ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0242 / Mueller Austin Energy Substation

P.C. DATE: October 13, 2009
September 22, 2009
August 11, 2009
May 12, 2009
March 24, 2009
February 24, 2009
February 10, 2009

ADDRESS: 2403 E 51st Street

OWNER: Austin Energy (Dorthy Kester), 512-505-7000

AGENT: Stanley Consultants, Inc. (Charles Steinman), 512-427-3600

ZONING FROM: GR-NP **TO:** P-NP

SITE AREA: 4.426 acres (192,796.56 sq. ft.)

SUMMARY STAFF RECOMMENDATION: The staff recommendation is to grant the change from GR-NP (Community Commercial – Neighborhood Plan) district zoning to P–NP (Public – Neighborhood Plan) zoning district.

SUMMARY PLANNING COMMISSION RECOMMENDATION: On October 13, 2009 Planning Commission voted to *DENY* staff's recommendation for P-NP zoning, was approved by Commissioner Jay Reddy's motion, Commissioner Danette Chimenti second the motion on a vote of 5-1. Commissioner Clint Small voted against the motion (nay); Commissioners Saundra Kirk and Dave Anderson were absent, with 1 vacancy on the Commission.

* The Commission recommended and voted unanimously for City Council to forward this case to the Mueller Commission.

(This case was postponed by the Neighborhood and Applicant on February 12, 2009; by the Neighborhood on February 24, 2009; by the Applicant on March 24, 2009 and an indefinite postponement was granted by the request of the Applicant on May 12, 2009; by the Neighborhood on August 11, 2009 and continued by the Planning Commission on September 22, 2009 – the public hearing remained open).

ISSUES: At the Planning Commission meeting of September 22, 2009, there was some discussion as to whether part of the 4.42-acre tract could maintain the current zoning of GR-NP and also be developed with commercial uses. Although the substation will occupy less than 2 acres of the site, Austin Energy requests a buffer between the substation and any commercial uses. Although the specific location of the substation on this tract has yet to be resolved, site constraints include the 35' drainage easement, floodplain, and the restriction that no permanent structures can be constructed under the power lines of the substation. Additionally, if the substation is permitted to build on the alternate site to the south, Austin Energy's power lines will still cross the current site, and no permanent structures could be constructed under these power lines.

On May 12, 2009, Austin Energy requested an indefinite postponement. The purpose of the indefinite postponement request was to allow additional time to consider an alternate site, and for Austin Energy to continue to meet with the neighborhood and other stakeholders. An alternate site was proposed by Austin Energy, however, all stakeholders did not support this proposition, so the applicant is moving forward with the original location. This case was re-noticed.

Austin Energy met with the Windsor Park Contact Team on February 9, the Robert Mueller Municipal Airport Plan Implementation Advisory Committee on March 10, and with the Mueller New Construction Council Team on March 11.

DEPARTMENT COMMENTS: The 4.42-acre site is currently zoned GR-NP (Community Commercial – Neighborhood Plan) district and is located at the northeast corner of Old Manor Road and E 51st Street. The proposed development will have driveway access from both streets, to which both ingress and egress access will be taken. The site lies within the University Hills/Windsor Park Combined Neighborhood Plan and is surrounded by Private Secondary Educational Facilities to the north, Communication Services to the south and multifamily to the east and west.

The subject property is currently undeveloped. Austin Energy, the property owner, is requesting P-NP, Public-Neighborhood Plan zoning to build a 138 kV substation by the summer of 2011. This substation is necessary to serve the redevelopment of Mueller (which includes the Dell Children's Hospital, offices, retail, and residential) and to solve other reliability issues in the surrounding area. The proposed substation will serve load within the 720 acre Mueller Redevelopment and the surrounding residential Windsor Park area. The applicant states that there will be a 10' tall concrete masonry wall and landscaping around the substation. Less than two acres will be used for the substation and the remainder will be left in its natural state.

The staff recommendation is to approve the requested zoning change because the proposed substation is 1) considered a civic use, and will provide electric service to the Mueller redevelopment and to the surrounding residential area of Windsor Park; 2) access is taken to an arterial and a collector street; and 3) it is the City Council's general policy that all City-owned or leased land be zoned Public (P) district.

In the P zoning district, any use on a site larger than one acre requires a conditional use site plan. The purpose of this requirement is to establish site development regulations such as building height, scale, setbacks and drainage. It also allows public comment at a hearing to ensure compatibility in terms of access, traffic circulation, bulk, open space and landscaping.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	GR-NP	Undeveloped
North	CS-V-CO-NP	Private Educational Facilities (Austin Peace Academy)
South	GO-NP / GO-MU-V-CO-NP	Detention pond / Communication Services (Trouble Maker Studio)
East	MF-3-NP	Multifamily – Apartments
West	LR-MU-V-NP	Multifamily – Apartments

NEIGHBORHOOD PLAN AREA: University Hills/Windsor Park Combined

TIA: A traffic impact analysis was not required for this case.

WATERSHED: Tannehill Branch **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **SCENIC ROADWAY:** No

NEIGHBORHOOD ORGANIZATIONS:
Austin Parks Foundation
PODER People Organized in Defense of Earth & Her Resources
Anberly Airport Assn.
League of Bicycling Voters
Windsor Park Neighborhood Plan Contact Team
University Hills/Windsor Park NPA Staff Liaison
Mueller Property Owners Association
Mueller Neighborhoods Coalition
Mueller Community Association
Mueller Master Community Inc
Austin Neighborhoods Council
Homeless Neighborhood Organization
Home Builders Association of Greater Austin
Keep the Land

SCHOOLS:
Blanton Elementary School Pearce Middle School Reagan High School

RELATED CASES:
The University Hills/Windsor Park Combined rezonings were approved on August 9, 2007. (C14-2007-0006).

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2008-0044 – City Initiated for Multiple Tracts	The applicant is requesting Vertical Mixed Use Zoning.	4/9/2008 PC Apvd V (9-0); see PC minutes for additional details	5/27/2008 Apvd Ord. 20080522-041 for V excluding Tr 15-16, 26 (& 30); (7-0); 2nd/3rd rdgs
C14-2007-0070 - 4800 Manor Road	From PUD to GO-MU.	6/22/2007 PC APVD staff rec of GO-MU by consent (9-0)	Apvd Ord 20070621-133 for GR-MU (7-0); all 3 rdgs
C14-07-0003 – 4611 Manor Road	from PUD-NP to GR-MU-CO-NP	5/15/2007 PC APVD staff rec of GR-MU-CO-NP (8-0)	6/11/2007 Apvd Ord 20070524-045 for GR-MU-CO-NP (6-0); all 3 rdgs

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Old Manor Rd	85'	25'	Collector	No	No	No
E 51st St	80'	44'	Arterial	No	PR 1	Yes

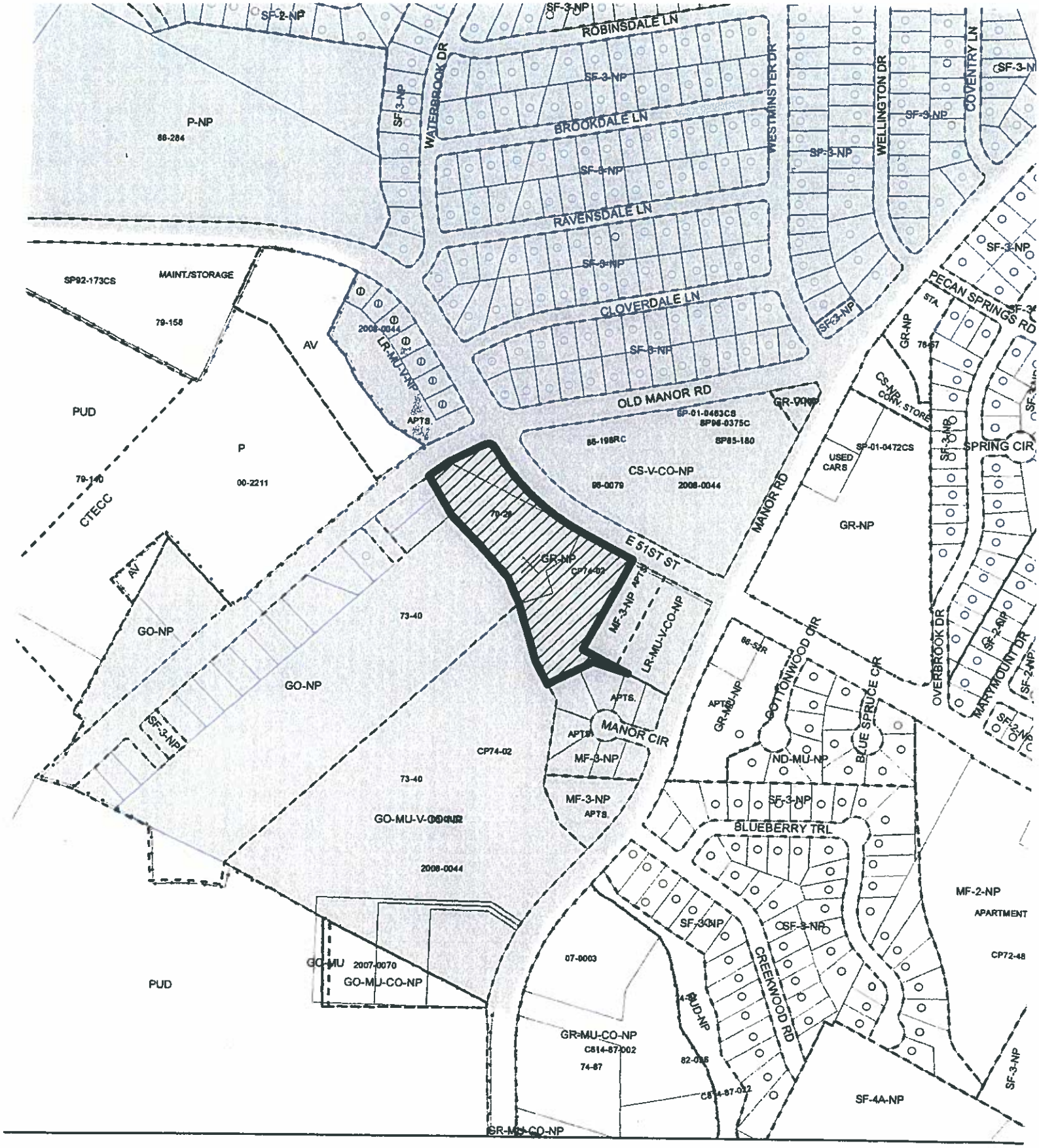
CITY COUNCIL DATE:	**ACTION:**
March 12, 2009	This item was postponed to April 2, 2009 at the staff's request on consent on Council Member Shade's motion, Council Member Martinez' second on a 6-0 vote. Mayor Pro Tem McCracken was off the dais.
April 2, 2009	This item was postponed to May 21, 2009 at the applicant's request on consent on Council Member Morrison's motion, Council Member Leffingwell's second on a 7-0 vote.
May 21, 2009	This item was postponed indefinitely on consent at the applicant's request on Mayor Pro Tem McCracken's motion, Council Member Morrison's second on a 7-0 vote. (Under City Code, items postponed indefinitely are withdrawn from the active agenda and must be re-noticed before being placed back on the council agenda.)
September 24, 2009	This item was postponed on consent to October 22, 2009 at the staff's request on Council Member Shade's motion, Council Member Spelman's second on a 7-0 vote.
October 22, 2009	

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Joi Harden **PHONE:** 974-2122

E-MAIL: joi.harden@ci.austin.tx.us;



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

1" = 400'

ZONING

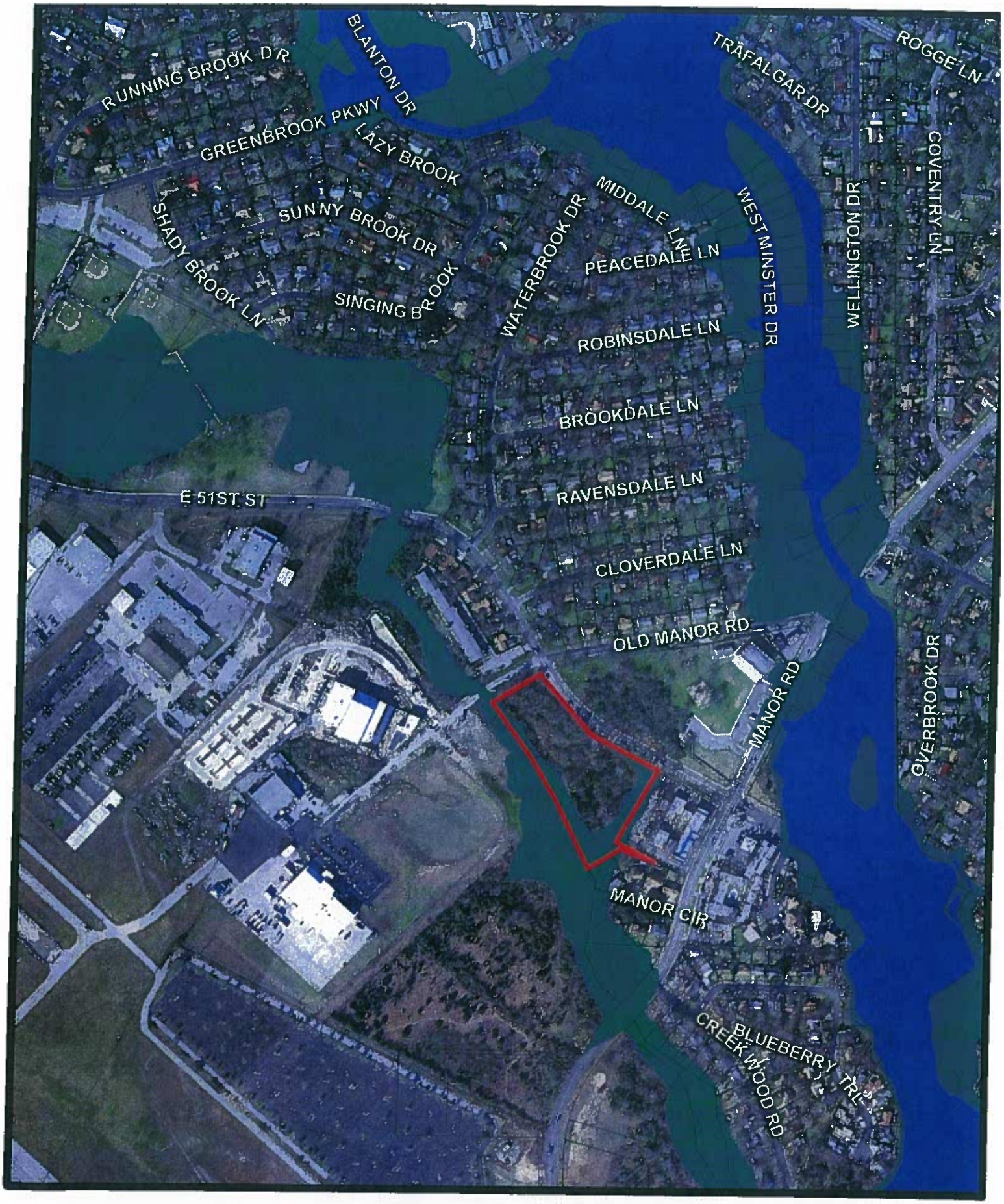
ZONING CASE#: C14-2008-0242
ADDRESS: 2403 E 51ST ST
SUBJECT AREA: 4.426 ACRES
GRID: L25
MANAGER: J. HARDEN

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839

C14-2008-0242 2403 E. 51st ST.

From Community Commercial - Neighborhood Plan (GR-NP) to Public-Neighborhood Plan (P-NP) District Zoning



C14-2008-0242 2403 E. 51st ST.

From Community Commercial - Neighborhood Plan (GR-NP) to Public-Neighborhood Plan (P-NP) District Zoning

100 Year Flood Plain

SUMMARY STAFF RECOMMENDATION

The staff recommendation is to grant the change from GR-NP (Community Commercial – Neighborhood Plan) district zoning to P-NP (Public – Neighborhood Plan) zoning district.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

   P- Public district is the designation for a governmental, civic, public service, or public institution use. A P zoning district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located. The proposed Mueller Austin Energy substation is consistent with this purpose statement.

2. *Zoning should be consistent with the proposed Future Land Use Map (FLUM) or adopted neighborhood plan.*

   The property lies within the University Hills/Windsor Park Combined Neighborhood Plan adopted on August 9, 2007. The current land use on the Future Land Use Map (FLUM) shows the subject property is designated as "Utilities" which is for land used or dedicated for public or private utilities including pipelines, utility lines, water and wastewater facilities, substation and telephone facilities consistent with the proposed zoning request and development.

EXISTING CONDITIONS

Site Characteristics

The site is currently undeveloped and heavily wooded. The property slopes from 51st Street toward the rear of the property where there is a floodplain.

