



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: 100 Fort Worth Trail; Council Chambers	
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:	

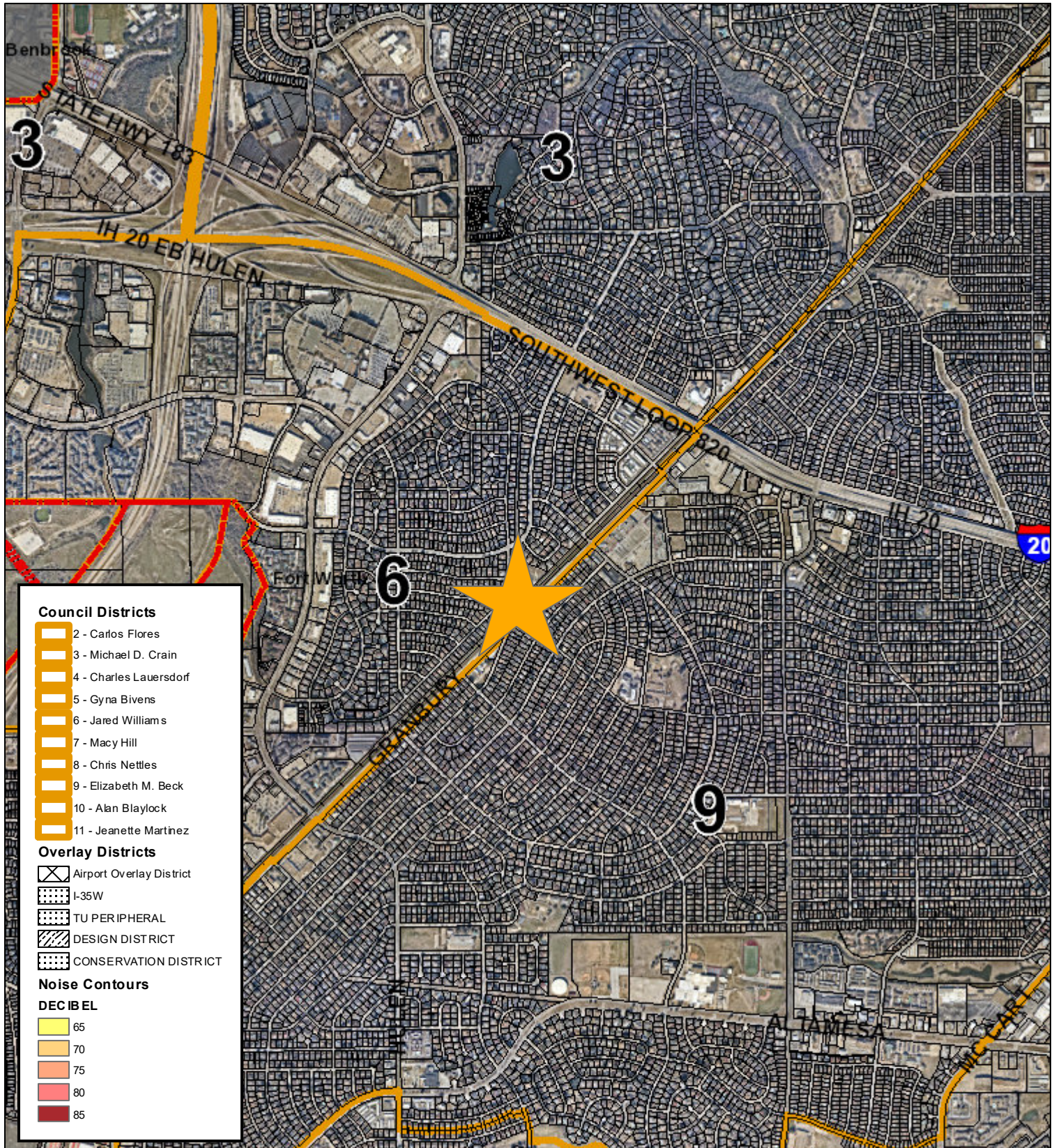
Aerial Photo Map





ZC-25-162

Area Map



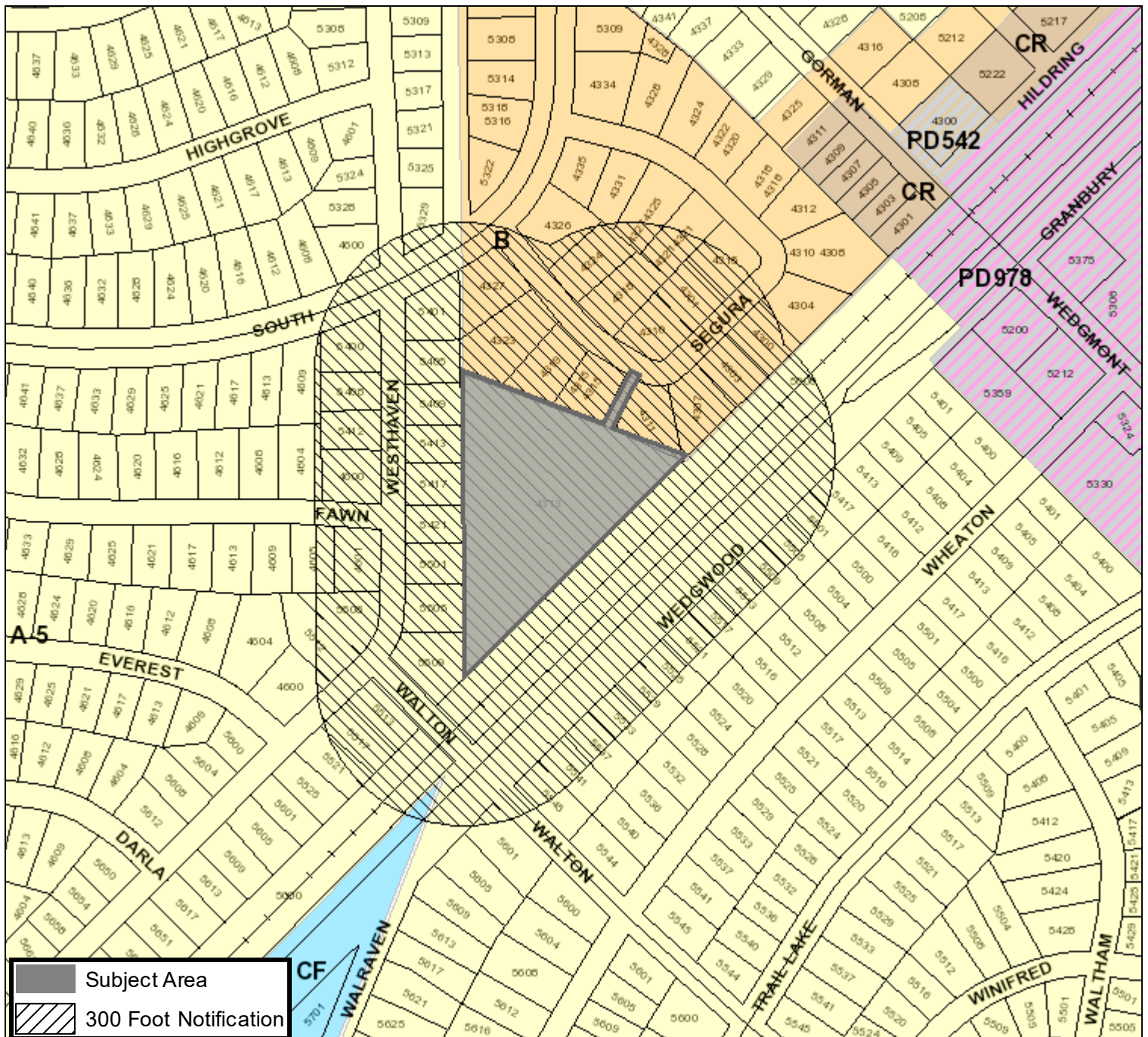
0 1,000 2,000 4,000 Feet



ZC-25-162

Area Zoning Map

Applicant: Oncor Electric/Kimley-Horn
Address: 4313 S Segura Court
Zoning From: A-5, B
Zoning To: PD for A-5 uses plus electrical substation with development waivers, site plan required
Acres: 3.273
Mapsc0: Text
Sector/District: Wedgwood
Commission Date: 10/8/2025
Contact: 817-392-8190



