



Masterplan

Texas Land Use Consultants

October 20, 2016

Mr. Tony McIlwain, AICP, CFM
City Planner
Planning and Development Services
City of Killeen
P.O. Box 1329
Killeen, TX 76540

Subject: CUP Request for Oncor Electric Substation

Dear Mr. McIlwain:

As discussed during previous meetings and most recently during the Commercial Plan Review meeting on October 5th, Oncor Electric Delivery is requesting a CUP (Conditional Use Permit) for property zoned A (Agriculture) District to allow for development of an electrical substation. Provided for your review and use is the CUP application and support material, which includes a zoning exhibit and site plan.

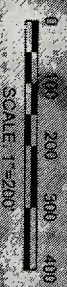
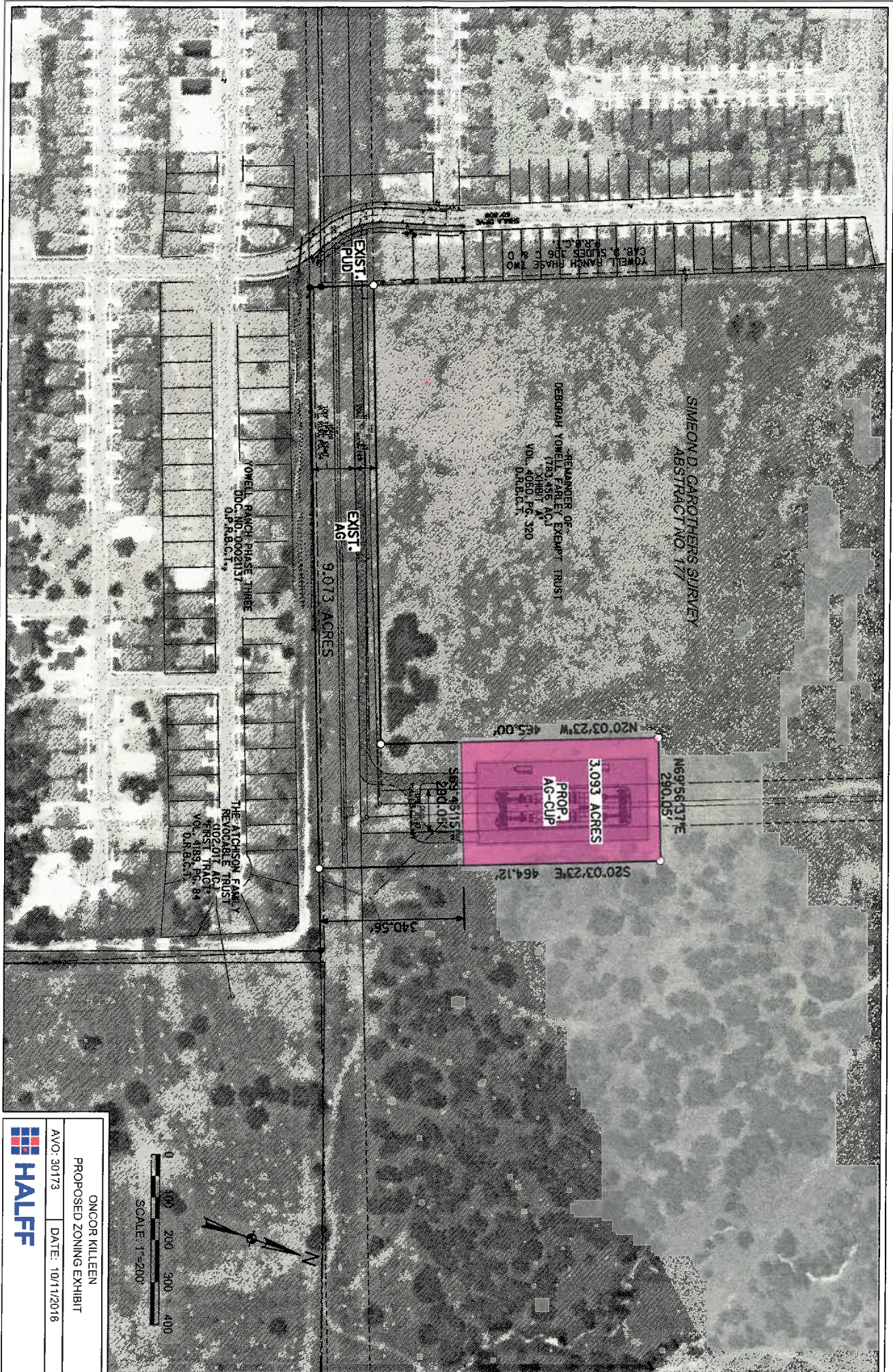
Development of the substation site is limited to 3.093 acres. However, 9.073 acres will be purchased from the current landowner to provide for access to the site. Careful consideration and extensive negotiations with the landowner were involved to select a site that would have minimal impact on existing and future residents, view corridors, and the future development potential of the remaining tract, while still providing for the service needs of the community as a whole. Access to the site will be taken from Shimla Drive within an existing "TP&L Easement" on Lot 1, Block 4 of the Yowell Ranch Phase Two subdivision. The owner of this lot is aware of and agreeable to the development plan.

Activity on the site will be limited to an electrical substation use. The facility will not have onsite employees, nor will the facility have standard hours of operation. Rather substations operate continuously in response to demand. Occasionally, Oncor employees in trucks will enter the site for inspection, monitoring, and maintenance. However, such trips are limited to approximately once or twice a month. The intent is to protect the development potential of the remaining tract. Therefore, the minimum acreage to accommodate the substation is being purchased, and the proposed site represents the maximum capacity for the use.

Thank you for assistance with this project. If you have any questions or require additional information, please contact me at karen@masterplanconsultants.com or 512-202-5542.

Sincerely,

Karen Wunsch, AICP



	ONCOR KILLEEN	
	PROPOSED ZONING EXHIBIT	
AVO: 30173	DATE: 10/11/2016	

Example of Proposed Fence Material - Elm Road Substation