Impervious Cover

The maximum impervious cover allowed by the P zoning district is established by a conditional use site plan. The maximum impervious cover allowed by the GR zoning district is 90%.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Tannehill Branch Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is a flood plain within the project area.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Site Plan Review

This site is over 1 acre. Any development of land on "P" public zoning over 1 acre requires a Conditional Use Permit. Once all site plan reviewers' comments are cleared, the site plan must then have a public hearing at Planning Commission, and can only be approved after Planning Commission approval.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Harden, Joi

From: Kester, Dorthy [Dorthy.Kester@austinenergy.com]
Sent: Wednesday, August 19, 2009 7:33 AM
To: Harden, Joi
Cc: Poole, Sonny
Subject: Mueller Sub Layout
Importance: High
Attachments: MU-Layout.pdf

Joi,

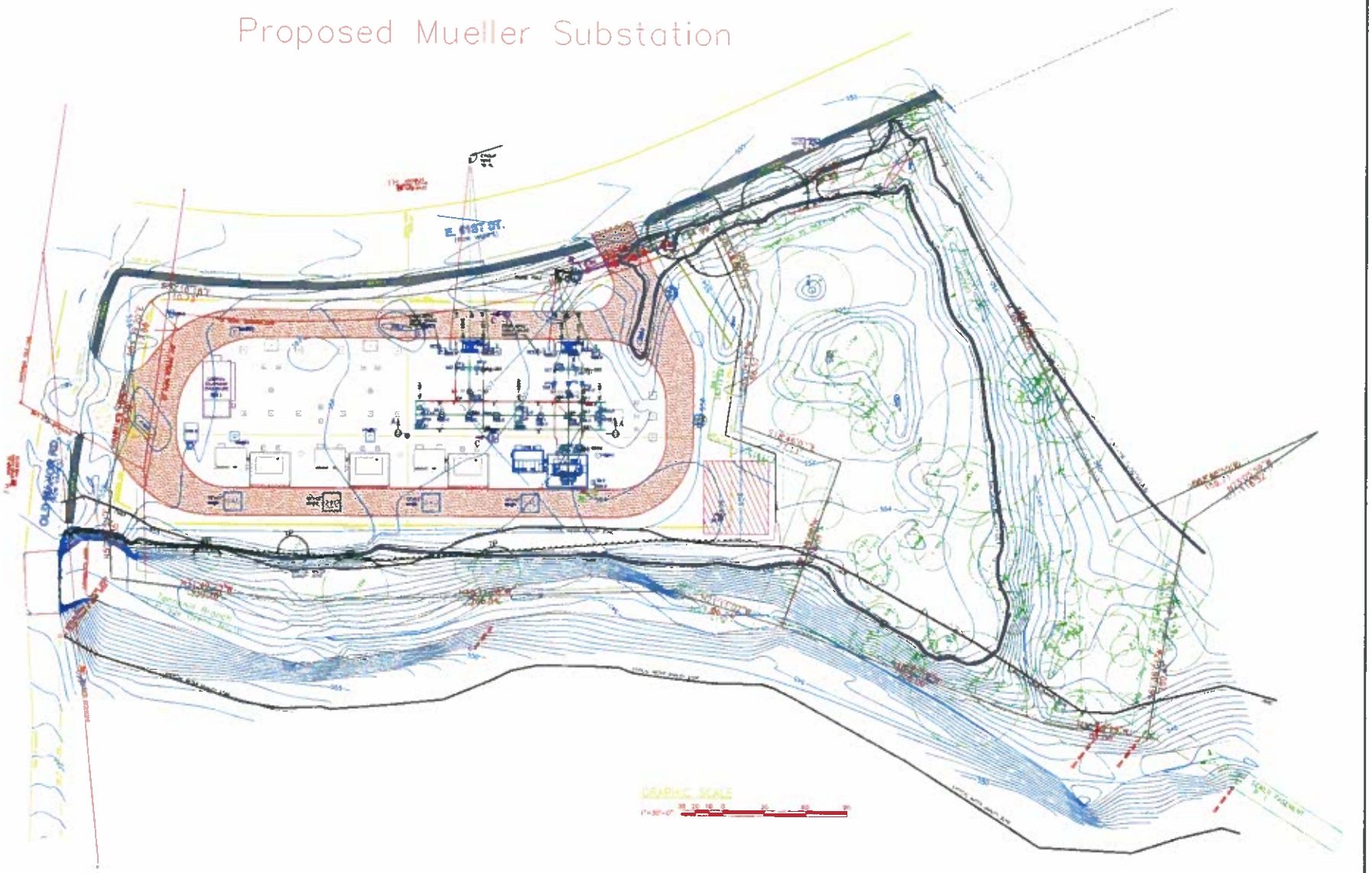
Attached is the layout for Mueller. There was a comment from the Planning Commission about allowing for commercial development or park-like features around the substation. We have constraints on the property that have made it difficult to position our equipment and still allow required electrical safety clearances and accessibility to the equipment. Here are some of the obstacles with the property that we have addressed:

1. Running parallel to 51st Street is Boggy Creek, which creates a Critical Water Quality Zone (CWQZ) and has flood plain implications. We have pushed the substation as close to the CWQZ as possible.
2. There is a 100-year flood plain that runs along Boggy Creek and through the eastern side of the property along 51st Street. The property to the east of the substation along 51st Street is quite steep and also borders the flood plain. We had to align the proposed sidewalk with the curb in this area to avoid the flood plain and building retaining walls.
3. Since we have to route a transmission circuit on either side of 51st Street, we must place a transmission structure between the curb and the substation wall to transition into one of the substation terminations.
4. We are installing a decorative screening wall around the substation. By setting the wall boundaries as far off the road as possible, we tried to provide visibility at the intersection of 51st and Old Manor Road for vehicular traffic. Between the wall and the road, we plan to install utility-compatible landscaping.
5. The property to the east of the substation that is undeveloped will have the underbrush cleared as much as City permitting allows, but will be maintained in its natural state for a vegetative filter strip.

If there are any other questions about the available space in the property, please contact me.

Dorthy Kester, PE, PMP
Project Manager
Austin Energy
512-505-7041

Proposed Mueller Substation



NO	DATE	REVISION	TAS	DSGN	DWN	CHK	MGR_APPR	COM_APPR	ENG_APPR
8									
7									
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4									
3									
2									
1									
0		PROPOSED LAYOUT		GLH	GLH				

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AUSTIN ENERGY
ELECTRIC SERVICE DELIVERY
SUBSTATION ENGINEERING

TITLE
MUELLER SUBSTATION
PROPOSED LAYOUT

SCALE 1"=30'
FILE NAME MU-LAYOUT.DWG
DRAWING NUMBER MU-LAYOUT

Harden, Joi

From: [redacted]

Sent: Monday, August 10, 2009 7:03 AM

To: sully.jumpnet@sbcglobal.net; jay_reddy@dell.com; saundra_kirk@sbcglobal.net; dchimenti@austin.rr.com; dave.anderson.07@gmail.com; AMDealey@aol.com; clint_small@hotmail.com; kbtovo@earthlink.net

Cc: [redacted]n; [redacted] Hefner, Pam; Harden, Joi; Nathan, Mark; Coleman, Glen; Riley, Chris; Cole, Sheryl; Morrison, Laura; Martinez, Mike [Council Member]; Spelman, William

Subject: Mueller Substation (agenda item 3)

Attachments: AEsubstationSwap.pdf

Dear Planning Commissioners,

Tomorrow night, Austin Energy will be bringing a rezoning for 2403 E. 51st Street before you. The Windsor Park N'hood Plan FLUM shows this property as utility, and we discussed it at length during the planning process and believed that the "utility" was a flood plain. No one advised us otherwise. Reconsidering it again during the VMU process since E. 51st is a core-transit corridor (making the site inappropriate for an electric substation unless it's designed to be extremely pedestrian friendly!), we again wished to maintain the heavily treed site as green space. AE will cut down all the trees on the western end of the site.

I fault ROMA Design and AE for not coordinating a site *on* Mueller for the substation to service the redevelopment, but that's in the past and we must deal with the current reality. I also fault AE for not making earlier efforts to work with the community about this substation, but they did a much better job after both Windsor Park NA and the Windsor Park Contact Team objected to this rezoning. Both groups still have standing votes against that change from GR-NP to P-NP, which should be in the backup materials.

AE has gone as far as it can in pursuing an alternate site that is immediately adjacent to this proposed site, but is owned by the State of Texas and is leased to Robert Rodriguez's Troublemaker Studio. It is an unused portion of the property, and City staff/ROMA proposed a land-swap between the State and the City's CTECC (Emergency Call Center) that is quite brilliant (I've attached a drawing), but was rejected by State General Land Office and CTECC staffers.

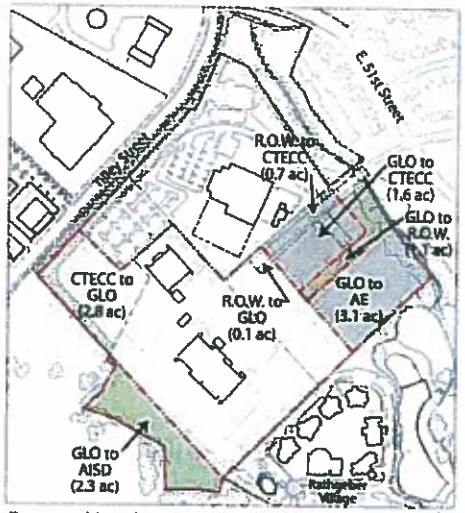
It is now a political issue, and both WPNA and the WPNPCT are pursuing the City Council and State elected officials to intervene. If the land swap isn't feasible, the Council could negotiate a site on Mueller with Catellus, as the economy has significantly slowed its redevelopment. Either way, Mueller should take more ownership of its utilities, and Windsor Park has been negatively impacted by the redevelopment more than any other adjacent neighborhood. ("Jug-handle" access, water tower, water lines tearing up streets for LONG periods, etc.) Drive the perimeter of Mueller and it's amazing to see public art, parks and green space on every edge but Windsor Park's.

I don't exactly know what the Planning Commission can do, but as I will not be present for your August 11th meeting since the Mueller Commission (for whom I am <u>not</u> speaking in this e-mail) meets that same night, I hope you can consider a delay or make some other ruling so that we can continue to pursue an alternative site. Since the proposed site is not on Mueller, it's out of the Mueller Commission's purview and we can do little to act on it.

Thanks, and I'll be happy to answer any questions.

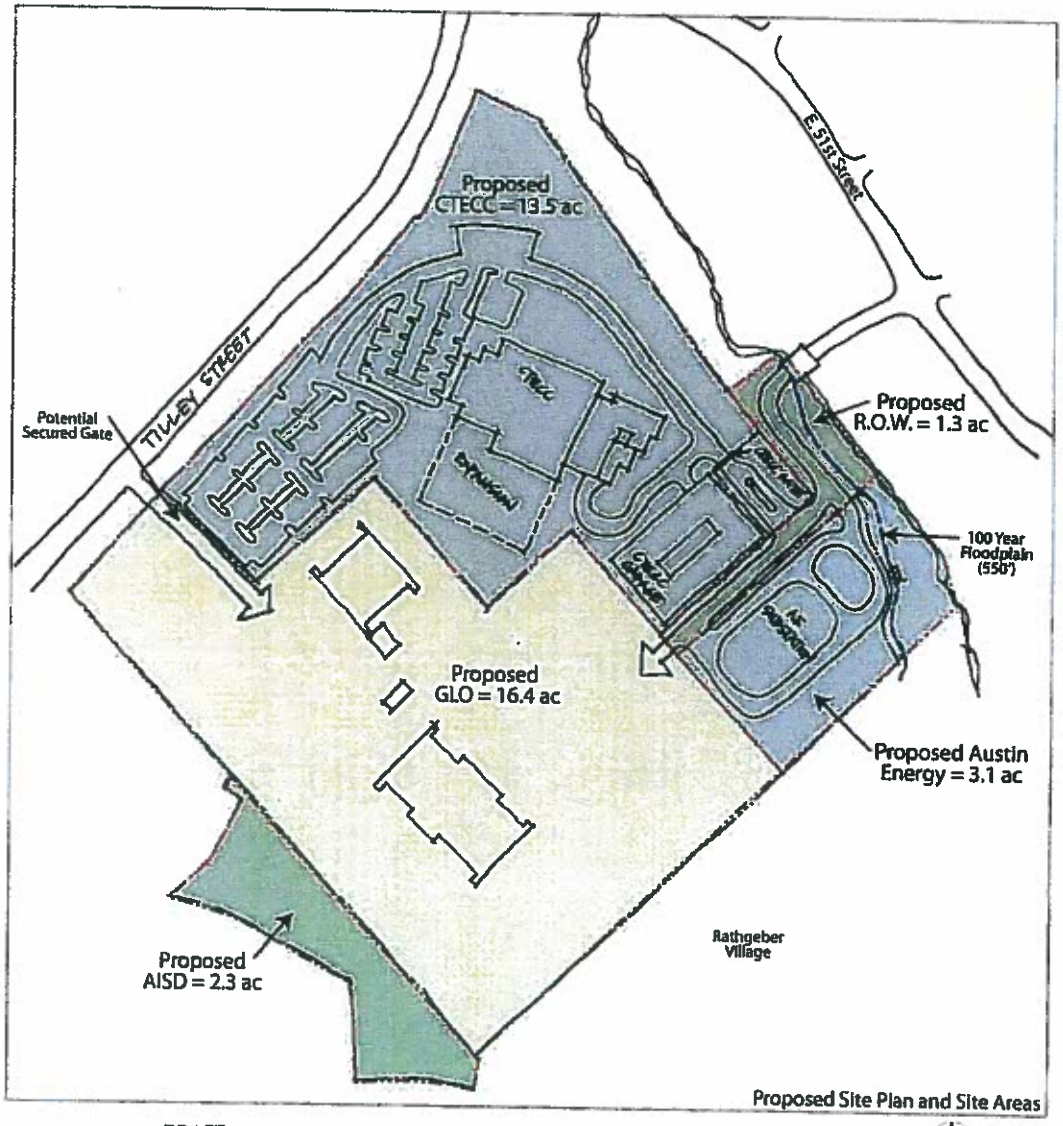
Rick Krivoniak
h: 926-0733
c: 468-7700

Existing Property Lines and Site Areas



GLO to AISD =	2.3 ac
GLO to CTECC =	1.6 ac
GLO to AE =	3.1 ac
GLO to R.O.W. =	1.1 ac
	8.1 ac
CTECC to GLO =	2.8 ac
R.O.W. to GLO =	0.1 ac
R.O.W. to CTECC =	0.7 ac

Proposed Land Exchange
(Note: Acreages are approximate.)



Proposed Site Plan and Site Areas

DRAFT
PROPOSED LAND EXCHANGE
Mueller Northeast Quadrant
Prepared by ROMA for the City of Austin
MAY 27, 2009

Harden, Joi

From: [redacted]
Sent: Monday, August 10, 2009 9:42 AM
To: [redacted]; sully.jumpnet@sbcglobal.net; jay_reddy@dell.com; saundra_kirk@sbcglobal.net; dchimenti@austin.rr.com; dave.anderson.07@gmail.com; AMDealey@aol.com; clint_small@hotmail.com; kbtovo@earthlink.net
Cc: [redacted]; Hefner, Pam; Harden, Joi; Nathan, Mark; Coleman, Glen; Riley, Chris; Cole, Sheryl; Morrison, Laura; Martinez, Mike [Council Member]; Spelman, William
Subject: RE: Mueller Substation (agenda item 3)

Attachments: RMMA PIAC electric substation letter.pdf

RMMA PIAC electric substation ...

All,

I've attached the March, 2009 letter approved by the Mueller Commission on the substation siting and rezoning request.

I want to echo Rick's overall comments and especially note that since March, AE did a great job of investigating an alternative site (thanks to Judy and Dorothy, probably more). The alternative appeared to be a win all around, but it was quietly killed. Lacking any public discussion of why it was unacceptable to some, we are at a loss to further discuss how to make it work and be a win for everyone. The Mueller Commission would welcome a public discussion of this alternative site or others that are more closely associated with Mueller than the 51st St. corridor site.

As stated in the letter, this is not directly a zoning issue, but more a siting issue.

I would like to add here that another avenue worth exploring by City Council is going with a gas-insulated substation (GIS) instead of the currently planned traditional, open air substation. The main advantage is that a GIS has a hard, secure footprint of about 1/2 acre or less, plus access, whereas a traditional substation is 1.5 to 2 acres hard footprint, plus access. This smaller footprint would surely expand our options for siting it on Mueller lands/off of 51st. The main disadvantage is that a GIS costs more than a traditional substation, perhaps up to 3 times more. I believe the City's best example of both the smaller footprint and cost is the Fiesta substation at 38 1/2 St. The GIS is much more in keeping with the overall Mueller design principles and I find it hard to believe we couldn't find a Mueller-specific way to finance the higher cost.

Thanks,

Jim Walker
Chair, Mueller Commission
499-0526

-----Original Message-----
From: KRIVON@aol.com [mailto:KRIVON@aol.com]
Sent: Monday, August 10, 2009 7:03 AM
To: sully.jumpnet@sbcglobal.net; jay_reddy@dell.com; saundra_kirk@sbcglobal.net; dchimenti@austin.rr.com; dave.anderson.07@gmail.com; AMDealey@aol.com; clint_small@hotmail.com; kbtovo@earthlink.net
Cc: wpnpct@yahoogroups.com; executivecommittee@windsorpark.info; jhwalker@grandecom.net; pam.hefner@ci.austin.tx.us; joi.harden@ci.austin.tx.us; Mark.Nathan@ci.austin.tx.us; Glen.Coleman@ci.austin.tx.us; Chris.Riley@ci.austin.tx.us; Sheryl.Cole@ci.austin.tx.us; Laura.Morrison@ci.austin.tx.us; Mike.Martinez@ci.austin.tx.us; Bill.Spelman@ci.austin.tx.us

Subject: Mueller Substation (agenda item 3)

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Thanks, and I'll be happy to answer any questions.