Subject Area
300 Foot Notification

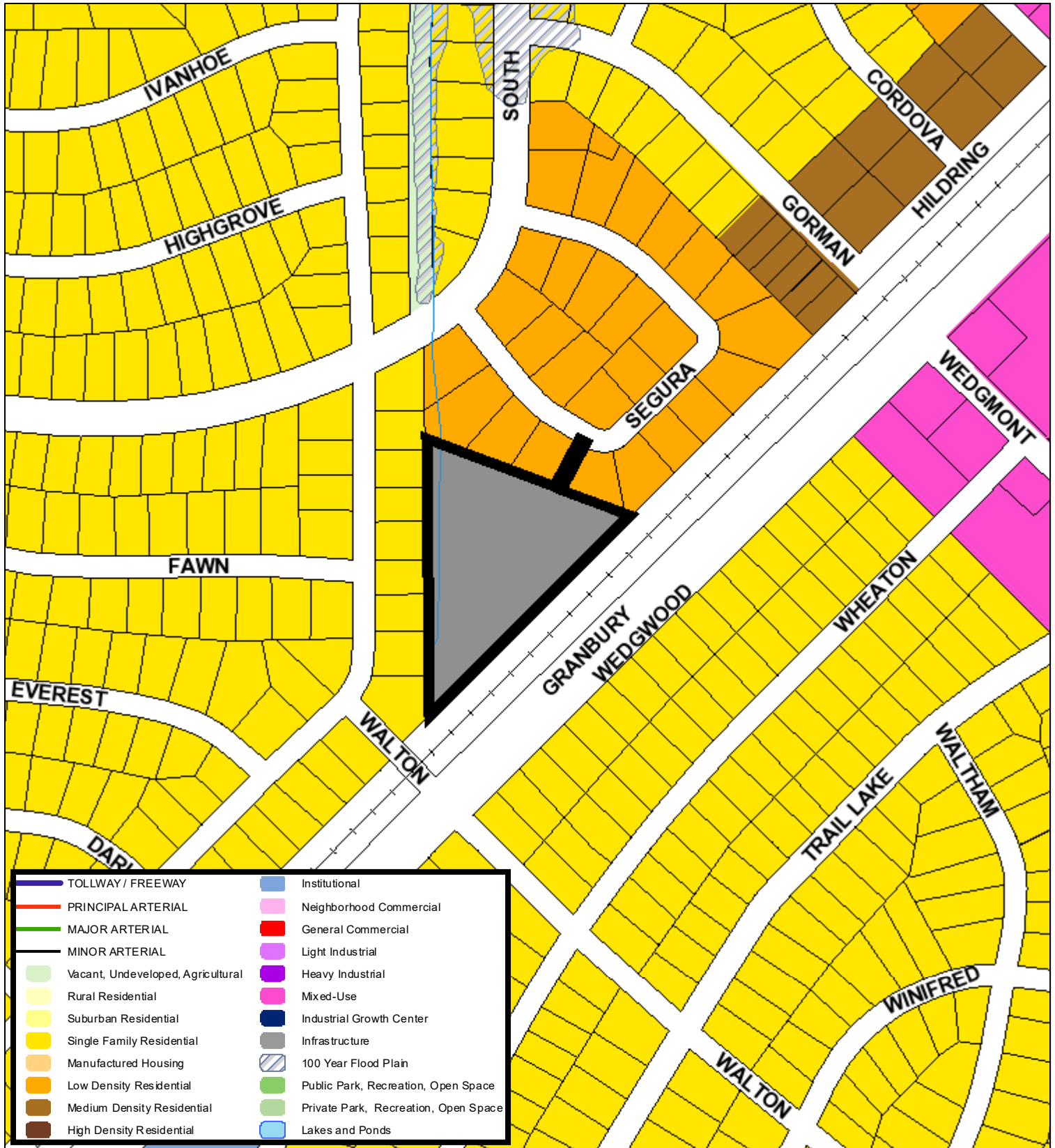
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ZC-25-162

