

City Council of McKinney  
Grayson-Collin Electric Cooperative (GCEC)  
Proposal for substation located in south McKinney near S.H. 121 and U.S. 75

Prepared 12/22/2016 revised 01/18/2017  
To be presented February 6, 2017

Petition in Support of Specific Use Permit "SUP"

- 1- Grayson-Collin Electric Cooperative (GCEC) is here today to get feedback from you about the proposed location for a GCEC substation.
  - a. GCEC has been in negotiations with a land developer (TCI 34 McKinney, Inc.) to purchase approximately 4 acres of land near the site of the new McKinney ISD football stadium. GCEC has a commitment to serve agreement with McKinney ISD to provide electrical power service to the new football stadium.
  - b. The property being negotiated for the development of the GCEC substation was declared by the developer to be the least valuable portion of the entire development and is in an area that is already a centralized area for utilities.
  - c. The proposed location is directly adjacent to an existing transmission line that is essential to the construction of this and other substations. This property is also conveniently located next to several existing feeder circuits that come from other substations to supply this area with electricity.
  - d. The new substation will free up load from the other, farther away substation, allowing for additional growth and development in those areas as well.
- 2- The piece of property that we are discussing is a portion of a larger property that is being subdivided for mixed-use development, apartments and commercial.
  - a. This property incorporates a portion of Sloan Creek which has a potential for flooding.
  - b. The substation will be concealed from the view of S.H. 121 by a large stand of trees along the creek which will remain.
  - c. The additional frontage along S.H. 121 will be developed into commercial business that will also screen the substation.
  - d. Essentially the substation will be surrounded by businesses, apartments (nearly completed and ready for occupancy; see attached drawing) and existing old growth trees.
  - e. Additionally the substation is set back approximately 220 feet from the northern curb of S.H. 121. The 220 feet is more than adequate for commercial development. The property is an "L" shape a small portion of which directly abuts to S.H. 121, this portion of the property will not be used for the actual substation.
- 3- The existing and future commercial and residential developments along S.H. 121 and U.S. 75 require the electricity that will be provided by this substation. This is essential to the financial success of the developments and the future growth of the City of McKinney.
  - a. This substation will fulfill GCEC's commitment to Safe; Adequate, Reliable and Economical electrical power for its customers within the City of McKinney.
  - b. GCEC currently serves approximately 5600 business and residential customers within the City of McKinney. Most of these customers are served by other substations that were built outside of the City of McKinney and have assumed additional load from commercial and residential development. This substation will also provide service for some consumers in Allen and Fairview.
- 4- The property also has several existing easements for existing and future water and sanitary sewer. There is also an 80'x75' easement for a sanitary sewer lift station in the south east corner of the property that is located directly next to S.H. 121.

- 5- We understand the council's concerns about the location of substations, their impact on property values and their appearance. However; electricity, like water and sewer is essential to the development of business and residential.
  - a. This area is already a centralized area for utilities. Oncor has a substation directly next door and the City of McKinney has a water supply facility just to the north across McKinney Ranch Parkway.
  - b. This centralized area for utilities allows for the remainder of the City of McKinney to develop and grow. Short distances between electric substations and other centralized utilities improve the reliability of electric service to the other centralized utilities, such as telephone, cellular phone, water and sewer service.
- 6- We feel that resident of McKinney would prefer these utility facilities to be located in commercial areas rather than residential.
  - a. This piece of property is unique in that it fulfills all the requirements of the substation, yet is concealed by surrounding development.
  - b. It minimizes visual impact by reducing the amount of infrastructure that would be required if new transmission lines had to be installed to locate the substation in a different area.

GCEC contributed to the City of McKinney franchise fees of \$400,188 in 2015 and \$379,826 (01/01/2016 - 11/30/2016). GCEC paid \$30,326 in property taxes to the City of McKinney for 2015. We do not know how much of that went to the county.

Thank you for your consideration.