Rick Krivoniak
h: 926-0733
c: 468-7700

City of Austin

City Hall, 301 W. 2nd Street, Suite 2030, Austin, TX 78701 *www.ci.austin.tx.us*

Jim Walker
(CM Morrison)
Chair

Rick Krivoniak
(Mayor Wynn)
Vice-Chair

Ashley Fisher
(MPT McCracken)

Corky Hilliard
(CM Shade)

Celia Israel
(CM Leffingwell)

Michael Jones
(CM Cole)

Kevin Ludlow
(CM Martinez)

Pam Hefner
Staff Liaison
EGRSO

Robert Mueller Municipal Airport Plan Implementation Advisory Commission

MEMORANDUM

TO: **Mayor and Council, Planning Commission**

DATE: **March 10, 2009**

RE: **Mueller Austin Energy Substation**

Mayor and Council Members, Planning Commission members,

Since the earliest plans for the redevelopment of Mueller, we have all known the redevelopment would require a new substation be built in the area. In the late 1990's the site for this substation was roughly settled to be adjacent to the Central Texas Emergency Command Center, well within the Mueller site boundaries. This siting was ideal in adherence to one of the guiding principles of the Mueller Masterplan – Compatibility with Surrounding Neighborhoods. Because of this Masterplan principle, and because the substation is only being built because Mueller is being built, the Mueller Commission feels compelled to weigh in on the siting of the substation.

Sometime around 2000, the CTECC site became unfeasible for compatibility reasons – both real and perceived – with the substation and its transmission lines. Alternative sites were reviewed, eventually resulting in the current site being proposed for rezoning to allow a substation. But public communications broke down as these compatibilitiy issues began to surface. Looking back, the Mueller Commission regrets both that we were not engaged by Austin Energy and the City at this time, and equally that we did not proactively seek updates on the substation from Austin Energy. No one was actively hiding information, there was simply a breakdown in communications all around.

However, several principles remain to be addressed. While no one wants a substation or transmission lines near them, the Mueller substation is necessitated by Mueller and should not be forced into an adjacent neighborhood; ideally it should be on the Mueller site.

The Mueller Commission fully realizes a lot of work and money has gone into the current site, however, **the Mueller Commission recommends that Austin Energy re-look at alternative sites, with the Mueller Commission and other stakeholders, in a timely fashion, that do not impact adjacent neighborhoods (in this case, Windsor Park) as much as does the current site.** While this recommendation is neutral to the rezoning request, we feel the site location is the core issue.

As we emphasized during the reclaimed water tower discussions, and now must emphasize again, as our major utilities – electric, cooling, water, wastewater, etc. – continue to build to meet demand in the urban core, then the City must provide each utility greater guidance and resources for community process, design and construction.

We will retain this issue on our monthly agenda and seek additional opportunities to weigh in as appropriate or as requested. We invite you to contact your appointees on the Mueller PIAC with any specific concerns, hopes or expectations.

Sincerely,

Jim Walker

Jim Walker, Chair
Robert Mueller Municipal Airport Plan Implementation Advisory Commission

cc: Planning Commission

Harden, Joi

From: [redacted]

Sent: Monday, August 10, 2009 9:30 PM

To: sully.jumpnet@sbcglobal.net; jay_reddy@dell.com; saundra_kirk@sbcglobal.net; dchimenti@austin.rr.com; dave.anderson.07@gmail.com; AMDealey@aol.com; clint_small@hotmail.com; kbtovo@earthlink.net

Cc: Morrison, Laura; Spelman, William; Nathan, Mark; Harden, Joi; Cole, Sheryl; Riley, Chris; Martinez, Mike [Council Member]; Hefner, Pam; Coleman, Glen

Subject: No to rezoning for Mueller Substation (agenda item 3)

Dear Planning Commissioners,

Please reject Austin Energy's rezoning request for the proposed Mueller electric substation at 2403 E. 51st Street. (Case C14-2008-0242).

On the face of it, the zoning change from GR-NP to P-NP may seem reasonable. However, it is the Windsor Park neighborhood's only protection from the construction of an electrical substation destined to serve primarily the Mueller Development, not our neighborhood. It is one of several projects, such as the reclaimed water tower, that impact the quality of our neighborhood environment to better serve other areas near and far. The substation is in direct conflict with our neighborhood plan and with the designation of East 51st Street as a Core Transit Corridor. Its construction will serve as an additional barrier between Windsor Park and the Mueller Development. I would prefer to see a concerted effort to mitigate the current and potential barriers between our neighborhoods.

As a member of both the Windsor Park Neighborhood Association and the Windsor Park Neighborhood Plan Contact Team, I have participated in meetings concerning the zoning, have met with representatives of Austin Energy, and am aware of attempts to arrange a land swap that would have resulted in a more equitable conclusion for our neighborhood. Please encourage the concerned parties to continue negotiations by not recommending the proposed zoning change.

Many thanks for your attention,

Teresa Howard
1415 Ridgehaven, 78723

Harden, Joi

From: B[redacted]

Sent: Tuesday, August 11, 2009 12:14 PM

To: sully.jumpnet@sbcglobal.net; jay_reddy@dell.com; vskirk@att.net; dchimenti@austin.rr.com; dave.anderson.07@gmail.com; amdealey@aol.com; clint_small@hotmail.com; kbtovo@earthlink.net; gerardo.castillo.austin@gmail.com

Cc: [redacted]; Hefner, Pam; Harden, Joi; Nathan, Mark; Coleman, Glen; Riley, Chris; Cole, Sheryl; Morrison, Laura; Martinez, Mike [Council Member]; Spelman, William

Subject: RE: Austin Energy Substation (agenda item 3)

Dear Planning Commissioners,
I am unable to attend the meeting tonight. I respectfully request that you not approve AE's zoning change request and that you grant a postponement in order that the Windsor Park Neighborhood Plan Contact Team can continue its study of the appropriateness of this site and also pursue an alternative site for all of the parties concerned.
Thank you.
Sincerely,
Margi Bienemann

Harden, Joi

From: [redacted]
Sent: Tuesday, August 11, 2009 11:51 AM
To: Harden, Joi
Subject: Fw: Case No. C14-2008-0242; Austin Energy

--- On Mon, 8/10/09, RUTH MARIE [redacted] wrote:

> From: RUTH MARIE <[redacted]
> Subject: Case No. C14-2008-0242; Austin Energy
> To: "David Sullivan" <sully.jumpnet@sbcglobal.net>, "Jay Reddy"
> <jay_reddy@dell.com>, "Saundra Kirk" <saundra_kirk@sbcglobal.net>,
> "Mandy Dealey" <amdealey@aol.com>, "Clint Small"
> <clint_small@hotmail.com>, dchimenti@austin.rr.com,
> dave.anderson.07@gmail.com, kbtovo@earthlink.net,
> gerado.castillo.austin@gmail.com
> Date: Monday, August 10, 2009, 9:54 PM
>
> As I will be in Dallas for my first check-up after coming home
> following a stem cell transplant for Lymphoma, I won't be able to
> attend the hearing this evening. So I want to register my support for
> the Proposed Zoning Change from GR-NP to P-NP in the request by Austin
> Energy mentioned above.
>
> I do not agree with the NIMBY votes that both the Windsor Park
> Neighborhood Association and the Windsor Park Neighborhood Planning
> Contact Team will present to you. While I deplore the planned
> complete destruction of the vegetation on the site, most of the trees,
> shrubs and vines located there can be considered trash trees, et al.
> It would be advantageous if some of the desirable trees, such as
> pecans, could be saved by modifying the site plan somehow.
>
> Also, the ground surface is quite irregular making it an unlikely spot
> to develop as a picnic area or greenspace for school children to
> utilize without some major modifications to the surface of this
> low-lying, possibly spring-fed location.
>
> Granted that 51st Street has been designated a Core Transit Corridor,
> but this section of 51st consists of a definite change in the height
> of the street as it goes around a rather tight curve making it a higly
> unlikely property for future commercial, much less residential,
> development. The wall proposed by Austin Energy paralleling 51st
> Street might actually be a deterent to the speeding that occurs on
> that stretch of 51st. You may recall the recent death at the
> intersection of 51st and Old Manor Road of a woman who had just left
> work at C-Pák.
>
> Austin Energy did meet with both neighborhood groups, corrected some
> original misstatements, and followed up on their promise to look into
> possible trades with some entities close by such as Troublemaker
> Studios. Granted that it is highly questionable as to why this
> sub-station was not included in the PUD for Mueller, but it will
> benefit surrounding neighborhoods such as Windsor Park.
>
> Therefore, I encourage you to vote for this proposed zoning change.
>
> Ruth Marie
> 2103-B Wheless Lane
> Austin 78723
> 512-927-9504

Harden, Joi

From: Rodney Ahart [redacted]
Sent: Tuesday, February 10, 2009 10:20 AM
To: sully.jumpnet@sbcglobal.net
Cc: jay_reddy@dell.com; jhwalker@grandecom.net; executivecommittee@windsorpark.info; scootercheatham@usefulwildplants.org; GTGarcia@grandecom.net; saundra_kirk@sbcglobal.net; Hefner, Pam; Harden, Joi
Subject: Re: [WPNA-EC] 2403 E. 51st Street

Commissioner Sullivan,

I will not be able to attend the Planning Commission meeting scheduled for tonight due to a work conflict. I want to clarify that the postponement request submitted on behalf of WPNA and WPNPCT for the Mueller Austin Energy Substation will not be rescinded and is still valid.

We respectfully request that the Mueller Austin Energy Substation Item #9 on this evening's agenda be postponed until the Planning Commission meeting scheduled for February 24.

If you would like to discuss further, please do not hesitate to contact me.

Thanks,
Rodney Ahart
WPNA, President
512-587-3442

--- On Tue, 2/10/09, KRIVON@aol.com <KRIVON@aol.com> wrote:

> From: [redacted]
> Subject: [WPNA-EC] 2403 E. 51st Street
> To: sully.jumpnet@sbcglobal.net
> Cc: jay_reddy@dell.com, [redacted]
> [redacted]
> [redacted]g, [redacted]
> saundra_kirk@sbcglobal.net, pam.hefner@ci.austin.tx.us
> Date: Tuesday, February 10, 2009, 8:50 AM Commissioner Sullivan,
>
> I won't be able to attend tonight's Planning Commission as the Mueller
> Commission meets at the same time. The Windsor Park Neighborhood
> Association and the Windsor Park Neighborhood Plan Contact Team intend
> to have representatives at your meeting tonight to make sure the
> hearing on agenda item 9, Case C14-2008-0242, the rezoning of 2403 E.
> 51st Street for the Mueller Austin Energy Substation, is postponed per
> Austin Energy's request.
>
> WPNA and WPNPCT should have pulled their requests for postponement so
> that, if need be, we can request one on the rescheduled date of
> February 24th. I've tried to contact Joi Harden to make sure any
> communication that I had with her did not constitute a postponement
> request, either personally or for any group.
>
>
> Last night, Austin Energy did present to the WPNPCT, and afterwards,
> the Team voted to oppose the zoning change for some of the following
> reasons:
>
> • AE's failure to include the community in to making so many decisions
> on this project • The site was presumed to be a drainage easement
> during the neighborhood planning process • The site was excluded from
> the VMU overlay because it is heavily wooded • AE noted they could not

> mitigate the tree removal on site • The substation is needed because
> of Mueller's redevelopment, but is located in Windsor Park • A
> substation and reclaimed water tower, 1400 ft. apart, are improper on
> a Core Transit Corridor
>
> Additionally, I have spoken with Pam Hefner, the City's project
> manager for Mueller, who indicated that she would talk to AE about
> presenting to the Mueller Commission before this case came to the
> Planning Commission. Though I'm skeptical it will happen, AE should
> withdraw the application until they have presented to the Mueller
> Commission and the Windsor Park Neighborhood Association.
>
> Any help you might lend on this would be greatly appreciated. Thanks
> for your time,
>
> Rick Krivoniak
> h: 926-0733
> c: 468-7700
> krivon@aol.com
>
>
> **********
> Nothing says I love you like flowers! Find a florist near you now.
> (http://yellowpages.aol.com/search?query=florist&
> ncid=emlcntusyelp00000001)
> ----------
> -
> WPNA Executive Committee
> ----------
> - Hey, we like you being here, but if you want to modify your
> subscription, visit the e-mail list web page:
> http://windsorpark.info/mailman/listinfo/executivecommittee_windsorpar
> k.info
>
> Send questions or comments to the list owner:
> executivecommittee-owner@windsorpark.info
> ----------
> -

Harden, Joi

From: [redacted]
Sent: Tuesday, February 24, 2009 12:10 PM
To: sully.jumpnet@sbcglobal.net; jay_reddy@dell.com; dave.anderson.07@gmail.com; gerardo.castillo.austin@gmail.com; amdealey@aol.com; chris@brandocular.com; paulahui16@yahoo.com; saundra_kirk@sbcglobal.net; clint_small@hotmail.com
Cc: Guernsey, Greg; Harden, Joi; Hefner, Pam; [redacted] 'Whelan, Matt'; 'Deanne Desjardin'; 'Jim Walker'
Subject: Request for postponement of Item 8: C14-2008-0242

Planning Commissioners,

I would like to request a postponement of this item, related to an Austin Energy substation, to Tuesday March 24.

I realize there has been one postponement request granted already, and that while Austin Energy has had one neighborhood meeting, they are amenable to this second postponement request, as is City planning staff.

The postponement will allow further discussions with both Windsor Park NA and the Mueller Plan Implementation Commission on March 10, but most importantly with Catellus.

I will attend tonight's meeting to explain the concerns of the Mueller Commission in greater detail or answer questions if needed.

Thank you,

Jim Walker
499-0526

Harden, Joi

From: Harden, Joi
Sent: Wednesday, March 18, 2009 10:58 AM
To: Fowler, Judy
Cc: Kester, Dorthy; [redacted]; [redacted]
Subject: RE: Mueller Substation zoning

Judy,

The case is scheduled for the Planning Commission meeting of March 24, 2009. Only the Planning Commissioners can grant the postponement, so I will submit your postponement request to the Planning Commission for May 12.

Thanks,
Joi

From: Fowler, Judy [mailto:Judy.Fowler@austinenergy.com]
Sent: Wednesday, March 18, 2009 8:43 AM
To: Harden, Joi
Cc: Kester, Dorthy; rodahart@yahoo.com; krivon@aol.com
Subject: RE: Mueller Substation zoning

Joi:
Please place the zoning case on the May 12th agenda. I appreciate your help with this matter.
Judy

From: Harden, Joi [mailto:Joi.Harden@ci.austin.tx.us]
Sent: Tuesday, March 17, 2009 2:21 PM
To: Fowler, Judy
Cc: Kester, Dorthy; rodahart@yahoo.com; krivon@aol.com
Subject: RE: Mueller Substation zoning

Judy,

You may request postponement of the item to the Planning Commission hearing of May 12, 2009, and the City Council hearing of May 21, 2009, to allow for more time to meet with Catellus and others. If the Commission and Council announces a specific date for a postponement or continuation that is not later than 60 days from the announcement, renotification is not required. The dates mentioned above are within 60 days. If before the 12th of May, your group desires more time to discuss the case, additional postponement requests can be made.

Please let me know what you decide.

Thanks,
Joi

From: Fowler, Judy [mailto:Judy.Fowler@austinenergy.com]
Sent: Tuesday, March 17, 2009 12:16 PM
To: Harden, Joi
Cc: Kester, Dorthy; rodahart@yahoo.com; krivon@aol.com
Subject: RE: Mueller Substation zoning

Joi:

After talking with you yesterday about the possibilities, Dorthy and I would like to push out the zoning hearing as far out as possible without going to an indefinite postponement. It will give us enough time to meet with Catellus and others to discuss options.

Thanks for your assistance.

Judy

From: Fowler, Judy
Sent: Monday, March 16, 2009 4:30 PM
To: Harden, Joi
Cc: Kester, Dorthy; 'rodahart@yahoo.com'; 'krivon@aol.com'
Subject: Mueller Substation zoning

Joi:

Dorthy and I met with Windsor Park Neighborhood Association on Saturday morning, March 14, and because Matt Whelan with Catellus is out of town until March 23 and it is doubtful that we will have a meeting prior to the proposed hearing on the 24th, Austin Energy would like to postpone the zoning case. We don't have a proposed date to suggest at this point.

Thank you for your help.

Judy

Harden, Joi

From: Kester, Dorthy [Dorthy.Kester@austinenergy.com]
Sent: Monday, May 04, 2009 4:31 PM
To: Harden, Joi
Cc: Fowler, Judy
Subject: MU Zoning

Joi,

Austin Energy is requesting a postponement of the Mueller Zoning request. We should have our issues resolved on the substation site within six months. Thanks for explaining the options.