Future Land Use

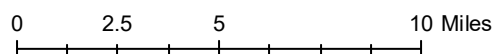
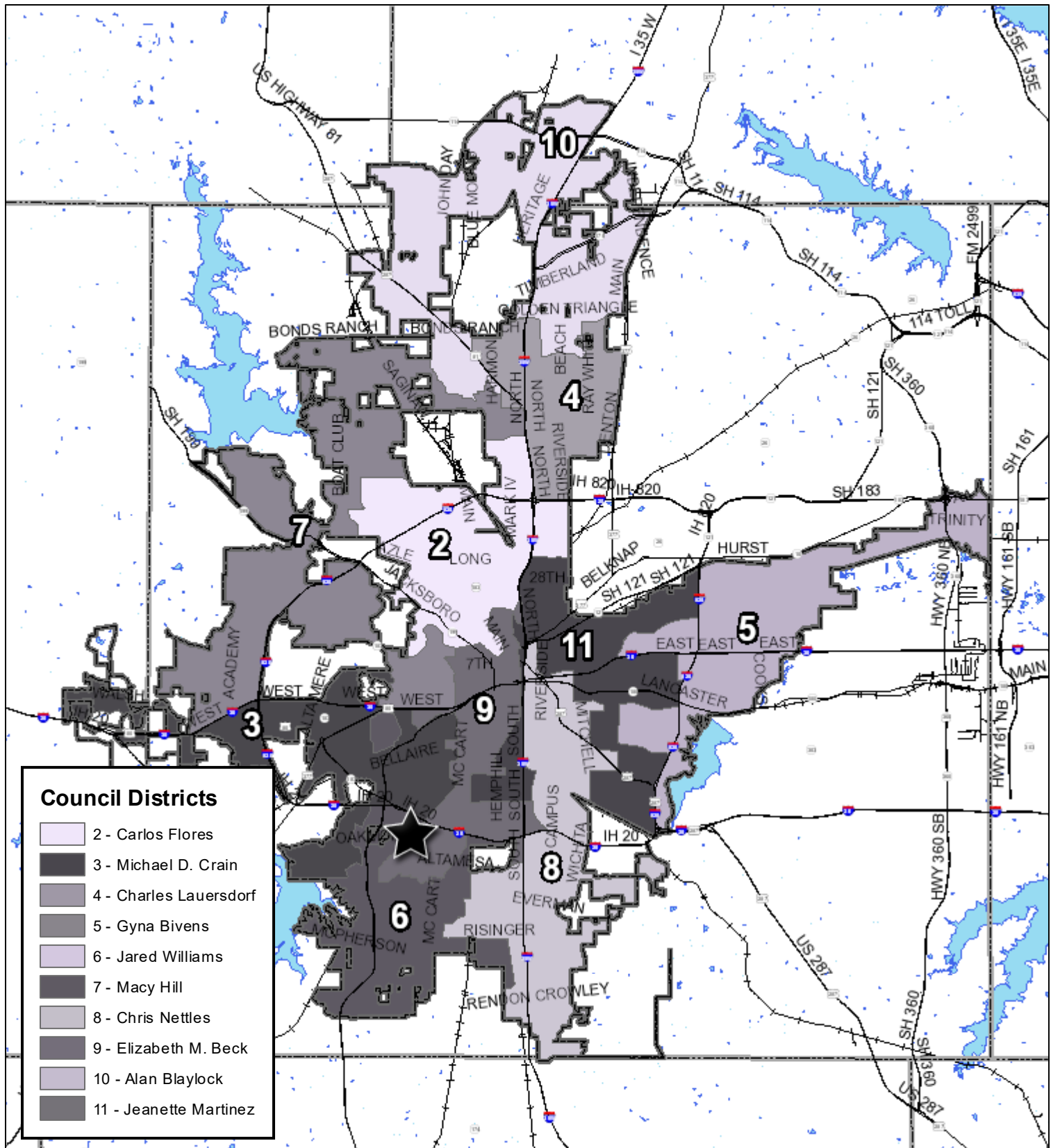


290 145 0 290 Feet

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.



Created: 9/15/2025 5:38:23 PM





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Omar Alvarez, Oncor Electric

Mailing Address 777 Main St, Suite 707 City, State, Zip Fort Worth, Tx 76102

Phone 817-940-0863 Email jose.alvarez@oncor.com

APPLICANT Rob Myers

Mailing Address 6160 Warren Parkway, Suite 210 City, State, Zip Frisco, Tx 75034

Phone 972-731-3800 Email rob.myers@kimley-horn.com

AGENT / OTHER CONTACT _____

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

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): 4313 Segura Ct S, Fort Worth Tx 76132

Total Rezoning Acreage: 3.27 ☒ 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): _____

Is rezoning proposed for the entire platted area? ☐ Yes ☐ No Total Platted Area: _____ 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: 3.27 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
☐ Rezoning from one standard zoning district to another ☒ Rezoning to Planned Development (PD) District ☐ Adding a Conditional Use Permit (CUP) Overlay ☐ Modifying development standards, waivers, and/or land uses for an existing PD or CUP	☐ Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> ☐ Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): A-5/B
 Proposed Zoning District(s): PD

Current Use of Property: Electrical Substation

Proposed Use of Property: Electrical Substation

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: A-5

Land Uses Being Added or Removed: N/A

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

The proposed project is an expansion of the existing substation and no additional landscaping is proposed. This PD proposes a variance to waive planting requirements. This project is a public utility project that will require the removal of trees that conflict with operations and overhead electric. All existing trees that exist outside of the expansion and utility conflicts will remain.

