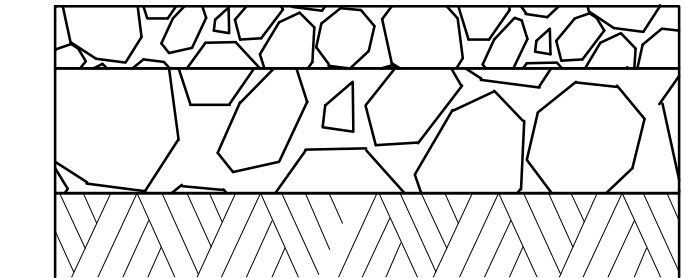
ZONING: I (LIGHT INDUSTRIAL)

ZONING: CUP OVERLAY

ZONING: FR (GENERAL COMMERCIAL RESTRICTED)

ZONING: E (NEIGHBORHOOD COMMERCIAL)

ZONING: E
(NEIGHBORHOOD COMMERCIAL)



- 2" OF 1" ROCK WITH NO FINES
- 6" - COMPACTED CRUSHED ROCK FLEX BASE
- 6" MIN SCARIFIED AND RE-COMPACTED SUBGRADE (95% STD. PROCTOR)

OWNER/DEVELOPER
ONCOR ELECTRIC DELIVERY COMPANY
777 MAIN STREET, SUITE 707
FORT WORTH, TX 76102
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FORT WORTH, TX 76107
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TEL: (817) 335-1121
EMAIL: KJunge@dunaway.com

TOTAL DISTURBED AREA: 0.976 ACRES