Dorthy Kester, PE, PMP
Project Manager
Austin Energy
512-505-7041

Harden, Joi

From: Rodney Ahart [redacted]
Sent: Tuesday, May 12, 2009 1:29 AM
To: Dave Sullivan
Cc: Harden, Joi; gtgarcia8
Subject: C14-2008-0242 - Mueller Austin Energy Substation

Dear Chairman Sullivan,

The Windsor Park Neighborhood Association (WPNA) and the Windsor Park Neighborhood Plan Contact Team (WPNPCT) support the indefinite postponement request of the applicant for the Mueller Austin Energy Substation.

We have attended three productive meetings with the applicant and are hopeful that the additional time will allow a thorough review of an alternative site(s) for construction.

If we can provide additional information, please feel free to contact us.

Sincerely,

Rodney Ahart
WPNA, President
[redacted]

Gary Garcia
WPNPCT, Chair
[redacted]

Harden, Joi

From: Rodney Ahart [redacted]
Sent: Tuesday, August 11, 2009 12:22 PM
To: David Sullivan; Jay Reddy; Saundra Kirk; Mandy Dealey; Clint Small; dchimenti@austin.rr.com; dave.anderson.07@gmail.com; kbtovo@earthlink.net; gerado.castillo.austin@gmail.com
Cc: Kester, Dorthy; Poole, Sonny; Harden, Joi
Subject: C14-2008-0242: Mueller Austin Energy Substation

Dear Chair Sullivan and Planning Commission Members,

The Windsor Park Neighborhood Association (WPNA) would like to request a postponement of agenda item C14-2008-0242 until the Planning Commission meeting scheduled for September 22. The additional time is requested to allow our neighborhood association the opportunity to discuss and review the alternative site with the General Land Office and other stakeholders.

If the postponement request is granted, the agenda item would still be able to meet the scheduled council hearing date of September 24. Austin Energy is not opposing this postponement request.

If you have any questions, please do not hesitate to contact me via email or mobile.

Sincerely,
Rodney Ahart
WPNA, President
[redacted]
512-587-3442 mobile

Harden, Joi

From: KRIVON@aol.com

Sent: Monday, October 12, 2009 11:37 AM

To: sully.jumpnet@sbcglobla.net; jay_reddy@dell.com; dave.anderson.07@gmail.com; dchimenti@austin.rr.com; AMDealey@aol.com; vskirk@att.net; clint_small@hotmail.com; kbtovo@earthlink.net

Cc: Harden, Joi; Rush, Barbara; Nathan, Mark; Hefner, Pam; [redacted]

Subject: 2403 Manor Road (AE Mueller Substation)

Planning Commissioners:

I will not be present at tomorrow night's Planning Commission meeting when the rezoning case for 2403 Manor Road (Austin Energy Mueller Substation) returns, as the RMMA Plan Implementation Advisory Commission meets at the same time.

I wanted to let you know that meetings and negotiations continue between the City of Austin and the State of Texas on a land trade that would provide a preferable location for the proposed electric substation. Sonny Poole of Austin Energy, Leo Lopez of Catellus, Jim Adams of ROMA Design Group, Barbara Rush from Council Member Morrison's office and I attended a meeting of the Board of the Combined Transportation and Emergency Communications Center (CTECC) this past Wednesday. The Board had little previous knowledge of this case, but did not have any major objections to the land trade that would affect their site, or at least I came away from the meeting with that impression.

Austin Energy also has provided specifications and test results on similar substations to a consultant for Troublemaker Studios, the State's tenant, for a report on possible interferance from a substation that would be about 500 feet closer to the studios if the land trade were to occur. The report was provided to the Mayor's office last week. I would ask that you request that information, find someone with the technical ability to interpret its findings, and possibly advise the City Council to request an independent study to confirm those findings.

I know that the rezoning has been postponed three times already, but I am in hopes that the Commission might allow at least one more delay so that negotiations between the City and State can continue.

I want to express my gratitude for your understanding of the issues surrounding this rezoning, and sincerely thank you for your patience with this case.

Rick Krivoniak
H: 926-0733
C: 468-7700

Harden, Joi

From: Kester, Dorthy [Dorthy.Kester@austinenergy.com]
Sent: Monday, October 12, 2009 2:02 PM
To: Harden, Joi
Subject: FW: Mueller Substation EMF/Sound Report

Attachments: Scan001.pdf

Scan001.pdf (391 KB)

Dorthy Kester, PE, PMP
Project Manager
Austin Energy
512-505-7041

-----Original Message-----
From: Poole, Sonny
Sent: Thursday, October 08, 2009 12:05 PM
To: Troxell, Greg; Mele, Cheryl; Vice, Jeff; Hefner, Pam
Cc: Kester, Dorthy; Smith, Dan
Subject: Mueller Substation EMF/Sound Report

To All:

Attached is the report and letter provided by Troublemaker Studios. Unfortunately the report does not meet the expectations AE had for a comprehensive analysis of the issue. There is no substance to the report it is more speculation and assumption. There are also mis-statements concerning AE's role in the process. Claims were made that data was not provided, however, the emails I have show we provided a great deal of information and on every occasion asked if additional data was needed.

From the way Troublemaker Studios has handled the report process and the manner in which the report was provided, it would appear that there will be no way to appease their concerns and they are relying on empathy from the Mayor and council to have them support their position.

Yesterday, I picked up the report and then had to provide another presentation to CTECC. I was very surprised by the CTECC Board when they told me they had not been aware of the substation issue prior to this week.

The Board member representing Travis County was the most vocal and spoke of possible cooperation in allowing AE to put the substation on the site. However, he also spoke of the Board's responsibility to their citizens to look out for the quality of their service and the possible need to expand their facilities onto that site. He stated an interest in not having this issue decided by the City Council.

I assured them that AE would be interesting in working with the CTECC Board on options that would allow AE to use the alternate site. I also made it clear that AE would need something in writing from the Board outlining what they would commit to doing, otherwise, this was just more discussion that was not moving the issue forward. They said they would discuss it after we left and I will follow up with Terry Carroll on their decision

That said, it seems that this will eventually end up as a political issue. I am asking for a meeting of AE staff to identify how to proceed. I am scheduled to go before the

Planning Commission on Tuesday, October 13th to once again ask for a change in zoning to the site on 51st. It is my estimate that we will be postponed again because no resolution was reached. I am planning to again ask that the zoning be approved as we work on alternate site issues. I think it important that AE have a unified response to the Troublemaker letter and report and a strategy for proceeding with the zoning and the eventual locating of the site.

Sonny Poole - Acting Manager
Public Involvement & Real Estate

TROUBLEMAKER STUDIOS

TROUBLEMAKER STUDIOS, L.P.
4900 OLD MANOR ROAD
AUSTIN, TEXAS 78723

October 6, 2009

Honorable Lee Leffingwell
Mayor, City of Austin
Austin City Hall
301 West 2nd Street
Austin, Texas 78701

Via Hand Delivery

Council Member Laura Morrison
City of Austin Place 4
Austin City Hall
301 West 2nd Street
Austin, Texas 78701

Via Hand Delivery

Re: Proposed Location of Electrical Substation on 51st Street which will serve the Catellus Development

Dear Mayor Leffingwell and Council Member Morrison:

After a recent meeting with you by Mr. Santiago Martinez of Troublemaker Studios regarding the above-referenced matter, you asked that Mr. Martinez research potential problems that the proposed electrical substation would cause if it were located on land adjacent to Troublemaker Studios (the "**Studios**") which is owned by the State of Texas. Enclosed is a report which was commissioned by the Studios at your request in order to document the problems and potential problems the electrical substation would cause. As you can see, we cannot tell you exactly the problems the electrical substation would cause since we do not know the specifics of the equipment to be located at the substation site. We also do not have any reports from the City of Austin regarding the specifics of the substation site. However, we can tell you that any increase in ambient sound, vibration, lights or electromagnetic fields could be devastating to the continued operation of the Studios.

Additionally, we oppose locating the substation site on the State of Texas property adjacent to the Studios because of the very real risks associated with interference from the substation site with equipment located in the Studios. The enclosed report identifies those problems and potential problems. Furthermore, if a problem were to occur, whether it is based on current equipment or equipment which has yet to be developed or has yet to be used at the Studios, the cost of such problem would be astronomical and would be a real burden for the Studios. The Studios' insurance company would not cover that loss or, at the very least, could dispute that loss. Since making these movies involves tens of millions of dollars, we would not think the City of Austin would be willing to guarantee absolutely no interference, which is what we would require in order to guarantee that we remain solvent. We agree with the neighborhood that this substation should be placed on the Catellus property for which it serves but we cannot agree with locating it on the property adjacent to the Studios as requested. We regret this inconvenience to the City of Austin but it is absolutely critical for the Studios' survival to take this position.

Please let me know if you have any questions regarding our response.

Sincerely,

TROUBLEMAKER STUDIOS, L.P., a Texas limited partnership

By: **TROUBLEMAKER GP, INC.**, a Texas corporation, its general partner

By: _____
Elizabeth Avellán, Vice President

EA:kmh

Enclosure

cc: Mr. Santiago Martinez (w/o enclosure)
Mr. Hal Croft, General Land Office (w/enclosure)
Mr. Mark Genfan (w/o enclosure)
Rick Triplett, Esq. (w/enclosure)

acoustic spaces
acoustical & technical design
www.acousticspaces.com

4804 SE River Road, Martindale, TX 78655
512-751-3377 cell 512-357-6938 office 512-357-6908 fax
genfan@acousticspaces.com www.acousticspaces.com

POTENTIAL IMPACT FROM AUSTIN ENERGY PROPOSED "MUELLER SUBSTATION" LOCATED ADJACENT TO TROUBLEMAKER STUDIOS

September 2009

OVERVIEW AND FOCUS OF THIS REPORT:

> Austin Energy proposes to locate a new electrical substation within close proximity to Troublemaker Studios. Airborne sound, structure and ground borne sound and vibration, as well as Electro-magnetic energy and light pollution could adversely affect the filmmaking operations that routinely take place inside and outside at the Studios. This report will focus primarily on sound and vibration issues.

According to documents provided by Austin Energy, substation buildings and transformers could be located within 50' of the Troublemaker parking lot, where outside filming takes place, and within 200' of the actual filming stages and technical facilities, where filming and extensive post production takes place. A fence or wall is shown around the AE facilities, but no details on the extent design or construction of any fence or wall have been provided.

Austin Energy has not provided any data on types, manufacturers, or models of electrical equipment that might locate within the substation. Therefore no analysis of the real impact on Troublemaker's facilities can be made. However, extensive case histories show that some sound and vibration, as well as possible instances of RF pollution, can be expected to emanate from typical substations.

The microphones used to capture "production sound" on a live film set typically have extremely high sensitivities, wide dynamic range and extend below and above the threshold of human hearing in their response.
Additionally, during filming there is extensive use of radio transmitters and wireless microphones, transmitting in both the UHF and VHF bandwidths.

One of the most ubiquitous microphones used is a Sennheiser MKH 416. Its published sensitivity rating enables the mic to pick up sounds as quiet as a whisper from 50' away.

While typically sited "sound pressure level" readings are useful for establishing broad and base levels of sound in any given area, these measurements are not particularly useful or "real world." Austin Energy has provided current readings in dB(A) taken near Troublemaker Studios, but these were

measured early-midmorning, and not the usual time when filming would take place. Moreover, the "dB(A)" measurement is almost completely "frequency blind" and does not reflect low frequency "hum" or the predominate audible sound energy that would most likely be produced by electrical equipment and picked up by microphones.
"Transformer hum", while a generic and non-technical term, nonetheless is audible and measurable many case histories we have researched. This "hum" originates as a 120hz primary with octave overtones.
Noise from increased truck traffic in and out of the substation facilities can be expected.
During construction of the substation facilities, and in the event of any renovations or expansion, intolerable levels of construction noise would be typical.
Cooling fans, which might be included in the substation equipment or operation, can generate high noise levels.

The EMF potential problems are even greater. As documented by Austin Energy, any number of sources for RF "noise" could be found at the substation facilities and adversely effect the digital and transmission equipment used in filming and postproduction. We contacted several major manufacturers of film equipment, as well as consulting engineers, and of greatest concern for EMF interference are Cameras, Lights (film lighting), and storage media. A single bad ground connection or poor solder joint on a switch or connector can absolutely cause destructive EMF interference to any electronic equipment in the vicinity.

> We have examined dozens of case histories that discuss, examine or review various instances of utility substations built within proximity of residences, and businesses of all types. While the equipment and activities of a substation generally do not cause unhealthy or substantially disrupt most businesses, the proximity of the proposed Mueller substation to Troublemaker Studios give more than reasonable cause for concern. Troublemaker is a unique business in Austin, shooting and providing postproduction for major films. Their track record, their contribution to the local and State economy cannot be over emphasized. Their studios and facilities operate more sensitive digital, RF-based, and filming equipment in one place than any other company in the State. After analyzing technical data, case histories, and all submittals from Austin Energy and other sources, it is definite that there is **potential** for interference from sound, vibration, EMF and light pollution from an electrica substation located nearby.

> As in the case of most utilities contemplating the location of an electrical substation in close proximity to homes and businesses, Austin Energy should create and provide a thorough mitigation plan for this proposed facility. Case histories show that it is incumbent on the utility to provide this planning, and submit alternatives and options until the community is satisfied.

Mitigation typically includes planning for a substantial wall that would block sound and light. The design of such a wall would be based on the calculated sound production from all sources inside the facility, and result in a zero increase in sound and vibration outside the facility, even at close distances. This would include increased vehicle traffic as well as equipment. Attention to the selectior of equipment, its mounting and installation, as well as analyzing its "operational" modes is required.

Plans for grounding and shielding should have the same basis and goals, with a guarantee to the community that EMF levels would always be controlled and monitored, and cause zero interference any equipment used in nearby businesses or facilities.

Austin Energy has asked for "specific" data about equipment used at Troublemaker Studios. Manufacturers of the type of equipment used at Troublemaker do not publish data on interference thresholds. There are literally thousands of individual pieces of sensitive equipment in use, and as well in the nearby CTECC facility, which could be affected by sound, vibration, light pollution or EMF emissions.
Examining case histories around the country and the world, the mitigation design approach is not typically a "survey" of the potential interference thresholds of every piece of gear; rather the equipment and facilities proposed within the substation are examined and that data brought into the design of such mitigation to produce a "net zero" increase in localized emission of all types.

The approach to sound and vibration control is to analyze the source and provide remedies that are appropriate. The closer to the "source", the more efficient the mitigation will be.
Since Austin Energy has not to date provided any information about equipment or design of the facility, or mitigation planning, it is impossible for this Consultant to make any calculations on efficiency of mitigation elements.

REFERENCES:

>Austin Energy, various maps, documents and data concerning proposed "Mueller Substation".
>C.M. Harris. Handbook of Noise Control, 2nd Edition, McGraw-Hill. 1997.
>Yolo County Transmission Line Project, Working Paper #4. December 15, 1986.
>Vineyard 230 kV Transmission Line PEA, PG&E. October 1986.
>Magrab, Edward B. 1975. *Environmental Noise Control*, John Wiley & Sons, New York.
Cyme International Inc. Audible Noise Level Calculations User's Guide and Reference Manual. 1996.
>TransPower 400kV Project Fact Sheet: "Audible Noise", prepared by Marshall Day Acoustics.
>Audio-Technica –major microphone manufacturer: "Resolving Interference Problems" –available at http://www.audio-technica.com/cms/site/d0c406516fd8b42b/index.html
>"Acoustics, Noise and Vibration in Residential Projects", prepared for City of Austin by JEAcoustics, January, 2008.
>"ORDER APPROVING ENVIRONMENTAL MANAGEMENT AND CONSTRUCTION PLAN - MODENA SUBSTATION" –State of NY Public Service Commission.

>"Abel-Moody 230kV Transmission Project" Arizona:
http://www.azpower.org/abelmoody/pdf/CEC/Volume2_ExhibitJ_-12.pdf
>"Calculation of noise maps around electrical energy substations":
http://www.sciencedirect.com/science?_ob=ArticleURL&_udi=B6V1S-4DTM09S-1&_user=8486432&_rdoc=1&_fmt=&_orig=search&_sort=d&_docanchor=&view=c&_acct=C0000502&_version=1&_urlVersion=0&_userid=8486432&md5=7e693bdde86a19fbaaa2f9e9178cdec2
>Sennheiser Microphones: Product Specification Sheet for the MKH 416:

http://www.bfm.ee/web/data/www_files/facilities/manuals/SENNHEISER-MKH416-Boom-Microphone-SPECIFICATIONS.pdf

>Noise Mitigation Planning: Substation/ Transformer Acoustic Enclosures: www.eainoise.com

>PGandE Delta Distribution Planning Area Capacity Increase Substation Project Proponent's Environmental Assessment.

>Minnesota Pollution Agency: "A Guide to Noise Control in Minnesota".

>United States Department of Agriculture: "Design Guide for Rural Substations", RUS Bulletin 1724E-300.

>"Wireless Mics and the Audio Professional", Jim Brown of Audio Systems Group, Chicago.

Harden, Joi

From: Kester, Dorthy [Dorthy.Kester@austinenergy.com]
Sent: Monday, October 12, 2009 2:20 PM
To: Harden, Joi
Subject: FW: AE Mueller substation

FYI

Dorthy Kester, PE, PMP
Project Manager
Austin Energy
512-505-7041

-----Original Message-----
From: Mele, Cheryl
Sent: Monday, October 12, 2009 2:17 PM
To: Smith, Dan; Kester, Dorthy
Subject: Fw: AE Mueller substation

Fyi although I am sure this may have been forwarded to you.