☒ 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: _____

Additional Use Proposed with CUP: _____

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

☐ 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.

Expansion of an existing electrical substation that will improve the reliability and service for the current and future customers and meet growing demand in the area.

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.

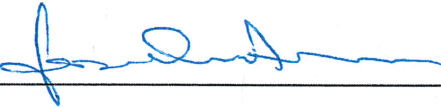
I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public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

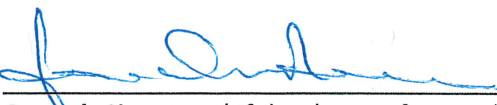


Owner's Name (Printed): Omar Alvarez

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) Rob Myers 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:

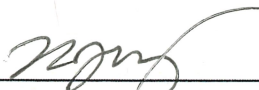
Shields, James Survey Abstract 1388 Tract 3A01 (CERTIFIED LEGAL DESCRIPTION)



Owner's Signature (of the above referenced property)

Omar Alvarez

Owner's Name (Printed)



Applicant or Agent's Signature

Rob Myers

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.

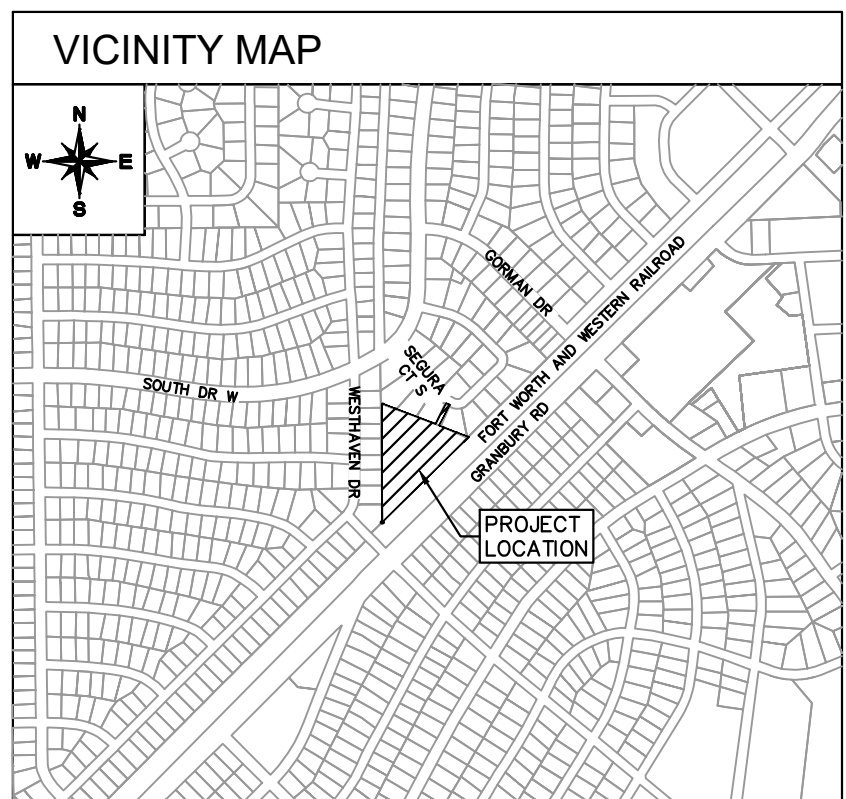
General Notes:

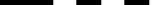
The following notes should be included on all site plans:

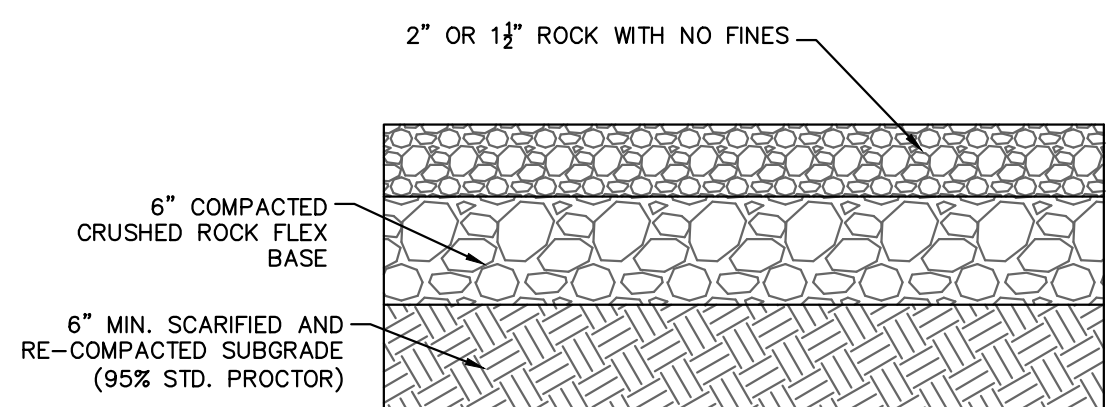
- N/A This project will comply with [Section 6.301, Landscaping](#).
 - o *Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)*
- N/A This project will comply 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.



 PROPOSED PROPERTY LINE
 ADJACENT PROPERTY LINE
 8' HEIGHT MASONRY WALL
 SUBSTATION PAD PAVEMENT:
 CRUSHED ROCK FLEX BASE
 PAVEMENT.



SIGNATURE

DATE _____

OUT OF
JAMES SHIELDS SURVEY, ABSTRACT NO. 1388
IN
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Rob Myers, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
RJM	KPH	RJM	AS SHOWN	09/02/2025	XXXXXXXXXX

EXHIBIT 'A'

Metes & Bounds Description

BEING a 3.273 acre tract of land situated in the James Shields Survey, Abstract No. 1388, Tarrant County, Texas, and being all of the tract of land described in deed to Texas Electric Service Co. as recorded in Volume 3063, Page 375, Deed Records, of Tarrant County, Texas (D.R.T.C.T.), also being all of Lot A, Block 111, Westcliff Addition, an Addition to the City of Fort worth, as recorded in Volume 388-49, Page 85, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said 3.272 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/4-inch iron rod on the northwesterly right-of-way line of Fort Worth & Western Railroad Company as recorded in Document Number 215033427, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and for the southeast corner of Lot 9, Block 7, Westwood Addition, an Addition to the City of Fort worth, as recorded in Volume 388-8, Page 75, of the P.R.T.C.T., said POINT OF BEGINNING being locatable by NAD83 Grid Coordinate N: 6,927,807.82', E: 2,310,105.10';

THENCE North 00 degrees 24 minutes 02 seconds West, along the east line of said Block 7, Westwood Addition, a distance of 621.05 feet to a set mag nail with shiner stamped "DUNAWAY ASSOC" for the west corner of Lot 26, Block 111, said Westcliff Addition;

THENCE South 69 degrees 12 minutes 02 seconds East, along the south line of said Block 111, Westcliff Addition, a distance of 302.63 feet to a set 5/8- inch iron rod with cap stamped "DUNAWAY ASSOC" for the southeast corner of Lot 24 said Block 111, Westcliff Addition, same being the southwest corner of Lot A, said Block 111, Westcliff Addition;

THENCE North 27 degrees 06 minutes 26 seconds East, along the common line of Lot 24, and Lot A, Block 111, Westcliff Addition, a distance of 122.22 feet to a set 5/8- inch iron rod with cap stamped "DUNAWAY ASSOC" for the northwest corner of said Lot A, Block 111, Westcliff Addition, same being the northeast corner of said lot 24, block 111, Westcliff Addition, and on the south right - of - way line of Segura Court South (a 56-foot wide right-of-way);

THENCE South 62 degrees 07 minutes 30 seconds East, along the south right-of-way line of said Segura Court South, a distance of 20.00 feet to a found 5/8-inch iron rod for the northeast corner of said Lot A, Block 111, Westcliff Addition, same being the northwest corner of Lot 23, said Block 111, Westcliff Addition;

THENCE South 27 degrees 06 minutes 26 seconds West, along the common line of said Lot A and Lot 24, Block 111, Westcliff Addition a distance of 119.74 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" for the southwest corner of said Lot 23, Block 111, Westcliff Addition, same being the southeast corner of said Lot A, Block 111, Westcliff Addition;

THENCE South 69 degrees 12 minutes 02 seconds East, along the south line of said Lot 23, Block 111, Westcliff Addition, a distance of 161.32 feet to a found 5/8-inch iron rod for the southeast corner of said Lot 23, Block 111, Westcliff Addition, and on the northwesterly right-of-way line of said Fort Worth & Western Railroad Company;

THENCE South 44 degrees 56 minutes 20 seconds West, along the northwesterly right-of-way line of said Fort Worth & Western Railroad Company, a distance of 634.51 feet to the POINT OF BEGINNING, and containing 3.273 acres (or 142,565 square feet) of land, more or less.

