



Control Number: 51023



Item Number: 758

Addendum StartPage: 0

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PUBLIC UTILITY COMMISSION  
PUC.05100001

April 23, 2021

**Via PUC Interchange Filer**

Public Utility Commission of Texas

Re: PUC Docket No. 51023  
SOAH Docket No. 473-21-0247

**Statement of Position - Proposed Substation Site 7 (25047 Toutant Beauregard)**

Ladies and Gentlemen:

I own the property located at 9542 Majestic Oak Circle, located within the West Brook One Subdivision in San Antonio, Texas. I inherited this property from my father, who originally purchased it in 1999. While I do not currently reside at this address, I do maintain the property, and it is my intention to build a permanent residence at this location to enjoy when I retire in a few years. I am writing to voice my concerns regarding the potentially catastrophic impact that proposed Substation Site 7 has on my future plans to use and quietly enjoy my property.

At the outset, it is important to note that I only recently learned of proposed Substation Site 7, which is located on an adjoining lot. Interestingly, although I am a current customer, CPS did not notify me of this proposed Substation Site 7 location – I learned about it from other concerned citizens and neighbors.

While I am a few years away from retirement, I have started to explore plans to build a retirement home on this property. Preliminary plans have been drawn and I have started the process of interviewing residential contractors. However, having an electrical substation – which generates constant noise and light - as an immediate next door neighbor would significantly and negatively impact my quiet enjoyment of this property. In addition, I have serious concerns that attendant electrical transmission lines will necessarily run across my property (to connect with other transmission lines running along Boerne Stage) or will severely impact my otherwise unobstructed view to the southwest. Without question, Substation Site 7 will significantly devalue my property. I've attached a map showing the relationship of my property (outlined in green) relative to the location of proposed Substation Site 7 (outlined in orange).

Not only do I have serious concerns about the negative aesthetic and economic impact that this proposed Substation Site 7 will have on my adjoining residential lot and the neighborhood generally, I

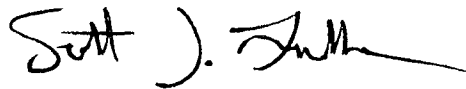
am deeply concerned about the potential environmental impact that Substation Site 7 will have on the natural habitat and runoff into Leon Creek.

To give you some perspective, my property runs along the entire back side of the lot upon which Substation Site 7 is proposed to be constructed – a length of approximately 480 feet. That entire length of common property line has not been cleared of vegetation – on either side of the property line – and serves as a natural habitat for many different types of native wildlife that I have witnessed roaming on my property, including deer, coyote, fox, rabbit, roadrunner, possum, and armadillo. In addition, Leon Creek runs through the western end of my property, and one end of the proposed Substation Site 7 lot also slopes down to, and drains into, this same creek – just upstream from my property. I also understand that a portion of the Substation Site 7 lot is located in a floodplain.

It is difficult to understand how this proposed Substation Site 7, which (i) is heavily wooded, (ii) is located in a flood plain, (iii) naturally drains into the Leon Creek, and (iv) is completely surrounded by other residential properties, makes any sense from an aesthetic or environmental perspective. Other identified electrical substation sites are much better suited for that use, are not inconsistent with their immediate surroundings, and do not have the same adverse aesthetic, environmental, or economic impact on neighboring landowners. For these reasons, **I am adamantly opposed to proposed Substation Site 7.**

I appreciate the opportunity to voice my concerns about this proposed Substation Site 7 at this late stage. Please know that, had CPS undertaken to do the right thing and directly notify all adjoining landowners, I would have spoken up sooner.

Sincerely,



Scott J. Luedke  
Owner  
9542 Majestic Oak Circle  
San Antonio, Texas 78255

Attachment

