

Control Number: 41606



Item Number: 1121

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SOAH DOCKET NO. 473-13-5207

PUC Docket No.: 41606

2013 NOV -8 AM 10: 37

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IN RE: JOINT APPLICATION OF ELECTRIC §
TRANSMISSION TEXAS, LLC AND §
SHARYLAND UTILITIES, L.P. TO AMEND §
THEIR CERTIFICATES OF CONVENIENCE §
AND NECESSITY FOR THE PROPOSED §
NORTH EDINBURG TO LOMA ALTA §
DOUBLE-CIRCUIT 345 kV TRANSMISSION §
LINE IN HIDALGO AND CAMERON §
COUNTIES, TEXAS §

DIRECT TESTIMONY OF TILLMIN WELCH

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CONSTRUCTION & DEVELOPMENT, LLC, SAN MATEO INVESTMENTS, LTD,
SAN JOAQUIN HOLDINGS, INC., and SUNDOWN DEVELOPMENTS, LTD.**

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DIRECT TESTIMONY OF TILLMIN WELCH

1 My name is Tillmin Welch, my wife Carrie Welch is the record owner of our community
2 property shown in Exhibit A, that is crossed by link 139. I further have an ownership interest in
3 and/or am the corporate representative for the companies that are record title owners of the
4 following properties: property owned by San Joaquin Holdings, Inc., and Buena Tierra
5 Holdings, LLC, crossed by link 153 as shown in Exhibit B, property owned by Buena Tierra
6 Holdings, LLC, and Scurlock Construction and Development, LLC, near link 151, shown in
7 Exhibit D.

8 The property shown in Exhibit A and crossed by link 139 is approximately two thousand
9 five-hundred feet long and one-hundred fifty feet wide. The property is precisely the width of
10 the transmission line easement, and so would be rendered completely useless if the transmission
11 lines were to run the length of the property as shown by proposed link 139. Additionally, the
12 property is located on the north side of Richardson Road. This is a developing and growing
13 commercial and residential area. Placing power lines immediately adjacent and running parallel
14 to Richardson Road would destroy a large amount of prime development property. Preventing
15 development of this property would divert the natural continuity of commercial frontage

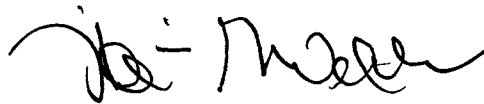
1 development that is already occurring in this community. This is clearly against community and
2 aesthetic values applicable to this property. Prudent avoidance dictates that this developing and
3 thriving area be avoided and the transmission line routed using other links, including 138, if an
4 eastern route around McAllen is selected.

5 The property owned by Buena Tierra Holdings, LLC, and San Joaquin Holdings, Inc.,
6 that is crossed by link 153 and shown in Exhibit B, is a subdivision that is currently under
7 development. The first phase currently under construction is San Joaquin Subdivision. To date,
8 all underground utilities have been installed, including storm sewer, wastewater, and potable
9 water lines. At the present time, the subdivision streets are being cut, subsurface material is
10 being laid and gutters and curbs are being formed. A plat for the San Joaquin Subdivision is
11 attached as Exhibit "C". If the transmission lines in proposed link 153 were placed, several
12 dozens of subdivision lots would be eliminated and/or adversely affected. The placement of link
13 153 transmission lines would violate the prudent avoidance doctrine. Habitable structures,
14 subdivisions and residential development, such as the San Joaquin Subdivision should be
15 avoided. Moreover, the placement of transmission lines along link 153 would violate
16 community and aesthetic values. High voltage transmission lines in close proximity to
17 residential structures and subdivisions is not in line with community values and has a negative
18 aesthetic effect.

19 The property shown in Exhibit "D" and adjacent to link 151, is also in a developing area
20 where future residential subdivision developments will be constructed. Placing transmission
21 lines along link 151 would violate the doctrine of prudent avoidance and violate community and
22 aesthetic values.


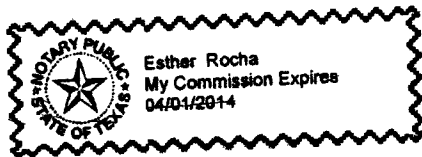
The written testimony is a true and accurate representation of what the testimony would be if the testimony were to be given orally at the time the written testimony is offered into evidence.