----- Original Message -----
From: Mele, Cheryl
To: Leffingwell, Lee; Morrison, Laura
Cc: Duncan, Roger; Vice, Jeff; Troxell, Greg; Poole, Sonny
Sent: Fri Oct 09 16:13:50 2009
Subject: AE Mueller substation

Mayor Leffingwell and Council Member Morrison,

Austin Energy received and reviewed the letter sent to you by Troublemaker Studios regarding the possibility of locating our proposed Mueller substation adjacent to their property. As their response indicates that any level of EMF, noise, light or vibration would cause them potential operating problems; we plan to return to the Planning Commission on October 13, to request the rezoning of the property we own on 51st Street.

Based on the development plans in the area we project that we could experience a capacity deficit in 2011 without a new substation in the area. Given that projection we need to have the new substation in service by May 2011 to provide reliable service and power quality for the summer. In order to meet this deadline we need to begin our permitting process by mid November 2009.

We are truly indifferent to which site we ultimately build on and we will continue to work with both Troublemaker Studios and CTECC to see if their concerns can be mitigated as we move toward our November deadline.

Sincerely,

Cheryl Mele
COO, Deputy General Manager
Austin Energy
512.322.6062
512.658.8376 (cell)

Harden, Joi

From: KRIVON@aol.com

Sent: Monday, October 12, 2009 11:37 AM

To: sully.jumpnet@sbcglobla.net; jay_reddy@dell.com; dave.anderson.07@gmail.com; dchimenti@austin.rr.com; AMDealey@aol.com; vskirk@att.net; clint_small@hotmail.com; kbtovo@earthlink.net

Cc: Harden, Joi; Rush, Barbara; Nathan, Mark; Hefner, Pam; [redacted]

Subject: 2403 Manor Road (AE Mueller Substation)

Planning Commissioners:

I will not be present at tomorrow night's Planning Commission meeting when the rezoning case for 2403 Manor Road (Austin Energy Mueller Substation) returns, as the RMMA Plan Implementation Advisory Commission meets at the same time.

I wanted to let you know that meetings and negotiations continue between the City of Austin and the State of Texas on a land trade that would provide a preferable location for the proposed electric substation. Sonny Poole of Austin Energy, Leo Lopez of Catellus, Jim Adams of ROMA Design Group, Barbara Rush from Council Member Morrison's office and I attended a meeting of the Board of the Combined Transportation and Emergency Communications Center (CTECC) this past Wednesday. The Board had little previous knowledge of this case, but did not have any major objections to the land trade that would affect their site, or at least I came away from the meeting with that impression.

Austin Energy also has provided specifications and test results on similar substations to a consultant for Troublemaker Studios, the State's tenant, for a report on possible interferance from a substation that would be about 500 feet closer to the studios if the land trade were to occur. The report was provided to the Mayor's office last week. I would ask that you request that information, find someone with the technical ability to interpret its findings, and possibly advise the City Council to request an independent study to confirm those findings.

I know that the rezoning has been postponed three times already, but I am in hopes that the Commission might allow at least one more delay so that negotiations between the City and State can continue.

I want to express my gratitude for your understanding of the issues surrounding this rezoning, and sincerely thank you for your patience with this case.

Rick Krivoniak
H: 926-0733
C: 468-7700

Islamic Center of Greater Austin

5110 Manor Road Austin, TX 78723 Tel: (512) 926-9221 Fax: (512) 926-9688
www.austinmosque.org bt@austinmosque.org

Case Number: C14-2008-0242
Property ID / Ref ID: 213848 / 02181916010000
Address of Rezoning Request: 2403 E. 51st Street, Austin, TX 78723

TO: PLANNING COMMISSION

Respected Members of the City of Austin Planning Commission:

My name is Athar Tayyab. I have been a resident of City of Austin since 2001. I work as a senior managing consultant at IBM, and live in NW Austin with my wife and three children.

I am here to represent the Austin Muslim community in general and the Islamic Center of Greater Austin (ICGA) in particular. I am currently serving as the chair of the ICGA Board of Trustees.

Background: Austin, the capital of the State of Texas, is the second high-tech city in the United States. Recently, it was rated the best city in the United States to live in, because of its fast growing economy and clean environment. It is also the home of University of Texas. In this fast growing city, the Muslim population has grown manifold in the past years with a current estimate of over ten thousand. The Muslim population is largely made up of tech sector employees, business owners, students, and many other professionals.

Establishment: The Islamic Center of Greater Austin (ICGA) was established in March 1977 as a non-profit religious organization registered with the State of Texas and is affiliated with the Islamic Society of North America (ISNA) and the North American Islamic Trust (NAIT), which is a subsidiary of ISNA, as its trustee. ICGA property is WAQF under NAIT. ICGA is governed by a constitution and its by-laws. The structure of ICGA consists of an administrative body called Board of Trustees (BT). All members of these boards are elected per the constitution.

Organization History: ICGA has been in operation since March 1977. The mosque started in a 2000 sqft building without any parking space, located at Nueces St in downtown Austin. It was expanded in 1982 with the purchase of an adjacent building that was remodeled into a prayer hall. From 1982 till 1999, the Muslim community was barely able to manage its activities in those two buildings. Alhamdulillah, by the mercy of Allah SWT and the generous support of the local and outside communities, in November 1999, ICGA completed a two story building which houses a mosque to accommodate around 1000 brothers and sisters and a full time Islamic school on the second floor, located at 5110 Manor Rd.

ICGA Activities: During this course of time (1997-2009), ICGA established daily prayers, a weekend Islamic school, a full time licensed Islamic school (in 1997), a dawah center for Muslims and non Muslims and prison inmates, audio and video library with countless Arabic and English literature, social activities including Eid prayers, picnics, halaqas by the Sheik, weekly quranic school, seminars, workshops and symposiums, Islamic Counseling Center for battered families, marriage contracts, and ghusul facility and burial services. Also, ICGA maintains a 25-acre Muslim cemetery.

ICGA serves the entire Austin Muslim community, estimated to be over 10,000. Our active membership

Islamic Center of Greater Austin

5110 Manor Road Austin, TX 78723 Tel: (512) 926-9221 Fax: (512) 926-9688
www.austinmosque.org bt@austinmosque.org

exceeds 2000. On a weekly basis, over 500 people attend our services and programs.

Full-time Islamic School: Austin Peace Academy has classes from Pre-K through eleventh grade, for ages 3 years and up, with a current enrollment of over 180 students. The school employs several full time teachers, including Islamic studies and Arabic, a principal, and two secretaries. The school is licensed by the Texas Protective and Regulatory Services (PRS) and offers curriculum that meets guidelines of Texas Education Agency. APA is also accredited by SACS-CASI, the largest accreditation agency in the world.

Here is the summary of our issues and concerns:

- Austin Muslim community purchased 7 acres Waqf property at Manor & 51st street to build Islamic Center, Masjid, and school. Waqf is an Islamic term and for Muslims, it is considered a trust that can never be used for any other purpose other than worship and service
- ICGA was later forced to sell portion of the property to City of Austin under the threat of "land condemnation," against our will and under the threat of forceful seizure
- The property in question is at the corner of Old Manor Rd and 51st Street. City of Austin told us that this land would remain as drainage easement and would not be used for any power station or any other major utility structure
- The city is now considering a re-zoning request from Austin Energy to build a power sub-station to support the Mueller development project

ICGA opposes this on the following grounds and concerns

- The redeveloped Mueller site should accommodate need for Mueller power substation, and not use this land that was grabbed from ICGA and was intended for drainage easement
- It appears that it is not OK to impede on the Mueller development area for very unsightly infrastructure to support that areas energy needs, but it appears OK to do the same to an adjacent possibly "lessor considered" neighborhood and school area. Why?
- ICGA is very concerned about the safety and health hazards posed by the proposed substation
- We are particularly concern about the potential health effects of the electric and magnetic fields (EMF) emanating from such substations, whether such concerns are real or perceived. These concerns have adverse effect on ICGA's interests.
- We are concerned about the negative impact to the property value of ICGA and surrounding neighborhood
- The proposed structure design of the substation will also have a negative impact on the appearance and aesthetic appeal of the neighborhood

I am not sure why Austin Peace Academy is not being cited as a school in the substation vicinity in the maps submitted as part of the re-zoning request? Also, as properties are directly across Manor Rd from the proposed substation location, ICGA and APA are not noted as key stakeholders / organizations in the same request. Why?

Masjid Khadijah ♦ Austin Peace Academy ♦ Nueces Masjid ♦ ICGA Cemetery

Islamic Center of Greater Austin

5110 Manor Road Austin, TX 78723 Tel: (512) 926-9221 Fax: (512) 926-9688
www.austinmosque.org bt@austinmosque.org

Please note that initial forceful sale of ICGA property to City of Austin had a significant impact on ICGA future plans. When we purchased the land, we had envisioned to fully develop the main property (5110 Manor Rd) with a sprawling campus supporting all our needs and use the smaller parcel at 2403 E. 51st Street, to help us meet the impervious cover requirements of the city zoning regulations. Our members feel very strongly about the initial land acquisition and are now outraged that city would considered such an action to further damage ICGA interests and needs.

I have something very personal at stake here also. My daughter, Faiza, has been a student at Austin Peace Academy since 2001. I am very concerned for her safety and well being. The substation will be so close to the school which has approximately 180 students (Pre-K to 11th Grade). I am particularly concerned about potential health effects of the electric and magnetic field emanating from such substations. NIEHS (National Institutes of Environmental Health Sciences) evaluation concludes that there is a fairly consistent pattern that links EMF exposures with increased risk of leukemia in children.

My phone has been ringing off the hook all day with calls from parents and community members with similar concerns. This will also send a chilling message to all our potential new parents who will now think twice about sending their children to Austin Peace Academy. Why does City of Austin want to place ICGA and APA in such a position?

To be succinct, placing a power station directly across the street from a school is hard to fathom. The children of the school start there at age three. The health and safety risks to young children from power plants ranges from "uncertain" to terribly dangerous. Please locate this infrastructure in the Mueller Development area, where it belongs. Thank you for your consideration.

Respectfully submitted

Athar Tayyab
On behalf of Islamic Center of Greater Austin
5110 Manor Rd., Austin, TX 78723

Harden, Joi

From: Mohammed Rahman [redacted]
Sent: Tuesday, October 13, 2009 1:23 PM
To: Harden, Joi
Subject: Opposition to power sub-station across ICGA and APA

Dear Ms. Joi,

As a parent of APA students and a registered member of ICGA, I would like to voice my opposition regarding the rezoning request by Austin Energy to build to a power sub-station on 51st and Manor. This project would be a safety risk to many families who visit services at ICGA and small children who attend APA.

Thanks,
Mohammed Rahman

Harden, Joi

From: Tarik Aossey [redacted]
Sent: Tuesday, October 13, 2009 1:00 PM
To: Harden, Joi
Cc: ICGA BT
Subject: Mueller Austin Energy Substation - Planning Agenda Item 6

Hi, As a local community member and frequenter of the area where the City and AE are proposing to build the new Mueller Substation, would like to take this opportunity to voice my strong dis-approval for this proposed plan. Honestly, it wreaks of elitism and maybe even prejudice, as it appears to not be OK to impede on the Mueller development area for very unsightly infrastructure to support that areas energy needs, but it is OK to do the same to an adjacent possibly lessor considered neighborhood and school area.

Also, on page 3 of the 'Details on the Mueller Austin Energy Substation' .pdf, not sure why Austin Peace Academy is not being cited as a school in the substation vacinity, if I'm reading correctly. Or, as properties are directly across Manor Rd from the proposed substation location, ICGA and APA are not noted as key stakeholders/organizations in the same?

Please locate this infrastructure in the Mueller Development area, where it belongs. Thank you for your consideration.

Tarik Aossey
Austin, TX

Harden, Joi

From: heather albright [redacted]

Sent: Tuesday, October 13, 2009 12:59 PM

To: Harden, Joi

Subject: opposition to 51st mainor powerplant

Hello, my name is Heather Albright and I attend the Islamic center which would be right across from the purposed power plant! I want to voice my concern to this project because of the location which can affect our air quality and noise level surrounding the Islamic center! My friends and I go on the regular basis and we are blind so, if there is a lot of noise, we will have problems crossing the street to the center! 51st and Mainer is already difficult to cross without added noise from a power-plant. Please, if you can, reconsider the location to a less traveled area! Thank you for your time!
Miss Heather Albright

Harden, Joi

From: Farris Bar [[redacted]]
Sent: Tuesday, October 13, 2009 12:41 PM
To: Harden, Joi
Subject: Mueller Substation Rezoning

Dear Ms. Joi Haden:

I am writing you this e-mail to oppose the construction of a high power substation at the corner of Old Manor Rd and 51st street. The primary reason for the opposition is that the high power substation will be across the street from the Austin Peace Academy, which is a nationally recognized K-9 school. In addition to this, they have many after school programs as well as have many community activities.

A power station in the area will:

A) Cause concern for parents in case their children cross the street and enter a high voltage zone.

B) Students will be exposed to a high magnetic field due to overhead power lines. Whether or not it has been proven to cause harmful side effects, concerned parents will take their children away from the school. This will prevent the children from attending a school that teaches them about their heritage, and will cause disorganization within the muslim community in Austin.

C) The school cannot easily "pick up and move". And parents who choose to provide their children with a proper islamic education will be forced to teach their children at home or relocate to another city that has an islamic school that does not jeopardize the safety of their children.

I have been living in the Austin area for the past 10 years and I work in downtown Austin. I ask you to please re-consider the decision to allow a substation to be built across the street from Austin Peace Academy, since it will severely hurt the Austin peace academy in many ways (financially, word of mouth, etc) and will make Austin a less desirable place to live for muslim families.

Sincerely,

Farris Bar

Harden, Joi

From: abdel hardizi [redacted]
Sent: Tuesday, October 13, 2009 12:25 PM
To: Harden, Joi
Subject: C14-2008-0242 Mueller Austin Energy Substation

Hello Ms. Harden,
I am very concerned about the Substation that Austin Energy is proposing to build near the school. The substation will be so close to Austin Peace Academy that will have a bad impact on the health of children attending the school. Please let Austin Energy reconsider such action or give us enough money to build our school elesewhere. Thanks!

Best Regard!

Abdel Hardizi
Cell: (512) 627 8347

Harden, Joi

From: Samiul Khan [redacted]
Sent: Tuesday, October 13, 2009 11:53 AM
To: Harden, Joi
Cc: samiul Khan
Subject: Mueller Austin Energy Substation

Hi Ms. Harden,

Today I have got information that you are establishing a Substation (C14-2008-0242 Mueller Austin Energy Substation) in my children's school neighborhood. I am very concerned about that as my son and daughter goes to Austin Peace Academy (5110 Manor Road) which is just opposite to the Substation you have proposed. The substation will be so close to the school which has ~180 students (Pre-K to 11th Grade). I am particularly concern about potential health effects of the electric and magnetic fields (EMF) emanating from such substations. NIEHS (National Institutes of Environmental Health Sciences) evaluation concludes that among some of the epistemological studies, there is a fairly consistent pattern that links EMF exposures above 3 milligauss (mG) with a small increased risk of leukemia in children.

So please do not put a Electric Substation so close to a children's school and put them on risk of having Leukemia.

Thanks.

Samiul Khan
Parent of Omar and Khadijah
Austin Peace Academy
5110 Manor Road
Austin, TX 78723

Harden, Joi

From: sama galib [redacted]
Sent: Tuesday, October 13, 2009 1:16 PM
To: Harden, Joi
Subject: Opposing the proposal of building a high power substation close to a school

To whom it may concern,

I am a parent whose children goes to Austin Peace Academy ,which is a school in Manor rd. I strongly oppose the request from Austin Energy to build a high power substation for the Mueller development project at the corner of Old Manor Rd and 51st Street because it is just across the corner from the school.We all know that this kind of power station should be always built far from the public places ,especially not close to scholl where so many kids come everyday.this is dangerous,hazerdous for the kids as well as the community. So I srongly oppose this proposal and hpoe the authority will chane their mind.

sincerely,

Naima(A concern parent and a community member).

Harden, Joi

From: Zakaria M Khwaja [z[redacted]m]
Sent: Tuesday, October 13, 2009 2:02 PM
To: Harden, Joi
Subject: Mueller Austin Energy Substation - Agenda Item of 10/13/2009

Hello:

Peace & Greetings -

I am disturbed by this news that Austin Energy is building a sub-station next to my kids' school (Austin Peace Academy at 5110 Manor Road). I strongly oppose building this sub-station next to a school. I am concerned about the potential health effect on the small children in the school. There are close to 200 students in Austin Peace Academy. This development is totally wrong and should be moved to Muller development Area.

It has come to our attention that this land was grabbed by the City of Austin from Islamic Center of Greater Austin. This was intended to make drainage easement. It is totally wrong to move a "ugly looking" sub-station to a poor neighborhood. Also it will affect the property value of the surrounding neighborhood if there's a sub-station. Why not Mueller development build that in their area/neighborhood.

