



January 29, 2021

Ms. Sofia Nelson
Director of Planning
City of Georgetown
809 Martin Luther King Jr. St
Georgetown, Texas 78626

RE: LCRATSC Gabriel Substation Upgrade, 400 Stadium Drive, Georgetown, TX 78626.
Letter of Intent – Development Agreement

Dear Director Nelson,

This Letter of Intent (LOI) is to request the implementation of a Development Agreement (DA) for the referenced project. We submit this application to modify, delay or otherwise propose an alternative procedure to certain requirements of the Code of Ordinances.

According to the Application Checklist for the DA, we offer the following explanation:

- We understand that the 2030 Comprehensive Plan supports the use of critical utility infrastructure such as this substation expansion which will enhance and allow for safe and essential services that support the City's growth and development.
- The proposal requires a DA to incorporate applicable code requirements while providing for the safe, efficient, and timely construction and operation of the substation expansion.
- The applicant needs to expand the neighboring existing Gabriel Substation to increase the reliability of electric service and allow for continued safe electric service for growth within the City. This expanded substation is important, as it impacts 37 MW of electrical load, equivalent to the service needs of 5,000 homes at peak use.
- The proposed agreement will allow for the substation expansion which will provide additional reliability to the utility infrastructure. It will create no adverse traffic impacts but safely allow for future expansion within the City.
- This DA would address the requirements of the previously submitted Site Development Application 2020-19-SDP.
- The proposed agreement promotes safe and more reliable electric service to the vicinity and surrounding portions of the electrical grid by the upgrade of the station. The proposal is consistent with the 2030 CP, as an existing public facility is being upgraded.

We sincerely appreciate your consideration in this matter of a proposed Development Agreement.

Civil Design Services, Inc., dba
CDS Muery

By: Robert D. Leonhard

Robert D. Leonhard, PE
Its: Manager – Development Services