



Control Number: 51023



Item Number: 483

Addendum StartPage: 0

SOAH DOCKET NO. 473-21-0247
PUC DOCKET NO. 51023



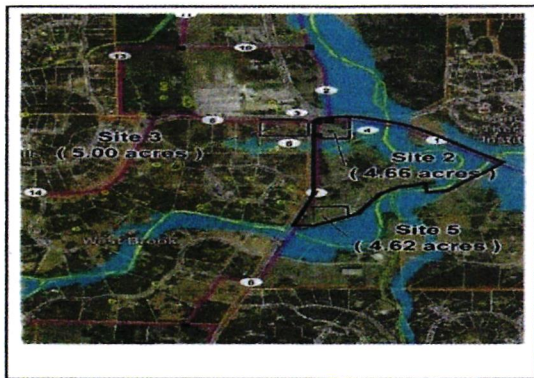
APPLICATION OF THE CITY OF SAN ANTONIO TO AMEND ITS CERTIFICATE OF CONVENIENCE AND NECESSITY FOR THE SCENIC LOOP 138-KV TRANSMISSION LINE IN BEXAR COUNTY & BEFORE THE STATE OFFICE & OF & ADMINISTRATIVE HEARINGS &

DIRECT TESTIMONY from Ms. Lucia Zeevaert

COMES NOW Ms. Lucia Zeevaert, owner of a potentially affected property and representing herself, files this personal direct testimony and statement of position. This testimony and statement is timely filed.

I. MY POSITION STATEMENT

Prior to any knowledge regarding the possible taking of land from my ranch, we had begun the development of the property into its highest and best use. This process started in April of 2019, with the goal of developing an upscale Mixed Use Neighborhood Center that would add developed land spaces/uses that are both needed and enjoyable for this area. From the beginning, we worked directly with the City of San Antonio Zoning Commission and various other City agencies, and were never told that the City was going to file a CCN Amendment for a power station that would completely negate our progress and plan for development. We are now facing the possibility of losing 5 acres of our developable land out a total of 45 acres, fully 11%.



*The Zeevaert Ranch on the CPS Site/Route Map
2 – Sites on Ranch, 1 – Site across the street*

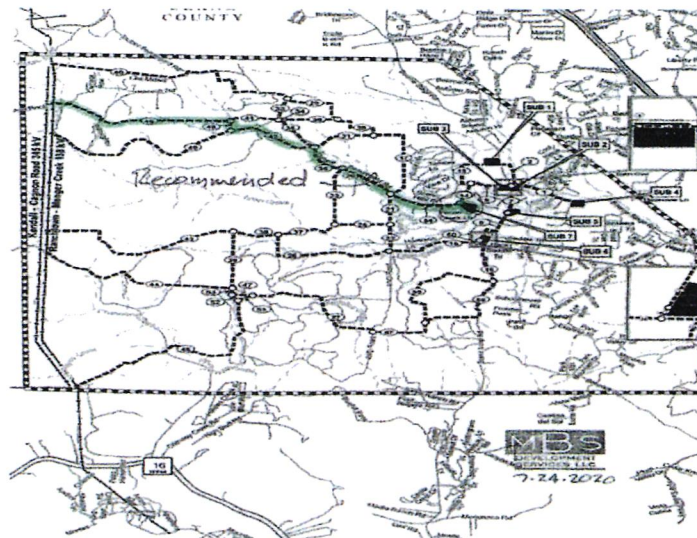


*Heritage Crossing Development Plan with
CPS Takings Overly*

483

II. CONCLUSION AND PRAYER

My position is solid and I am "against" placing a sub-station on my land in any location knowing that less destructive and less expensive choices are available to the PUC. Further, I believe that no land should be "taken" for any purpose from a project once it has begun the development process, which is difficult and time consuming, and cannot be changed (as would happen if a sub-station is later to be placed here). Lastly, it is incumbent on the City who controls the Zoning process and will own the Sub-Station Site, through its appointees, to inform a property owner who is pursuing development approvals. Currently, we are unable to consummate an agreement with a Development Partner due to the uncertainty surrounding the future Site and Route selections. We respectfully request that the PUC honor the process we have started and permanently "DELETE" Sites 2 and 5 along with the associated routes from the list of choices, so that we may continue our development process to its conclusion. Further, we respectfully request that the PUC place the sub-station elsewhere and we believe Route "Z" and the use of Substation Site 7 is the best and most economical route for the project to follow.



*My Recommended Route and Power Station:
Route "Z" connecting to Sub Station No. 7*

Respectfully Submitted,

Lucia Zeevaert

Lucia Zeevaert, Owner

CERTIFICATE OF SERVICE

I certify that a copy of this document was served on all parties of record on this date via the Commission's Interchange in accordance with the Commission's order in Docket No. 50664 suspending PUC Procedural Rule 22.74.

mm
Mark S. Brown