The basis of bearings for this survey is the Texas State Coordinate System of 1983, Texas North Central Zone 4202, based upon GPS measurements. Distances and areas hereon are Surface values. A combined scale factor of 0.99986499 was used for this project.

B005700.423

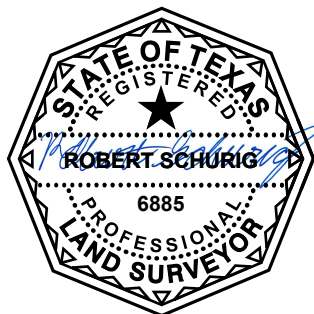
PAGE 1 OF 1

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

AUGUST 14, 2025



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

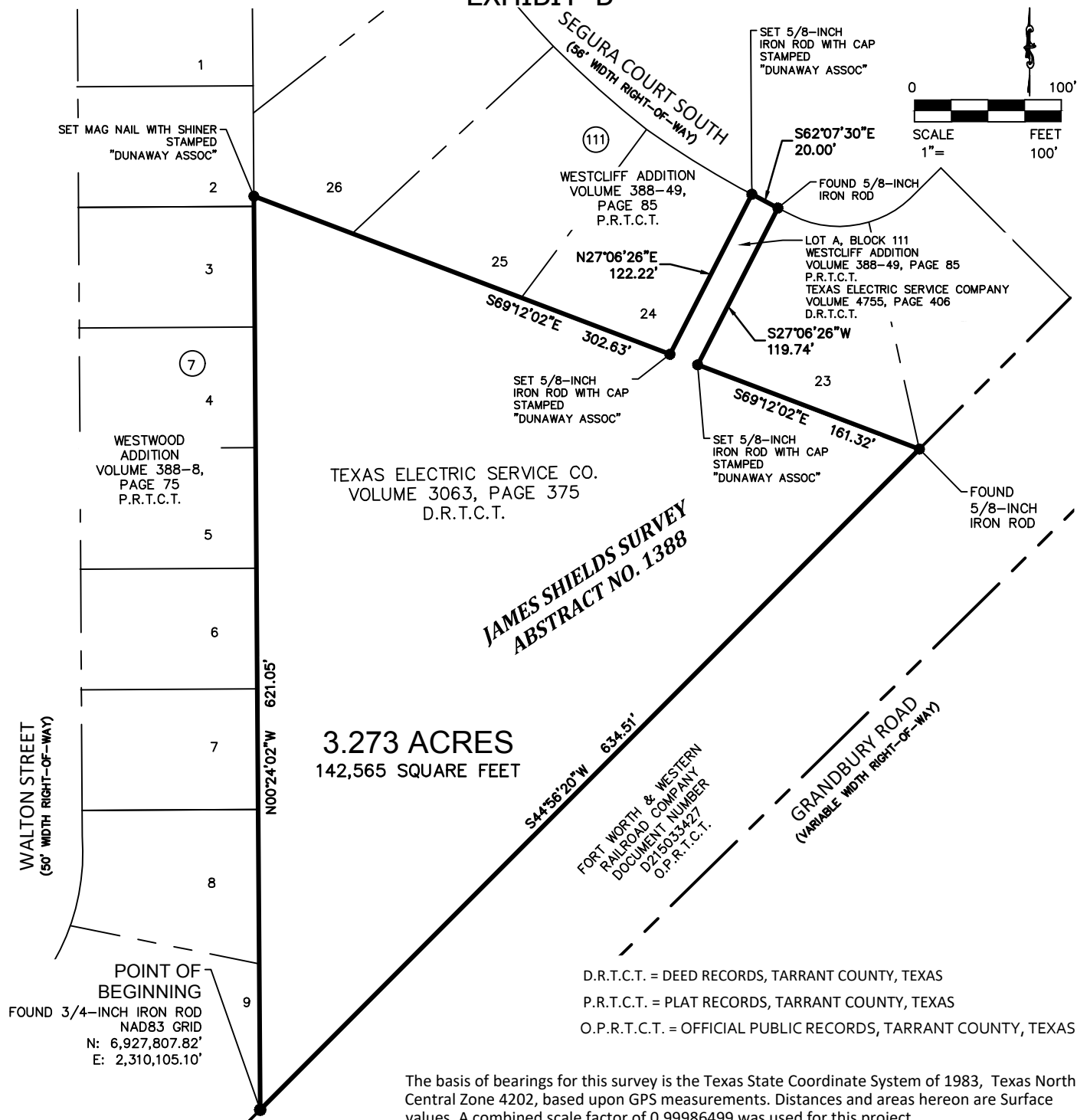


BOUNDARY SURVEY
OF

3.273 ACRES

Situated in the James Shields Survey,
Abstract No. 1388
Tarrant County, Texas

EXHIBIT 'B'



B005700.423

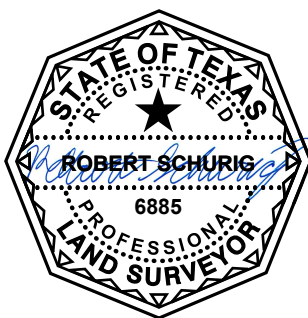
PAGE 1 OF 1

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

AUGUST 14, 2025



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



BOUNDARY SURVEY
OF
3.273 ACRES

Situated in the James Shields Survey,
Abstract No. 1388,
Tarrant County, Texas



Memorandum

To: City of Fort Worth

From: Rob Myers, P.E.

Date: September 2, 2025

Subject: PD Statement – Oncor Wedgwood PD

The subject property is a 3.27-acre tract of land currently zoned A-5/B. The property currently contains an active Oncor electric substation that is classified legal non-conforming for the zoning district. This proposed zoning application will establish a Planned Development (PD) that will allow an extension of the existing substation to expand the electric service and support the demand in the area.

The proposed PD will have a base zoning of A-5.

The property is surrounded by single family residential use to the north and west, zoned A-5 and B. To the east and south is Granbury Rd and Fort Worth and Western Railroad.

The site will be accessed by the existing full-access drive on Segura Ct S that serves the existing electric substation.

The maximum height of proposed structures will be 65 feet.

There is no required water or sanitary sewer service for this development.

All storm drainage will follow the drainage pattern of the existing substation and drain west into the existing channel.

Landscape Variance