I strongly voice my opinion against this proposed sub-station development next to Austin Peace Academy.

I request our council members and city planning commission to consider this case very carefully.

Sincerely,

Zakaria Khwaja
Parent of 2 children (Mariam Khwaja and Hafsah Khwaja) going to Austin Peace Academy.

1606 Weatherford Dr.
Austin, TX 78753
512 507 8586

Harden, Joi

From: Alex Pritchard [[redacted]
Sent: Tuesday, October 13, 2009 2:20 PM
To: Harden, Joi
Subject: planning meeting: tonight

Planning Commission,

I am writing in opposition to the placement of an Austin Energy Power Plant on East 51st and Manor Road. To be succinct, placing a power station directly across the street from a school is reprehensible. The children of the school start there at age three. The health and safety risks to young children from power plants ranges from "uncertain" to terribly dangerous. Ten foot walls around the facility will not answer the serious health effects that may be incurred by the children. The website for Austin Energy highlights how these plants are "enticing"
to young children. The Austin Energy website goes on to say:

"Transmission Towers and Substations
Large structures called transmission towers support the high-voltage transmission lines. These lines typically feed into a substation so that the electricity can be reduced to a level that can subsequently be used by our customers.
The towers and substations have "High Voltage" warning signs posted on them. Due to the extreme danger of the high voltage and related equipment only qualified personnel may access these structures and facilities.
Safety Around Electrical Equipment
The towers that support high voltage transmission lines can be enticing to children and some adults, because they look like a tall ladder. However, an unqualified individual must never climb a transmission tower.
For your protection, never climb a transmission tower and avoid contacting other high voltage electrical equipment or power lines."

As a citizen of Austin I find this poor planning and even flirting with a potential lawsuit when Austin Energy admits it is a lure for children. I strongly ask that you reconsider this plan and find a safer location away from children.

Alex L. Pritchard
Director of Academic Affairs
Austin Peace Academy
51st and Manor Road
Austin, TX.

Harden, Joi

From: ADNAN SULEIMAN[redacted]
Sent: Tuesday, October 13, 2009 2:30 PM
To: Harden, Joi
Subject: C14-2008-0242 / Mueller Austin Energy Subdivision

Dear Ms. Harden,

It was brought to my attention today by my religious community center "Islamic Center of Greater Austin" that the case in the subject is a major disadvantage to our neighborhood and the community surrounding the intended project of Austin Energy for installing a subdivision power plant based on the facts listed below:

- The redeveloped Mueller site should accommodate need for Mueller power substation, and not use this land that grabbed from ICGA and was intended for drainage easement
- It appears to not be OK to impede on the Mueller development area for very unsightly infrastructure to support that areas energy needs, but it appears OK to do the same to an adjacent possibly "lessor considered" neighborhood and school area. Why?
- ICGA is very concerned about the safety and health hazards posed by the proposed substation
- We are particularly concerned about potential health effects of the electric and magnetic fields (EMF) emanating from such substations
- We are concerned about the negative impact to the property value of ICGA and surrounding neighborhood
- The proposed structure design of the substation will also have a negative impact on the appearance and aesthetic appeal of the neighborhood

I would like to appeal to you as the public official you representing the interest and well being of the community and environment at large to deny Austin Energy's application for land rezoning. Such a decision will preserve the sanctity of environmentally safe living neighborhood. Thank you for your consideration in advance.

Sincerely,

Adnan Suleiman

Hotmail: Powerful Free email with security by Microsoft. Get it now.

Harden, Joi

From: toni nh [redacted]
Sent: Tuesday, October 13, 2009 2:41 PM
To: Harden, Joi
Subject: Opposition to Austin Energy's re-zoning request (C14-2008-0242-Mueller Austin Energy Substation)

To whom it may concern,

I am writing to express my concern about and opposition to Austin Energy's proposed re-zoning request on land near the Islamic Center of Greater Austin- land that intended for drainage purposes. If the power is for the Mueller Development that seems a more appropriate place to locate the plant.

I am very concerned about the effects this plant could have on the children and families who regularly hold gatherings at the center. This is no place to locate an energy plant- right next to an school. The grounds of the center are a park like setting, and an energy plant seems out of character for the neighborhood. This neighborhood deserves the opportunity to thrive, and not be negatively impacted by the location of a power plant that does not benefit the community directly. I strongly oppose this re-zoning request.

Sincerely,

Toni Nelson Herrera
Friend of the Islamic Center of Greater Austin

Harden, Joi

From: m mubasher [redacted]
Sent: Tuesday, October 13, 2009 2:47 PM
To: Harden, Joi
Subject: Mueller development project and impact to ICGA

Hello My name is Melissa Mubasher and I am an ICGA Member and attend the mosque on Manor Rd.

I understand that there is a possible rezoning commission efforts on the corner of Manor and 51st for a n electric substation.This will greatly impact our community center and not in a good way. Everyone knows about the property values expressly in this economic time. If you put up an electric plant of any kind in a neighborhood the value will go down. This area is a highly poor area and the last thing that we need in this area were low income families,schools and our community worship/activity/School center is an electric power substation.

There is also health risk when you put something of this high emf volume in the area of people. The Department of public health has been unable or unwilling to answer the question if it does indeed cause a health risk. If they are undecided after more than 20 years of research that tells me this should not be put in a residential area.

Thank you for your honest effort in this matter,
Melissa Mubasher
ICGA Community Memeber

Harden, Joi

From: younes djadi[redacted]
Sent: Tuesday, October 13, 2009 2:49 PM
To: Harden, Joi
Subject: Opposing Mueller Austin Energy Substation

Dear Ms. Harden

This is in relation to the rezoning request No: C14-2008-0242,
As an ICGA member and an Austin city resident, I would like to express my oposition to the rezoning request by Austin Energy to build a high power substation across from the Islamic Center of Greater Austin and the Austin Peace Academy.
My oposition stems from the fact that this power substation will present hazardous conditions to the children attending the APA school and to the unsightly view of the power sub-station will contribute to the deterioration of the quality of life in the surrounding neigbourhood.

I really appreciate your understanding and consideration in this matter

Thank you

Younes Djadi

Harden, Joi

From: Mithu Rahman [[redacted]
Sent: Tuesday, October 13, 2009 3:05 PM
To: Harden, Joi
Subject: Rezoning request

Dear Ms. Harden,

This is Mithu Rahman, a parent of a student currently enrolled in Austin Peace Academy. We have heard about the rezoning request by City of Austin to build a power substation near this school. As a concerned, I fear this power sub station development is too close to the school where hundreds of students attend including my child.

My humble request is to postpone this development and reject this request to allow this power substation.
Regards,
Mithu Rahman
Parent of student attending Austin Peace Academy

Harden, Joi

From: Zahed Azi[redacted]
Sent: Tuesday, October 13, 2009 3:49 PM
To: Harden, Joi
Cc: bt@austinmosque.org
Subject: Substation so close to a school/community-area is a poor assessment.

Dear Ms. Harden,

A substation so close to a school/community-area is a poor assessment. We would be grateful if our city is able to find an alternate venue for the construction.

Thank you and best regards,
Zahed

Harden, Joi

From: Golam Chowdhury [redacted]
Sent: Tuesday, October 13, 2009 3:20 PM
To: Harden, Joi
Cc: golamc@gmail.com
Subject: Mueller Austin Energy Substation

Hi Ms. Harden,

Today I have got information that you are establishing a Substation (C14-2008-0242 Mueller Austin Energy Substation) in my children's school neighborhood. I am very concerned about that as my son and daughter goes to Austin Peace Academy (5110 Manor Road) which is just opposite to the Substation you have proposed. The substation will be so close to the school which has ~180 students (Pre-K to 11th Grade). I am particularly concern about potential health effects of the electric and magnetic fields (EMF) emanating from such substations. NIEHS (National Institutes of Environmental Health Sciences) evaluation concludes that among some of the epistemological studies, there is a fairly consistent pattern that links EMF exposures above 3 milligauss (mG) with a small increased risk of leukemia in children.

So please do not put a Electric Substation so close to a children's school and put them on risk of having Leukemia.

Thanks.

Golam Chowdhury
Parent of:
Raiyan Chowdhury - 7th grade
Afnaan Chowdhury - 2nd grade
Austin Peace Academy
5110 Manor Road
Austin, TX 78723

Harden, Joi

From: [redacted]
Sent: Tuesday, October 13, 2009 3:24 PM
To: Harden, Joi
Subject: Comments Regarding Power Substation on Old Manor Road and 51st Street

Dear Joi Harden and Council:

My name is Misty Bradley, and I live in North Austin. I am writing in order to give some comments about the high power substation that the City of Austin has planned to build on the corner of Old Manor Road and 51st Street.

I strongly oppose the building of this power substation because I as well as others feel that it is not good for the people, businesses, and religious places of worship around the area. Power stations have the tendancy to emit a lot of noise as well as pollution in the air from fuel that is used. I feel that this would be a problem, especially since this power station will be right across the street from a private school where children are present each day and are trying to get their education. I feel that it is important for children to get their education in a clean, quiet, and positive environment which will make it easier to concentrate on their studies. That same school is also a place of worship for many, so many people attend; thus, the building of the power station will have a negative effect on those people as well as the students that go to the school and the property itself.

Also, it will not be good for those that live in the neighborhood for the same reasons listed above. There are houses in that neighborhood, and there is no doubt that there are probably families with children living there. The environment created by this power station will not, in my opinion, be healthy for both those children and their family members alike.

I would like to thank you for accepting my comments, and I hope that the City of Austin will take these things as well as comments from others that have written in to account before deciding whether or not to build this project.

Sincerely,
Misty Bradley
misty.bradley@att.net
(512) 323-2821 (Home)
(512) 788-6552 (Cell)
11441 North IH-35
Apt 2102
Austin, Texas 78753

Harden, Joi

From: Nazmul Qureshi [[redacted]
Sent: Tuesday, October 13, 2009 3:26 PM
To: Harden, Joi
Subject: High Power Sub-Station at 51st. Street

Dear Ms. Harden,

I just heard about the meeting of the Planning Commission of The City of Austin of re-zoning request from Austin Energy to build a high power substation for the Mueller development project at the corner of Old Manor Rd and 51st Street.

The proposed site is just across the corner from a prestigious private school called Austin Peace Academy, which is attended by 180 young children on a daily basis. We are very much concerned about the effect of the proposed high power sub-station on the health of the children of this school, If this project goes through.

I am, therefore, formally protesting the re-zoning proposal and request the City Planning Commission to address the issue in its meeting on Tuesday, October 13, 2009.

Sincerely,

Naz Qureshi
Managing Director _ Texas Region
Horizon Staffing Services
Delivering Your Greatest Assets
13706 Research Blvd, Suite 100
Austin, TX
Ph: 512-250-2959 ext. 103
Fax: 512-250-2991
n.qureshi@horizonstaff.com
www.horizonstaffcom

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Harden, Joi

From: Messaoud Benanta[redacted]
Sent: Tuesday, October 13, 2009 3:31 PM
To: Harden, Joi
Subject: opposition to rezoning request at Corner of Old Mnaor and 51 St.

Dear Ms Joi Harden:

as a member of ICGA located at the corner of 51st and Old Manor Rd.

I amd writing you to express my peaceful opposition of the the proposed re-zoning request to build a power station near that location:

- The redeveloped Mueller site should accommodate need for Mueller power substation, and not use this land that grabbed from ICGA and was intended for drainage easement

- It appears to not be OK to impede on the Mueller development area for very unsightly infrastructure to support that areas energy needs, but it appears OK to do the same to an adjacent possibly "lessor considered" neighborhood and school area. Why?

- ICGA is very concerned about the safety and health hazards posed by the proposed substation

- We are particularly concerned about potential health effects of the electric and magnetic fields (EMF) emanating from such substations

- We are concerned about the negative impact to the property value of ICGA and surrounding neighborhood

- The proposed structure design of the substation will also have a negative impact on the appearance and aesthetic appeal of the neighborhood

Best regards,

M. Benantar, PhD

Harden, Joi

From: Saad Hassuneh [redacted]
Sent: Tuesday, October 13, 2009 3:30 PM
To: Harden, Joi
Subject: Power sub-station for Mueller development project

Greetings Dear Ms. Joi Harden,

ICGA informed me of the proposed power sub-station planned right next to our community center at the intersection of Old Manor road and 51st. I am a resident of the City of Austin for over 10 years and a US citizen.

I strongly protest this development proposal, I plead that it will be denied...please find a different location to accommodate the Muller development project power sub-station.

Our community center is a place of refuge and relaxation from our everyday life challenges. And also a location for my children to attend grade school at Peace Academy; Last thing I want to see or hear is the a power substation right next door to us. I also have environmental and health concerns on how close it will be located to where my children go to school on daily basis.

This is not to mention how strongly I feel about the deceptive nature of the forceful land acquisition from ICGA; and then changing the purpose from a drainage easement to a power sub-station. This simply unfair and not what I have expected from Austin City Developers...

I am trying to attend in person, but if I can't due to traffic and busy schedule... please accept this as a sincere and a formal protest to this development!

Best regards

Saad Hassuneh
10408 Roy Butler Dr
Austin TX 78717
O: 512-401-4503
C: 512-423-6049

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Harden, Joi

From: Md. Helal Uddin [redacted]
Sent: Tuesday, October 13, 2009 3:39 PM
To: Harden, Joi
Cc: huddin1@yahoo.com
Subject: Mueller Austin Energy Substation

Hi Ms. Harden,

Today I have got information that you are establishing a Substation (C14-2008-0242 Mueller Austin Energy Substation) in my children's school neighborhood. I am very concerned about that as my son and daughter goes to Austin Peace Academy (5110 Manor Road) which is just opposite to the Substation you have proposed. The substation will be so close to the school which has 180 students (Pre-K to 11th Grade). I am particularly concerned about potential health effects of the electric and magnetic fields (EMF) emanating from such substations. NIEHS (National Institutes of Environmental Health Sciences) evaluation concludes that among some of the epistemological studies, there is a fairly consistent pattern that links EMF exposures above 3 milligauss (mG) with a small increased risk of leukemia in children.

So please do not put a Electric Substation so close to a children's school and put them on risk of having Leukemia.

Thanks.

Helal Uddin
Parent of Omar and Khadijah
Austin Peace Academy
5110 Manor Road
Austin, TX 78723

Harden, Joi

From: Karam Mossaad [[redacted]m]
Sent: Tuesday, October 13, 2009 3:45 PM
To: Harden, Joi
Cc: mossaadk@hotmail.com
Subject: Rezoning Objection

Dear Ms. Harden, Hi!

I object in the strongest terms to the rezoning refered to as # 6 in your Agenda for today's meeting.

We have a school that is PreK to High school. Having this power substation will be a health hazard to our children. The Electromagnetic field generated from this power substation will affect our children at the school very badly.

I am sure if your church or your kid's school is near by, you will be the first one to object to this rezoning.

We thank you for taking care of all the children's safety and health.

6.	**Rezoning:**	**C14-2008-0242 - Mueller Austin Energy Substation**
Location:	2403 E. 51 st Street, Boggy Creek Watershed, Windsor Park NPA	
Owner/Applicant:	Austin Energy (Dorthy Kester)	
Agent:	Stanley Consultants, Inc. (James Massaro)	
Request:	From GR-NP to P-NP	
Staff Rec.:	**Recommended**	
Staff:	Joi Harden, 974-2122, joi.harden@ci.austin.tx.us Planning and Development Review Department	

With best regards,

Dr. Karam Mossaad

512-989-6437
512-669-1394
mossaadk@hotmail.com

Harden, Joi

From: Syed R Rahman [[redacted]
Sent: Tuesday, October 13, 2009 3:18 PM
To: Harden, Joi
Subject: Power substation

Dear Ms. Joi Harden,

Recently I came to know regarding Mueller development project. I am hearing city is considering re-zoning request from Austin Energy to build a power sub-station at the corner of Old Manor Rd. and 51st Street. My two daughters go to school in APA which is built on that same piece of land. I consider a health hazard for my kids to be so close to a power station. I would really request city to deny this request from Austin Energy.

--
regards

SYED R RAHMAN Syed.Rahman@freescale.com
Power Architecture Design (512)-9964608
Freescale Semiconductor Inc.
7700 West Parmer Lane, Bldg. B, 2nd floor Austin TX 78729

Harden, Joi

From: Ahmad Ali [a[redacted]n]

Sent: Tuesday, October 13, 2009 4:01 PM

To: sully.jumpnet@sbcglobel.net; jay_reddy@dell.com; saundra_kirk@sbcglobal.net; dchimenti@austin.rr.com; dave.anderson.07@gmail.com; amdealey@aol.com; clint_small@hotmail.com; kbtovo@earthlink.net

Cc: Harden, Joi

Subject: Sub: NO to Rezoning - C14-2008-0242 - Mueller Austin Energy Substation

Dear Planning Commissioners,

Respectfully, I would like to register my opposition to the proposed Austin Energy power sub-station at corner of Old Manor and 51st Street - across the street from ICGA and Austin Peace Academy. Since 1999, I drove by this corner every morning when I dropped my kids at Austin Peace Academy and never thought this could be a power sub-station...so close to the school and the play area. The jury may still be out about impact of such a facility near schools but as a parent I won't feel comfortable exposing my kids for 10-12 years (Austin Peace Academy offers PreK thru High School).

