



Control Number: 43399



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Donna L. Nelson
Chairman

Kenneth W. Anderson, Jr.
Commissioner

Brandy D. Marty
Commissioner

Brian H. Lloyd
Executive Director



Rick Perry
Governor

2014 DEC 11 AM 10:20

Public Utility Commission of Texas

December 10, 2014

Bel Air Willow Bend Apartments S2478

2525 Preston Rd
Plano, TX, 75093-3569
lisag@american-communities.com

RECOMMENDATION

Docket No. **43399**

*Registration Request of **Bel Air Willow Bend Apartments S2478**
for **Allocated** Utility Service Pursuant to PUC Subchapter H. §24.122*

On **September 29, 2014**, **Bel Air Willow Bend Apartments** filed a registration request for Substantive Rules Applicable to Water Utility Submetering and Allocation under *PUC Subchapter H. §24.122* prescribed by the Commission.

After a review of the **Bel Air Willow Bend Apartments** registration request, I have concluded that the applicant has satisfactorily completed the registration requirements under Subst. *PUC Subchapter H. §24.122* by providing all requested information. Therefore, I recommend that **Bel Air Willow Bend Apartment's** registration request be granted.

For future correspondence concerning Registration # **S2478**, please reference the same Docket #**43399**.

Sincerely,

A handwritten signature in cursive script that reads "Tammy Benter".

Tammy Holguin Benter, Director
Water Utility Division
Public Utility Commission of Texas

TB/DRT



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Registration of Submetered OR Allocated Utility Service

NOTE: Please **DO NOT** include any person or protected information on this form (ex: tax identification #'s, social security #'s, etc.)

Date: 9-29-14
By: DET
Docket No. 43399
(this number to be assigned by the PUC after your form is filed)

PROPERTY OWNER: Do **not** enter the name of the owner's contract manager, management company, or billing company. SAP 2478 11-20-14

Name Bel Air Industrial, LLC (Attn: Lisa Guerrero) Ste. 424
Mailing Address: 2500 North Dallas Parkway City Plano State TX Zip 75093
Telephone # 9722656900 Fax # (if applicable) 9722656901 E-mail lisag@american-communitie

NAME, ADDRESS, AND TYPE OF PROPERTY WHERE UTILITY SERVICE IS PROVIDED

Name Bel Air Willow Bend
Mailing Address: 2525 Preston Road City Plano State TX Zip 75093
Telephone # 9729858606 Fax # (if applicable) () E-mail lisag@american-communitie
☒ Apartment Complex ☐ Condominium ☐ Manufactured Home Rental Community ☐ Multiple-Use Facility
If applicable, describe the "multiple-use facility" here: N/A

INFORMATION ON UTILITY SERVICE

Tenants are billed for ☒ Water ☒ Wastewater ☐ Submetered OR ☒ Allocated **★★★**

Name of utility providing water/wastewater The City of Plano

Date submetered or allocated billing begins (or began) Not Available Required

METHOD USED TO OFFSET CHARGES FOR COMMON AREAS Check one line only.

☐ Not applicable, because ☐ Bills are based on the tenant's actual submetered consumption
☐ There are **neither** common areas **nor** an installed irrigation system

☐ **All common areas and the irrigation system(s) are metered or submetered:**

We deduct the actual utility charges for water and wastewater to these areas then allocate the remaining charges among our tenants.

☐ **This property has an installed irrigation system that is not separately metered or submetered:**

We deduct percent (we deduct at least 25 percent) of the utility's total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

☒ **This property has an installed irrigation system(s) that is/are separately metered or submetered:**

We deduct the actual utility charges associated with the irrigation system(s), then deduct at least 5 percent of the utility's total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

☐ **This property does not have an installed irrigation system:**

We deduct at least 5 percent of the retail public utility's total charges for water and wastewater consumption, and then allocate the remaining charges among our tenants.

★★★IF UTILITY SERVICES ARE ALLOCATED, YOU MUST ALSO COMPLETE PAGE TWO OF THIS FORM ★★★

Send this form by mail to:

Filing Clerk, Public Utility Commission of Texas
1701 North Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

RECEIVED
2014 SEP 29 AM 10:45
PUBLIC UTILITY COMMISSION
FILING CLERK

Were Called Preston at Willow Bend

METHOD USED TO ALLOCATE UTILITY CHARGES

Check the box or boxes that describe the allocation method used to bill tenants.

<input checked="" type="checkbox"/>	Occupancy method: The number of occupants in the tenant's dwelling unit is divided by the total number of occupants in all dwelling units at the beginning of the month for which bills are being rendered.
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<input type="checkbox"/> Ratio occupancy method: The number of occupants in the tenant's dwelling unit is adjusted as shown in the table to the right. This adjusted value is divided by the total of these values for all dwelling units occupied at the beginning of the retail public utility's billing period.	Number of Occupants	Number of Occupants for Billing Purposes
	1	1.0
	2	1.6
	3	2.2
	>3	2.2 + 0.4 for each additional occupant

<input type="checkbox"/> Estimated occupancy method: The estimated occupancy for each unit is based on the number of bedrooms as shown in the table to the right. The estimated occupancy in the tenant's dwelling unit is divided by the total estimated occupancy in all dwelling units regardless of the actual number of occupants or occupied units.	Number of Bedrooms	Number of Occupants for Billing Purposes
	0 (Efficiency)	1
	1	1.6
	2	2.8
	3	4.0
	>3	4.0 + 1.2 for each additional bedroom

<input checked="" type="checkbox"/>	Occupancy and size of rental unit 50 percent (in which no more than 50%) of the utility bill for water/wastewater consumption is allocated using the occupancy method checked above. The remainder is allocated according to either: <ul style="list-style-type: none"> • the size of the tenant's dwelling unit divided by the total size of all dwelling units, OR • the size of the space rented by the tenant of a manufactured home divided by the size of all rental spaces.
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<input type="checkbox"/>	Submetered hot water: The individually submetered hot water used in the tenant's dwelling unit is divided by all submetered hot water used in all dwelling units.
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<input type="checkbox"/>	Submetered cold water is used to allocate charges for hot water provided through a central system: The individually submetered cold water used in the tenant's dwelling unit is divided by all submetered cold water used in all dwelling units.
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<input type="checkbox"/>	As outlined in the condominium contract. Describe: <div style="border: 1px solid black; height: 30px; margin-top: 5px;"></div>
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<input type="checkbox"/>	Size of manufactured home rental space: The size of the area rented by the tenant divided by the total area of all the size of rental spaces.
<input type="checkbox"/>	Size of the rented space in a multi-use facility: The square footage of the space rented by the tenant divided by the total square footage of all rental spaces.