This PD will request variance from one-family ("A-5") district section 4.705(d)(4) *Landscaping and buffers* of the Fort Worth Code of Ordinances. Trees will not be proposed around the substation yard. As they mature, they will pose a threat to the station's electrical equipment, and Oncor has had outages in the past caused by trees falling into stations. If vegetation is required, Oncor district recommendation would be some type of low maintenance shrub with no irrigation. Additionally, this project is a public utility project that will require the removal of trees that conflict with operations and overhead electric. All existing trees that are outside of the expansion and utility conflicts will remain.

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

APPOINTMENT OF ATTORNEY-IN-FACT

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS, that James Greer, Executive Vice President and Chief Operating Officer of ONCOR ELECTRIC DELIVERY COMPANY LLC, a Delaware limited liability company (the "Company"), having been duly authorized, does hereby appoint **Jose Omar Alvarez** as Attorney-in-Fact of the Company, with the power and authority to represent the Company and to act in its name, place and stead in connection with entering into and consummating contracts, options, deeds, division orders, pooling and/or unitization agreements or other agreements for the purchase, sale, encumbrance or lease of real property or interests in real property, including, but not limited to the development and exploitation of oil, gas and other minerals from, on or associated with the real property.

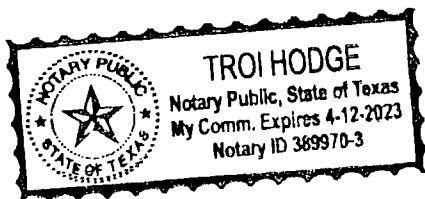
DATED effective as of June 22, 2022.

ONCOR ELECTRIC DELIVERY COMPANY LLC

By: *James Greer*
James Greer
Executive Vice President and Chief Operating Officer

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 22nd day of June, 2022 by James Greer, Executive Vice President and Chief Operating Officer of Oncor Electric Delivery Company LLC, a Delaware limited liability company, as the act and deed of said limited liability company.



Troi Hodge
Notary Public, State of Texas