It does not seem to make sense to burden this neighborhood for benefit of future property owners/developers of Mueller redevelopment project. The proposed Austin Energy facility will only lower the property value without benefiting the property owners around it. Further, it seems ironic that part of the land in question for this facility was acquired by the City against will of ICGA. It was told that it would be an easement but this proposed facility will be a sore.

I would again, humbly, request the commission to reject this re-zoning request from AE and urge to use some other part of Mueller that does not negatively impact the neighborhood.

Thanks,
Ahmad Ali
13115 Fieldgate Drive
Austin, TX 78753

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Harden, Joi

From: Zahed Aziz [redacted]
Sent: Tuesday, October 13, 2009 3:56 PM
To: Harden, Joi
Cc: bt@austinmosque.org
Subject: Re: Substation so close to a school/community-area is a poor assessment.

Dear Ms. Harden,

This is my petition with concerns to the City of Austin Planning Commission. With regards to my disapproval on the Mueller Austin Energy Substation request. A substation so close to a school/community-area is a poor assessment. We would be grateful if our city is able to find an alternate venue for the construction.

Thank you and best regards,
Zahed

On Tue, Oct 13, 2009 at 3:49 PM, Zahed Aziz <zahedaziz@gmail.com> wrote:

> Dear Ms. Harden,
>
> A substation so close to a school/community-area is a poor assessment. We would be grateful if our city is able to find an alternate venue for the construction.
>
> Thank you and best regards,
> Zahed

Harden, Joi

From: Faisal Naeem [redacted]]
Sent: Tuesday, October 13, 2009 4:31 PM
To: Harden, Joi
Subject: please do not build a power station near a school

Hello Ms. Harden,

I am sending this email as a resident of the city of austin. I recently found out that the city plans to build a power station near the Austin Peace Academy at 5110 Manor Road.
This is a full time school and we have no idea on the effects of Electro Magnetic fields upon kids. I dont know of any other city that will place something with unknown consequences so close to its children.

Additionally this land was required from Islamic Center of Greater Austin (ICGA) with the promise that this land will only be used as a for drainage easement and not for any power station.

Why can this power station, which is supposed to power the new Mueller Development, be build in the Mueller development area?
Is it a case of taking something unsightly and putting it in a less desirable area where the people lack the resources to put up a fight.
Just so that those with money invested in Mueller Development area can reap the benefits without the cost of any unsightly power station. This is the definition of unfair.

I kindly urge you to reconsider the rezoning of this area, not only for the people in the community but also not renege on the promise given to ICGA when this land was acquired from them under the threat of forceful seizure.

Thankyou for considering and listening to my request.

Faisal Naeem
Resident, City of Austin
12007 North Lamar #713,
Austin, Tx, 78753

Harden, Joi

From: Ahmad Bar [a[redacted]]
Sent: Tuesday, October 13, 2009 4:36 PM
To: Harden, Joi
Cc: Ahmad Bar
Subject: I would to voice my opposition for building the power plant.

Ms. Joi Harden,

I have read the e-mail from Islamic Center of Greater Austin. I live in Pflugerville since 1989. I would like you to voice my opposition for building the power station next to our mosque. It is proven that High voltage has an adverse effect on the brain and you can google this subject.

I would appreciate your time and help in this matter.

Thank you,

Ahmad Bar
512-680-7918

Harden, Joi

From: [redacted]
Sent: Tuesday, October 13, 2009 4:28 PM
To: Harden, Joi
Subject: Power Station near School

I understand situation explained below and need for power supply. Muller is such a big property, why is City of Austin building a power supply where young children are going to school. Please reconsider your recommendation and build in the vast Muller property. Thanks for your consideration.

Majeed Arni (concerned citizen of this city).

ICGA was later forced to sell portion of the property to City of Austin under the threat of "land condemnation," against our will and under the threat of forceful seizure

The property in question is about 0.5-0.75 acres of land at the corner of Old Manor Rd and 51st Street. City of Austin told us that this land would remain as drainage easement and would not be used for any power station or any other major utility structure

Harden, Joi

From: Yasmeen Manzur [redacted]
Sent: Tuesday, October 13, 2009 5:06 PM
To: Harden, Joi
Subject: power substation

Dear Ms Harden

I am writing you to express my displeasure for considering the construction of a power substation adjacent to a property used by members of a minority community for education, religious services and social events. I have visited the place numerous times along with my family and will be very reluctant to do so should the city proceed with the proposed construction.
Why will the city not consider this construction closer to the Mueller development? Afterall, the residents of that area will benefit from this station.
I have never seen a power substation next to a church or a school. Why place one next to a mosque and a school?
As a taxpayer citizen, I urge you to refrain from proceeding with this development.
Sincerly,
Yasmeen Manzur

Harden, Joi

From: Texas Ranger [redacted]]
Sent: Tuesday, October 13, 2009 5:21 PM
To: Harden, Joi
Subject: Power substation

Dear Ms Harden

I am deeply disappointed with the city of Austin's decision to consider costruction of a power substation next to the 5110 Manor Rd mosque. As a 26 year Austin area resident I am not happy to hear of this development. I am concerned with the possible health effects to children attending school along with others who come to offer prayers at this location. I realize that the location is part of an economically disadvantaged area but it should not mean that undesirable structures are erected here for the comfort of those living in a richer neighborhood. I hope that the city will not allow this project to continue. I am sure that the station can be erected just as easily within the Mueller development or perhaps another part of East Austin away from children. Thanks.
Salman Manzur

Harden, Joi

From: alex samaro [redacted]
Sent: Wednesday, October 14, 2009 9:33 AM
To: Harden, Joi
Subject: We strongly oppose to the re-zoning of the Mueller substation

Dear Ms. Joi Harden;

I'm writing this letter to your office hoping that it will have an impact on the final ruling in the building of the new Mueller Power Substation adjacent to ICGA. I strongly oppose to the re-zoning because in my professional opinion this will have several negative impacts on the neighborhood surrounding the new Mueller Power Substation. Aside from the negative impact on the value of every property surrounding the substation, it will bring an undesirable scenery for all current and future residents.

Finally, I ask you to strongly oppose such ruling of the re-zoning.

Best regards;

Alex Samaro

Harden, Joi

From: Bazil I. Farid [[redacted]
Sent: Wednesday, October 14, 2009 8:51 AM
To: Harden, Joi
Subject: Austin Energy Power Sub-Station for Mueller Dev on ICGA property

Hello Ms. Harden,

I hope you are doing well.

It is with utmost sadness and displeasure I read about the City of Austin's plan to allow Austin Energy to build a powr sub-station to support the Mueller development project on the land adjacent to Islamic Center of Greater Austin (ICGA). It is worth noting that the land was obtained by the
City of Austin for the purpose of drainage easement.

I am a member of ICGA and support the Peace Academy school that operates in the same campus.

I object to building of this sub-station by the Austin Energy because of the following reasons:
1. Health Hazard and Risky:
The electric lines and corresponding EMF are known to have bad health impact. I am particularly concerned about the young students of the Peace Academy who spent considerable time on site.

2. Unfair Approach:
Why a sub-station that is intended for a particular development has to be somewhere else? Why can't it be part of the Muller development itself? Why would ICGA bear the burden in terms of subjecting itself to health-hazard, risk and depreciation of their property value?

3. Breach of Agreement by City of Austin:
The land was forcefuly taken by City of Austin for the sake of Drainage Easement. And, now it is being used for totally different and much riskier
purpose. The original intent of the land acquisition should be given proper consideration.

I personally feel let down by City of Austin. ICGA represents a substantial part of the greater Austin community and serves the community at large through its multicultural community programs. I sense amongst the community that they are NOT oppose to the development activity around the ICGA premise in general. However, they want a fair, reasonable and risk-free approach, specially for the health and safety of our kids.

I will appreciate if the City of Austin and Austin Energy along with Mueller Development can work out an alternative solution. And, looking at the area at large, there are multiple possibilities of accomodating this need of the Mueller Development.

Thanks for your consideration.

Sincerely,

Bazil I. Farid

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Harden, Joi

From: jehangir saleem [[redacted]]
Sent: Wednesday, October 14, 2009 8:25 AM
To: Harden, Joi
Subject: Mueller Development on Manor and 51st

Dear Joi,
We the members of the ICGA and the Muslim community of Austin, oppose this re-zoning request on the following grounds and concerns:

- The redeveloped Mueller site should accommodate need for Mueller power substation, and not use this land that grabbed from ICGA and was intended for drainage easement
- It appears to not be OK to impede on the Mueller development area for very unsightly infrastructure to support that areas energy needs, but it appears OK to do the same to an adjacent possibly "lessor considered" neighborhood and school area. Why?
- We are concerned about the negative impact to the property value of ICGA and surrounding neighborhood
- The proposed structure design of the substation will also have a negative impact on the appearance and aesthetic appeal of the neighborhood

Saleem Jehangir, Yasmeen Jehangir, Saima Jehangir, Bina Mallard, Noor Jehangir

Harden, Joi

From: jehangir saleem [redacted]
Sent: Wednesday, October 14, 2009 8:28 AM
To: Harden, Joi
Subject: Mueller Power Station

Dear Joi,
I forgot to add that we have more kids than adults who attend ICGA gatherings and come to the center often, and it will be very unsafe to have the power station next to our property.
Saleem and family

Harden, Joi

From: dina shalab [redacted]
Sent: Tuesday, October 13, 2009 9:34 PM
To: Harden, Joi
Subject: Opposition to proposed Mueller power substation @ Old Manor & 51st.

Dear Ms. Joi Harden:
I'd like to express my concerns about the safety and health hazards that will be posed by this substation to our children and community. I'm particularly concerned about the potential effects of electric and magnetic fields emanating by such power substation. Additionally, the negative impact to the property values of surrounding neighborhoods will be immense particularly the adjacent school (APA) and community center (ICGA). Therefore, I'd like to express my strong opposition to the proposed power substation and would kindly request that the City of Austin reconsider its rezoning plan for this location. Thank you for your attention regarding this matter.

-Dina Shalab

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Harden, Joi

From: umer makani [redacted]
Sent: Tuesday, October 13, 2009 9:24 PM
To: Harden, Joi
Subject: re-zoning

Ms. Joi Harden

Hello and Good Morning,

Hope your day is going good. I just like to bring a very important issue to your attention. As a member of ICGA we all are very concern about a re-zoning request from Austin Energy to build a power sub-station to support the Mueller development project. I would like you to pls stop this for the sake of our members who worked hard to put a Islamic center for future generation. I hope and trust in God that you will not support this project.

Thanks
Br
Umer Makani

Harden, Joi

From: Nabeel Shalab, [redacted]
Sent: Tuesday, October 13, 2009 9:11 PM
To: Harden, Joi
Subject: Opposition to proposed Mueller power substation @ Old Manor & 51st.

Dear Ms. Joi Harden:
I'd like to express my concerns about the safety and health hazards that will be posed by this substation to our children and community. I'm particularly concerned about the potential effects of electric and magnetic fields emanating by such power substation. Additionally, the negative impact to the property values of surrounding neighborhoods will be immense particularly the adjacent school (APA) and community center (ICGA). Therefore, I'd like to express my strong opposition to the proposed power substation and would kindly request that the City of Austin reconsider its rezoning plan for this location. Thank you for your attention regarding this matter.

Nabeel Shalab

Your E-mail and More On-the-Go. Get Windows Live Hotmail Free. Sign up now.

Harden, Joi

From: Shaik Mohseen [redacted]
Sent: Tuesday, October 13, 2009 8:20 PM
To: Harden, Joi
Subject: Appeal to relocate the Power Substation for Mueller

Date: **10/13/2009**

From: **Shaik Mohseen**

To: **The Planning Commission**
City of Austin

Subject: **Proposed Power Sub-Station at Manor Road**

I have been living in Austin for the past 3 years with my wife and two children. One of the attraction for my move to this city was the religious and educational services offered by the Islamic Center of Greater Austin (ICGA), located at 5110 Manor Road, Austin.

I have recently learned of a decision by the City of Austin to build a power sub-station literally a few feet from my place of worship and the school where my kids study. This is very disturbing to me and to the many people who worship at the mos ICGA to worship and/or send their kids to school at Austin Peace Academy, an accredited, private school, which is located inside the ICGA campus. As a community member and parent, I am deeply concerned about the potential for these children to be exposed to the deadly effects of EMF radiation. I do not have to elaborate on the myriad scientic studies that have been conducted in this field to prove my claim.

I have also been made aware that the decision "not" to locate the subject station at the very Mueller development that it will primarily serve, is for aesthetic reasons. If indeed this is true, this is really appalling and grossly outrageous that the City would even consider the proposed site as an alternate location for the sub-station though knowing well this is right next to a school where >180 students attend classes every day.

I hereby appeal to you deny the proposed rezoning of the property at the 51st Street/ Manor Road intersection. I am sure there are more suitable locations in the City for such an installation that will have minimal adverse affect on the health of our peoples.

I trust that the City Council will make the right choice in this matter.

Sincerely,

Shaik Mohseen

Harden, Joi

From: Sarah Shalab [redacted]
Sent: Tuesday, October 13, 2009 8:14 PM
To: Harden, Joi
Subject: Opposition to proposed Mueller power substation@ Old Manor &51st.

Send to: joi.harden@ci.austin.tx.us
Subject: Opposition to proposed Mueller power substation @ Old Manor & 51st.

Dear Ms. Joi Harden:
I'd like to express my concerns about the safety and health hazards that will be posed by this substation to our children and community. I'm particularly concerned about the potential effects of electric and magnetic fields emanating by such power substation. Additionally, the negative impact to the property values of surrounding neighborhoods will be immense particularly the adjacent school (APA) and community center (ICGA). Therefore, I'd like to express my strong opposition to the proposed power substation and would kindly request that the City of Austin reconsider its rezoning plan for this location. Thank you for your attention regarding this matter.

Your Name here.....
Sarah Dickinson Shalab

Harden, Joi

From: Bassel Tizani [redacted]
Sent: Tuesday, October 13, 2009 8:06 PM
To: Harden, Joi
Cc: ICGA BT; APA Board
Subject: Case Number: C14-2008-0242 Mueller Austin Energy Substation - Planning

Case Number: C14-2008-0242
Property ID / Ref ID: 213848 / 02181916010000
Address of Rezoning Request: 2403 E. 51st Street, Austin, TX 78723
TO: PLANNING COMMISSION
Respected Members of the City of Austin Planning Commission:

My name is Bassel Tizani. I have been a resident of City of Austin since 2002.
I live in SW Austin with my wife and four children. I moved to Austin because my family and I like to receive the community services offered by the none profit Organization on 5110 manor Road Austin tx 78723.
I just learned that City of Austin considering rezoning subject Land was taking from religious organization by mandate not by choice. The land was taking for drainage easement and would not be used for any power station or any other major utility structure
Across from the subject land, there is my four children full time school. Building a power plan will put my children and other student attending K-11 grad at high risk of health hazards posed by the proposed substation just few feet from their school. Part of the same building on 5110 manor road is used for religious services (Masjid). Many Family spend lots of hours on the weekend at the Masjid. The community members use the Masjid will be exposed to the site effect of big power plant next to their worship place.
I appeal to city of Austin Planning Commission to deny the rezoning. Deny the rezoning would prevent putting the student and the faculty at the Austin Peace Academy and the other community members who used the Masjid at 5110 manor Rd in harm way.
Sincerely,
Bassel Tizani

--
Bassel Tizani

****
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Harden, Joi

From: Basim Shalab [redacted]

Sent: Tuesday, October 13, 2009 7:57 PM

To: Harden, Joi

Subject: Opposition to proposed Mueller power substation @ Old Manor & 51st

Dear Ms. Joi Harden:
I'd like to express my concerns about the safety and health hazards that will be posed by this substation to our children and community. I'm particularly concerned about the potential effects of electric and magnetic fields emanating by such power substation. Additionally, the negative impact to the property values of surrounding neighborhoods will be immense particularly the adjacent school (APA) and community center (ICGA). Therefore, I'd like to express my strong opposition to the proposed power substation and would kindly request that the City of Austin reconsider its rezoning plan for this location. Thank you for your attention regarding this matter.

- Basim K. Shalab

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Harden, Joi

From: H[redacted]
Sent: Tuesday, October 13, 2009 7:27 PM
To: Harden, Joi
Subject: Mueller project

As a member of the icga and my kids goes to the icga or apa school I am extremely concerned and strongly oppose the substation project and as an electrical engineer specializing in power the sure danger that this impose on 200 students and close to a 1000 worshipers must not be ignored, we appreciate looking some were else for this substation.
I would like to assure you that we are as a community we will be watching this project closely.
Thanks

Harden, Joi

From: Kal Shalab [redacted]
Sent: Tuesday, October 13, 2009 7:17 PM
To: Harden, Joi
Subject: Proposed power substation @ Old Manor Rd & 51st Street.