DATE: October 21, 2013



Tillmin Welch

Subscribed and sworn to before me on the 7th day of November, 2013.



Notary Public, State of Texas



Map

☒ Satellite

☐ Terrain

☒ Show labels

EXHIBIT

A

tabbles

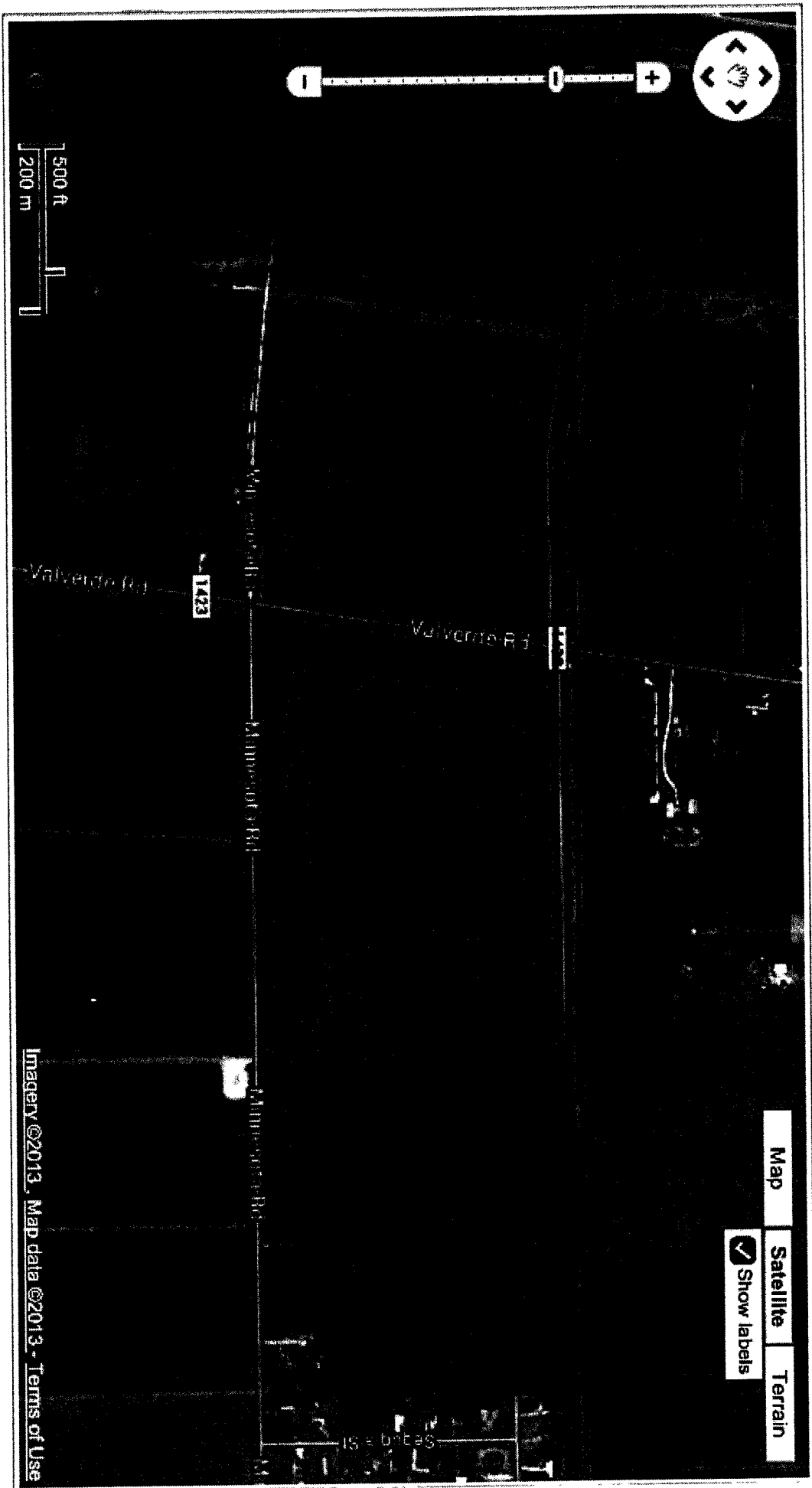
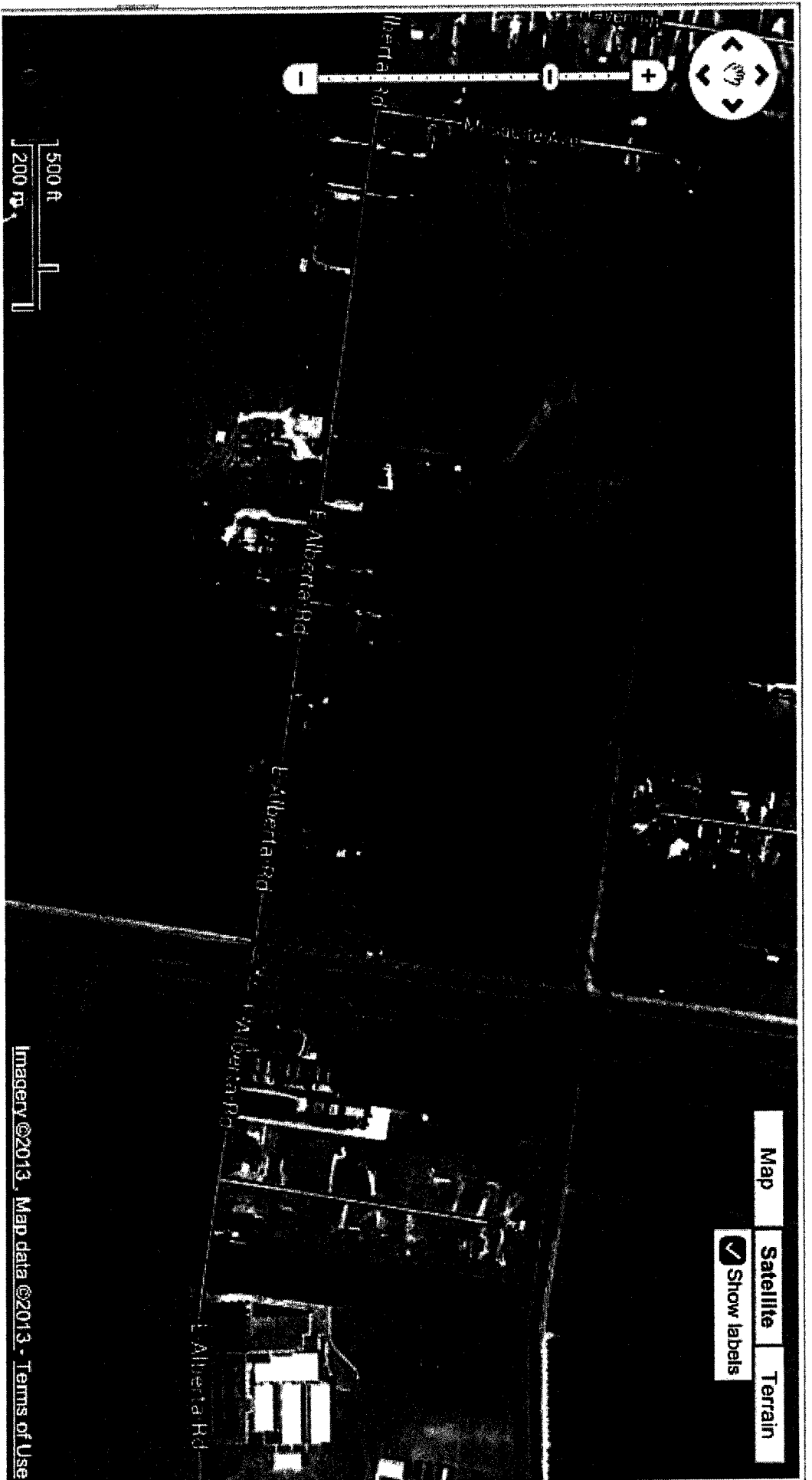


EXHIBIT
B

tabbles



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