



Filing Receipt

Received - 2022-07-08 09:38:58 AM
Control Number - 53698
ItemNumber - 4

DOCKET NO. 53698

PETITION OF AM REAL ESTATE	§	PUBLIC UTILITY COMMISSION
SOLUTIONS, INC., TRUSTEE OF THE	§	
AM BUSINESS TRUST 2021-001, TO	§	OF TEXAS
AMEND THE CITY OF GRAND	§	
PRAIRIE’S CERTIFICATE OF	§	
CONVEINENCE AND NECESSITY IN	§	
ELLIS COUNTY BY STREAMLINED	§	
EXPEDITED RELEASE	§	

**COMMISSION STAFF’S RECOMMENDATION ON ADMINISTRATIVE
COMPLETENESS AND NOTICE**

On June 8, 2022, AM Real Estate Solutions, Inc. Trustee of the AM Business Trust 2021-001 (AM Real Estate) filed a petition for streamlined expedited release from the City of Grand Prairie’s water Certificate of Convenience and Necessity No. 10105 in Ellis County under Texas Water Code § 13.2541(b) and 16 Texas Administrative Code § 24.245(h). AM Real Estate asserts that the land to be released is at least 25 contiguous acres, is not receiving water service, and is located in Ellis County, which is a qualifying county.

On June 9, 2022, the administrative law judge filed Order No. 1, establishing a deadline of July 8, 2022, for the Staff (Staff) of the Public Utility Commission of Texas (Commission) to file comments regarding the administrative completeness of the petition and notice. Therefore, this pleading is timely filed.

I. ADMINISTRATIVE COMPLETENESS

Staff has reviewed the petition, and as detailed in the attached memorandum from Jolie Mathis of the Infrastructure Division, recommends that the petition be found administratively incomplete at this time. Staff further recommends that AM Real Estate be ordered to cure the deficiencies identified in Ms. Mathis’ memorandum by August 8, 2022, and that Staff be given a deadline of September 8, 2022, to file a supplemental recommendation on the administrative completeness of the petition and notice. Staff respectfully requests adoption of these proposed deadlines as the noted deficiencies are related to mapping information, and Staff’s mapping experts may be required to assist AM Real Estate, which will require at least thirty days.

II. PROCEDURAL SCHEDULE

In accordance with Staff's deficiency recommendation, Staff does not propose a procedural schedule for further processing of the docket at this time. Staff intends to propose a procedural schedule alongside a subsequent recommendation that the petition be found administratively complete.

III. CONCLUSION

For the reasons detailed above, Staff recommends that the petition be found administratively incomplete, that AM Real Estate be ordered to file supplemental information to cure the deficiencies in the petition by August 8, 2022, and that Staff be given a deadline of September 8, 2022, to file a supplemental recommendation on administrative completeness of the petition and notice. Staff respectfully requests the entry of an order consistent with these recommendations.

Dated: July 8, 2022

Respectfully submitted,

PUBLIC UTILITY COMMISSION OF TEXAS LEGAL DIVISION

Keith Rogas
Division Director

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Managing Attorney

/s/ Ian Groetsch
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CERTIFICATE OF SERVICE

I certify that, unless otherwise ordered by the presiding officer, notice of the filing of this document was provided to all parties of record via electronic mail on July 8, 2022, in accordance with the Order Suspending Rules issued in Project No. 50664.

/s/ Ian Groetsch
Ian Groetsch

Public Utility Commission of Texas

Memorandum

TO: Ian Groetsch, Attorney
Legal Division

FROM: Jolie Mathis, Utility Engineering Specialist
Infrastructure Division

DATE: July 8, 2022

RE: Docket No. 53698 – *Petition of AM Real Estate Solutions, Inc., Trustee of the AM Business Trust 2021-001, to Amend the City of Grand Prairie's Certificate of Convenience and Necessity in Ellis County by Expedited Release*

On June 8, 2022, AM Real Estate Solutions, Inc., Trustee of the AM Business trust 2021-001 (AM Real Estate), filed a petition for streamlined expedited release from City of Grand Prairie's (Grand Prairie) water Certificate of Convenience and Necessity (CCN) No. 10105 in Ellis County, under Texas Water Code (TWC) § 13.2541(b) and 16 Texas Administrative Code (TAC) § 24.245(h). AM Real Estate asserts that the land is at least 25 contiguous acres, is not receiving water service, and is located in Ellis County, which is a qualifying county.

Based on the mapping review and my technical and managerial review of the information provided by AM Real Estate, I recommend the petition be deemed insufficient for filing and found administratively incomplete.

Mapping Content:

Based on the mapping review by Tracy Montes, Infrastructure Division, the maps submitted with Item 1 on June 8, 2022 are deficient.

AM Real Estate must submit the following items to resolve the mapping deficiencies:

- A general location map identifying only the tract of land, in reference to the nearest county boundary, city, or town.
- A detailed map identifying only the tract of land, in reference to verifiable man-made and natural landmarks, such as roads, rivers, and railroads.
- Digital mapping data for the tract of land, as a single polygon record, in shapefile (SHP) format, georeferenced in either NAD83 Texas Statewide Mapping System (Meters) or NAD83 Texas State Plane Coordinate System (US Feet).

Staff recommends the AM Real Estate obtain additional mapping guidance from the PUC's mapping staff, Tracy Montes by email at tracy.montes@puc.texas.gov to resolve the mapping

deficiencies.

Staff will need at least 30 days to review the documentation, maps, and digital data provided by AM Real Estate and draft a recommendation.