Dear Ms. Joi Harden:
The proposed Mueller power substation site was acquired by the City of Austin few years ago for drainage purposes only. Given its close proximity to adjacent school and homes, I'm very concerned about the safety of and health hazards that will be posed by this substation to our school children and community members. I'm particularly concerned about the potential effects of electric and magnetic fields produced by such substation. Additionally, there will be a negative impact to the property value of surrounding neighborhoods particularly our adjacent community center (ICGA) which we spent dearly on to make it what it is. Therefore, I'd like to express my strong opposition to the proposed power substation and would kindly request that the City of Austin reconsider its plan for this location. Thank you for your attention regarding this matter.
Kal Shalab
>>>K A L S H A L A B<<<

Harden, Joi

From: Amir Ahmed [[redacted]]
Sent: Tuesday, October 13, 2009 6:22 PM
To: Harden, Joi
Subject: keeping Austin vibrant: no power plant on old manor & 51st

Dear Ms. Joi Harden,

My name is Amir Ahmed and I am native Austinite. I've seen Austin's Muslim community grow from a tiny congregation that used to meet in a small UT apartment home off of Nueces, to a community of over 5,000 spread across 5 mosques throughout our great city. This explosive growth is the fruit of over 20 years of hard work, dedication, and sacrifice from the members of my community. We built our institutions in various parts of the city in hopes that we could bring positive impact to not only our community, but to the Greater Austin community as well. The Manor Masjid, close to the Mueller shopping area, is one of the core components of our infrastructure. We chose that location because it was our hope that the area would be in the vicinity of people who needed the help of our community. Recently, I learned that the city is considering building a sub-station power plant to help with energy demands from the Mueller development project. While I understand the planning commision's desire to keep up with the city's increasing energy needs, the building of this power plant would greatly reduce the quality of our organization's programs and our future prospects for growth in the area. Also, since the mosque doubles as a private charter school, the decline in property value and the potential health effects from the electric and magnetic fields emanating from the sub-station are of great concern to the well being of the school and students. Therefore, I suggest the City choose a different location in lieu of the proposed location at Old Manor and 51st, a location away from communities and neighborhoods that contribute to Austin's vibrant culture. Thank you for your time. It is greatly appreciated. If you have any question or comments, please do not hesitate to get in touch with me.

Sincerely,

Amir Ahmed

Harden, Joi

From: [redacted]
Sent: Tuesday, October 13, 2009 5:51 PM
To: Harden, Joi
Subject: re: Power plant at 51 and Manor

Dear Mr.Harden ,

I am opposing the building of a power plant next to a school that my children has been there for the last 10 years . This is a health hazard issues for our kids .

Thank you ,

Diana Abdi

Harden, Joi

From: Ayman Kabire [k[redacted]n]
Sent: Tuesday, October 13, 2009 5:50 PM
To: Harden, Joi
Subject: Rezoning Request from Austin Energy at Manor & 51st street

Hello Ms. Joi Harden,

My name is Ayman Kabire and I am a member of the ***Islamic Center of Greater Austin***. I am writing to you in regard to the rezoning request from Austin Energy to Build a Power sub-station to support the Mueller Development Project. As you are aware, the proposed location of this sub-station is across from the ICGA property. As a practicing Electrical Engineer, I am well aware of the health side effects of such stations on neighboring areas. The electromagnetic fields generated as a result of these stations have long lasting and devestating effects on Humans who stay in close proximity to these stations. Our center is used as a worship place as well as a school and a community center. Our kids spend 6 - 7 hours daily in this property and we are exteremly concerned of possible side effects on our children due to the placement of this substation across from the school/property. In addition, this will adversely affect the area and the property value in the area. I am strongly opposed to this rezoning request and I am willing to bring forth my concerns to people in charge. Thank you for taking the time to read my concern and I look forward to seeing the outcome of my concern.

Have a great day

Sincerely,
--
Ayman Kabire
Electrical Engineer @ National Instruments

Harden, Joi

From: Abu Sanaullah [a[redacted]]

Sent: Tuesday, October 13, 2009 5:44 PM

To: Harden, Joi

Subject: Appeal to relocate the Power Substation for Mueller

Hello Ms. Jarden,

It recently came to my attention that City of Austin is planning to build a power substation literally feet away from where my son is going to school at the Austin Peace Academy campus. This was quite a shock for me, and many of the parents of the 180+ kids who go to school here. It is very concerning to me as a parent that these children would be exposed to potentially dangerous side effects of being exposed to EMF radiation as concluded by scientific studies at the national level.

I understand that the decision was made to not build the substation in the Mueller development, the community that it will primarily serve, for reasons of aesthetics. This seems more outrageous that a site next to a school was chosen totally disregarding health concerns of children in a relatively less fortunate neighborhood, in favor of the appearance of an upscale neighborhood.

I appeal to you to relocate the substation to a more suitable area. I trust that the City Council I have known to decide and act wisely over the years, will not let us down.

Thank you,
Abu Sanaullah

Harden, Joi

From: Chak Chakir [redacted]
Sent: Tuesday, October 13, 2009 5:41 PM
To: Harden, Joi
Cc: icga_bt@yahoogroups.com
Subject: Fw: Mueller development project and impact to my ICGA

FYI! I figured that the original email was provided with a typo. Please see below and Thank you for your support!

----- Forwarded Message ----
From: Chak Chakir <cchakir@yahoo.com>
To: icga_bt@yahoogroups.com
Sent: Tuesday, October 13, 2009 5:36:51 PM
Subject: Mueller development project and impact to my ICGA

Dear Mrs. Harden,

I tried to reach you by phone to express my objection, your email seems to not be working right,

Dear ICGA team, Please forward my objection immediatly if you have the correct email address as the one you have provided is not accurate!

Mrs. Harden,

I STRONGLY DISAGREE with the Power substation in our community center, Please put yourself & your family in our position!!! PLEASE BE CONSIDERATE of our KIDS and potential HEALTH HAZARDS

It is unfortunate I am on business travel out of town this week; otherwise you will find me there in person to express my strong opposition to this project. This project will affect my immediate family, my community, all the neighborhood.

As I ICGA Member and on behalf of many members that I spoke with about the subjects, we are very concern; we all take our children for activity on a weekly basis. It is not fair for the city of Austin to really do this in an area that is regularly frequented by hundreds of kids if not thousands. Are they aware there is an actual elementary school in the property next door?

I urge you to be our voice in front of the city council and to urge them to reconsider as we are very concern because of the followings:

1- Safety and health hazards posed by the proposed substation to our children
2- Potential health effects of the electric and magnetic fields (EMF) emanating from such substations

While the above are our main concern, we also care about the look of our community center just for future considerations:

We are worried about the negative impact to our center from the appearance as it is does not look nice to look at a power grid or any unattractive future project while we are watching our kids in the playground. It is neither a good appearance nor an aesthetic appeal of the neighborhood.

I will recommend for the City of Austin to consider Mueller site as the place to accommodate the need for Mueller power substation, after all their community may figure out how to address their need. We do not want to feel are taken advantage as our Ex- land originally belonged to ICGA and was captured by the city of Austin with the intent of a drainage easement but not for a power substation.

On behalf of my community, my immediate family, my kids who love to frequent the center. I do not want to tell them no in the future because of this nor I will give up my fight to continue objecting to this project. You will be destroying a spirit of the community that is been serving the city of Austin for many years, please show support and reconsider your decision.

Thank you for consideration and for your support

Sincerly yours!
Best Regards
Chak Chakir
ICGA Member
cchakir@yahoo.com

Harden, Joi

From: P.A.M. Abusali [[redacted]]
Sent: Tuesday, October 13, 2009 5:29 PM
To: Harden, Joi
Cc: icga_member@yahoo.com
Subject: Objection to power plant at Manor-51st Street location

Dear Ms. Harden,

I am writing to you in reference to the proposed zone change to construct a power plant at the Manor and 51st Street location. I believe the power lines and other electro-magnetic fields would be hazardous to the health of children and the adults attending the Peace Academy located just across the street from the proposed site. The power lines could also be an obstruction to any future constructions in that property of the Islamic Center of Greater Austin (ICGA). Such a power plant construction in this neighborhood is a very bad idea on several accounts (which I am sure other members of the community have expressed).

Based on the above-mentioned concerns, I strongly object to the proposed plan to construct an electric power generation plant at the Manor-51st Street location.

Thank you very much for your time and consideration.

Sincerely,
P.A.M. Abusali

Harden, Joi

From: Abdul Mazid [[redacted]m]
Sent: Tuesday, October 13, 2009 5:28 PM
To: Harden, Joi
Cc: Abdul Mazid
Subject: Request to move proposed Electrical substation across ICGA property

Hi Ms. Joi Harden,

It is my pleasure to introduce myself as a Muslim Community member in greater Austin. I came to know that the City of Austin is considering a rezoning request from Austin Energy to build a high power substation for the Mueller development project at the corner of Old Manor Rd and 51st Street. The proposed site is just across the corner from Islamic Center of Greater Austin property. The proposed site development will affect ICGA, its property interests, and interests of the community members its serve.

The purpose of the Mosque at Manor road is not only for regular daily five times prayer along with Friday prayer, but it is also a weekly social gathering for Muslim Community at greater Austin with their family. The Austin Peace Academy is also on this premises where about 200 students are attending their classes on daily basis. It is not safe for the students of APA to have a high power electrical substation close to the school.

It is my humble request for not building the Electrical Sub Station across the corner from Islamic Center of Greater Austin property and move it to a safer place.

Thanks,
Abdul Mazid
Product Test Engineer
Cirrus Logic Inc.
1901 Via Fortuna
Austin, TX 78746

Harden, Joi

From: [redacted]
Sent: Tuesday, October 13, 2009 5:14 PM
To: Harden, Joi
Subject: Property on 5110 Manor Rd. Austin, TX

Hello Ms. Harden – as a member of the community project established on 5110 Manor Rd, I am strongly in opposition of the re-zoning request to facilitate Austin Energy to build a power sub-station to support the Mueller development project.

Why can't this substation go on the Mueller property? We do not want this on our property.

This is not acceptable for our community project. It will be ugly, drive our property value down, and bad for the neighborhood.

Please reject this request to re-zone.

Regards,
Shakil

512-773-9566

Harden, Joi

From: Rumana Haque [redacted]
Sent: Tuesday, October 13, 2009 5:11 PM
To: Harden, Joi
Subject: Protest the rezoning at the corner of Old Manor Rd and 51tst Street

Ms. Joi Harden,

Hello. Just today I became aware of the rezoning request by Austin Energy to build a high power substation at the corner of Old Manor road and 51st street. I was very concerned when I heard about it. I have 2 daughters - who go to Austin Peace Academy (5110 Manor Rd) - located just across this property.

There are around 200 students in this school, who spend most of their daytime hours within the school campus. This includes activities in the playground just oppsite to where the substation is planning to be built.

I am worried about the effects the power plant can have on the my daughters - and the other students in the school. That is why I am protesting against this request. Please consider the lives of so many students and young kids who frequent the ICGA premises at 5110 manor Rd - and what adverse effects the power substation may have on them.

I request you to humbly reconsider this rezoning request again - and not to permit Austin Energy to build a power substation there.

Thank you,
Rumana Haque.
(Concerned parent of kids going to nearby school)

Harden, Joi

From: Yasmeen Manzur [redacted]
Sent: Tuesday, October 13, 2009 5:06 PM
To: Harden, Joi
Subject: power substation

Dear Ms Harden

I am writing you to express my displeasure for considering the construction of a power substation adjacent to a property used by members of a minority community for education, religious services and social events. I have visited the place numerous times along with my family and will be very reluctant to do so should the city proceed with the proposed construction.
Why will the city not consider this construction closer to the Mueller development? Afterall, the residents of that area will benefit from this station.
I have never seen a power substation next to a church or a school. Why place one next to a mosque and a school?
As a taxpayer citizen, I urge you to refrain from proceeding with this development.
Sincerly,
Yasmeen Manzur

Harden, Joi

From: [redacted]
Sent: Wednesday, October 14, 2009 11:34 AM
To: Harden, Joi
Subject: Construction of power substation on Old Manor Road @ 51st. Street by Austin Energy.

To: Planning Commission

Attention: Joi Harden

RE: Construction of power sub station by Austin Energy at Old Manor Road / 51st. Street, Austin, TX

I protest against any construction on the property in reference which shall be in violation of understanding between City of Austin and Islamic center of Greater Austin. This property was transferred to City for the sole purpose of easement for drainage. If City feels there is no need of such drainage than the property be returned to previous owners i.e. Islamic center of Greater Austin, Austin, Tx.

MULLER AIRPORT PROJECT HAS MORE THAN ENOUGH LAND TO ACCOMMODATE CONSTRUCTION OF ELECTRIC SUB STATION.

MANOR @ 51ST. STREET IS NOT SUITED. I ALSO DON'T THINK CITY WOULD LIKE TO ADD SUCH AN UGLY CONSTRUCTION AT THE CORNER OF BUSY INTERSECTION.

Thanking

F.H.KHAN

Harden, Joi

From: Amjad Odet-Allah [redacted]
Sent: Wednesday, October 14, 2009 3:41 PM
To: Harden, Joi
Subject: Protest to Austin Energy re-zoning request of the lot at the Corner of Old Manor Rd and 51st Street

Attn: City of Austin Planning Commission

Frm: Amjad Odetallah

Hello,

This e-mail is to express my opposition to re-zoning the lot at the corner of Old Manor Rd and 51st street to build a power sub-station to support the Mueller development project. Please accept my complaint against the planned project on the following grounds:

1-The negative impact that a power station would have on the property value in our neighborhood and on the value of our own property. As well as the negative impact that it will have on the appearance of the neighborhood.

2-The safety and health hazards that a power substation may introduce to the student of the school across street from the panned power substation.

3-I strongly believe that if the Mueller development area needs a power station, then the Mueller development area should accommodate the project and not push it out to neighboring communities.

4-I believe that when my community was forced to sell the lot on the corner of Old Manor Rd and 51st street to the City of Austin, our community representatives were then told that this property will be used for drainage easement and would not be used for any project that may impose any health or safety hazards.

Kind Regards,

Amjad Odetallah

Harden, Joi

From: [redacted]
Sent: Wednesday, October 14, 2009 3:56 PM
To: Harden, Joi
Subject: Oppose to power substation for Mueller development project

Dear Ms Joi Harden,

I am writing this letter to you in regard to re-zoning request from Austin Energy to build a power sub-station to support the Mueller development project at the corner of Old Manor Rd and 51st Street.

I am a long time Austin resident and absolutely and totally oppose to this request ... This power station will be to close to our children and they will be exposed to safety and health hazards posed by this ... We must put our children and family first, I am very concerned about potential health effects of the electric and magnetic fields (EMF) emanating from such substations.

If there is a need for building the power station then redeveloped Mueller site must accommodate this request and above listed property should not be an option.

Best Regards,

Syed I. Haiderzaidi

Harden, Joi

From: Aashiq Hussain Kachroo [[redacted]]
Sent: Wednesday, October 14, 2009 6:05 PM
To: Harden, Joi
Subject: Support for ICGA stans against construction of a powr sub station

Hi Harden

Given the reasons provided by ICGA against the building of power sub stations near Manor Rd namely (specifically) below:

1. ICGA is very concerned about the safety and health hazards posed by the proposed substation
2. We are particularly concerned about potential health effects of the electric and magnetic fields (EMF) emanating from such substations

I would request you to reconsider the decision of building of a power sub station near the ICGA property.

Thanks
Aashiq

Aashiq Hussain Kachroo, PhD
2506 speedway, NMS 2.210
University of Texas at Austin, Austin
TX. 78712

Harden, Joi

From: Syed Ahmed [redacted]
Sent: Wednesday, October 14, 2009 10:44 PM
To: Harden, Joi
Subject: electric power sub-station at Manor Rd and 51st Street

Hi Joi,
Hope you are doing good. My name is Syed and we are the residents of the beautiful City of Austin in Travis county TX. I got to know that City of Austin is considering to build an electric power sub-station near the intersection of Manor Rd and 51st street. We have our community center across the proposed site. We conduct our daily and weekly programs in the community center and more importantly we send out our little kids to school in that facility. In my humble opinion the site being considered for a power sub-station project right there is not appropriate. We strongly oppose this proposal and request City of Austin to look for a more appropriate place elsewhere. I hope you understand our concern and take this matter to the planning committee.
Thanks,
--Syed Afzal

Harden, Joi

From: John John [redacted]
Sent: Thursday, October 15, 2009 1:19 AM
To: Harden, Joi
Subject: Hello

Dear Ms. Joi Harden

I am realy sorry that I can not participate in your plans and that I am not able to see you esteems closely because I am living in Afghanistan and also I realy enjoy the ICGA group's emails, actualy I realy appreciate the Muslims developement and makes me comfort, please contact me personaly via my email address and we will share the matters with each others.

Best Regards

Mohammad Shafi Wardak

Harden, Joi

From: Tahar Boukhri[redacted]
Sent: Thursday, October 15, 2009 11:41 AM
To: Harden, Joi

Dear Ms Harden,

It was brought to our attention that the Austin Energy is planning to build an electric substation at the corner of Manor Road and 51th Street. This property (0.5-0.75 acres) was originally purchased from the Islamic Center of greater Austin with the intent of keeping this area as drainage easement. As you may already know, there is a school operating in that land and a place of worship for thousands of citizens. The proposed substation so close to the school will have a potential hazard and heath effects of the Electric and Magnetic fields emanating from such substations.

Would you please review this matter and keep this area safe for our children and honor the city commitment to keep this area a drainage easement.

If more information is required, please advise.

Thank you
Tahar T Boukhris (512-2632712)