



April 5, 2023

City of McKinney
222 N. Tennessee St.
McKinney, Texas 75069

Re: *Oncor Bloomdale Switch*
 Letter of Intent – SUP Submittal

The proposed project is a new Oncor switch station located at 1571 FM 543, McKinney, TX 75071, Parcel Number R-10246-00A-0020-1. Staff has determined that this use will require a SUP for this property. Based on the growing demand and need for increased reliability to the electrical grid, this substation project has been determined to be required at this location.

The subject property is 52.24 acres with Spur 195 to the east, an existing transmission line and easement to the west and US Highway 75 at the northwest corner. Adjacent properties to this site include a vacant AG zoned property to the north and Naomi Press Elementary School and Pecan Ridge Estates single family residents to the south. The existing drainage pattern sheet flows runoff from south to north which is directed through existing drainage easements onsite. Floodplain exists along the northern property as well as heavy tree canopy.

The proposed switch station is approximately 138,900sf in area with proposed access off Spur 195 to the east. The proposed switch station will be protected by a 6' chain-link fence with 1' of three-strand barbed wire around the perimeter of the pad and four (4) access gates located along the east and north sides of the switch. The switch station will consist of electrical structures and two (2) prefabricated metal buildings that are uninhabitable and used for operation of the structures onsite. No water or sewer service will be required. Traffic impact will be negligible for this project since the proposed equipment will be operated remotely.

Please contact me at (972.385.3500) or rob.myers@kimley-horn.com should you have any questions or need any additional information.

Sincerely,

Rob Myers, P.E.
Associate