



## Filing Receipt

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**DOCKET NO. 53935**

<b>APPLICATION OF STONETOWN</b>	<b>§</b>	<b>PUBLIC UTILITY COMMISSION</b>
<b>ROYAL COACH UTILITIES, LLC AND</b>	<b>§</b>	
<b>TRINITY RCT GP LLC FOR SALE,</b>	<b>§</b>	<b>OF TEXAS</b>
<b>TRANSFER, OR MERGER OF</b>	<b>§</b>	
<b>FACILITIES AND CERTIFICATE</b>	<b>§</b>	
<b>RIGHTS IN HARRIS COUNTY</b>	<b>§</b>	

**COMMISSION STAFF’S RECOMMENDATION ON ADMINISTRATIVE  
COMPLETENESS AND NOTICE AND PROPOSED PROCEDURAL SCHEDULE**

On August 5, 2022, Stonetown Royal Coach Utilities, LLC (Stonetown) and Trinity RCT Group LLC (Trinity) (collectively, Applicants) filed an application for approval of the sale, transfer, or merger of facilities and certificate rights in Harris County. Specifically, Trinity seeks approval to acquire facilities and to transfer Stonetown’s water service area held under Certificate of Convenience and Necessity (CCN) No. 13241 and sewer service area held under CCN No. 21090. The Applicants filed supplemental information on August 31, 2022, September 22, 2022, and September 26, 2022.

On September 26, 2022, the administrative law judge (ALJ) filed Order No. 3, directing the Staff (Staff) of the Public Utility Commission of Texas (Commission) to file a recommendation regarding the administrative completeness of the application by September 30, 2022. Therefore, this pleading is timely filed.

**I. ADMINISTRATIVE COMPLETENESS**

Staff has reviewed the application and supplemental information and, as detailed in the attached memoranda from Jolie Mathis, Infrastructure Division, and Fred Bednarski, Rate Regulation Division, Staff recommends that the application is administratively complete. Staff’s recommendation on administrative completeness is not a comment on the merits of the application.

**II. NOTICE**

At this time, Staff recommends that the Applicants proceed with providing public notice to all current customers, neighboring utilities, political subdivisions, and other persons listed in the attached memorandum using the notice form provided by Ms. Mathis. Along with each individual notice, Staff recommends that the Applicants provide an accurate map delineating the requested service area.

Once notice has been provided, Staff recommends that the Applicants file proof of notice as described in the attached memorandum, including an affidavit specifying the name and address of every person and entity to whom notice was provided, the date that the notice was provided, and a copy of the map provided with the notice. Finally, Staff recommends that the Applicants use the attached notice and affidavit to meet these requirements

### **III. PROCEDURAL SCHEDULE**

Staff recommends that the application be found administratively complete. Therefore, Staff proposes the following procedural schedule:

<b>Event</b>	<b>Date</b>
Deadline for the Applicants to file with the Commission signed affidavits that the notice was given along with a copy of the notice and map sent to the affected parties	November 14, 2022
Deadline for Staff to file a recommendation on sufficiency of notice	November 30, 2022
Deadline to intervene	30 days after notice is issued

### **IV. CONCLUSION**

For the reasons detailed above, Staff recommends that the application be found administratively complete, that the Applicants be directed to provide notice as described in the attached memorandum, and that the proposed procedural schedule be adopted. Staff respectfully requests the entry of an order consistent with these recommendations.

Dated: September 30, 2022

Respectfully submitted,

**PUBLIC UTILITY COMMISSION OF TEXAS  
LEGAL DIVISION**

Keith Rogas  
Division Director

Sneha Patel  
Managing Attorney

/s/ Bradley Reynolds  
Bradley Reynolds  
State Bar No. 24125839  
1701 N. Congress Ave.  
P.O. Box 13326  
Austin, Texas 78711-3326  
(512) 936-7307  
(512) 936-7268 (Fax)  
Brad.Reynolds@puc.texas.gov

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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 September 30, 2022 in accordance with the Second Order Suspending Rules, issued in Project No. 50664.

/s/ Bradley Reynolds  
Bradley Reynolds

# *Public Utility Commission of Texas*

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## **Memorandum**

**TO:** Bradley Reynolds, Attorney  
Legal Division

**FROM:** Jolie Mathis, Infrastructure Analyst  
Infrastructure Division

**DATE:** September 23, 2022

**RE:** Docket No. 53935 – *Application of Stonetown Royal Coach Utilities, LLC and Trinity RCT GP LLC for Sale, Transfer, or Merger of Facilities and Certificate Rights in Harris County*

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On August 5, 2022, Stonetown Royal Coach Utilities, LLC (Stonetown Royal Coach) and Trinity RCT GP LLC (Trinity RCT GP) (collectively Applicants) filed an application for sale, transfer, or merger (STM) of facilities and certificate rights in Harris County, Texas, under Texas Water Code (TWC) § 13.301 and 16 Texas Administrative Code (TAC) § 24.239.

Specifically, Stonetown Royal Coach, seeks approval to acquire facilities and to transfer all of the water and sewer service area from Trinity RCT GP under water Certificate of Convenience and Necessity (CCN) No. 13241 and sewer CCN No. 21090. Stonetown Royal Coach also seeks to obtain CCN numbers for sewer and water utility service.

Based on the mapping review by Dave Babicki, Infrastructure Division, the maps submitted with Item 6 on August 31, 2022 are sufficient.

- The requested area includes 118 customer connections and approximately 15 acres, comprised of transferred area from Trinity RCT GP (CCN Nos. 13241 & 21090) to Stonetown Royal Coach (new water and sewer CCN numbers).
- The application proposes the subtraction of approximately 15 acres from CCN Nos. 13241 & 21090 and the addition of approximately 15 acres to Stonetown Royal Coach (new water and sewer CCN numbers).
- The application indicates that the total acreage being requested is approximately 16 acres, however, the mapping review determined the requested area is approximately 15 acres.

Based on the mapping review and my technical and managerial review of the information filed, I recommend that the application be deemed administratively complete. I further recommend that the Applicants be ordered to do the following:

- 1) Provide notice of the application by first-class mail to the following:
  - a. Cities, districts, and neighboring retail public utilities providing the same utility service whose corporate boundaries or certificated service area are located within two miles from the outer boundary of the requested area:
    - *Airline Improvement District*
    - *Aldine Bender Development Corporation (CCN No. 20822)*
    - *Aqua Texas, Inc. (CCN Nos. 13203 & 21065)*
    - *Central Harris County Regional Water Authority*
    - *City of Houston*
    - *Coastal Water Authority*
    - *East Aldine Management District*
    - *Fallbrook Utility District*
    - *Galco Utilities (CCN No. 20546)*
    - *Greens Road Mobile Home Community (CCN Nos. 13161 & 21032)*
    - *Greenwood Place Civic Club, Inc. (CCN No. 12544)*
    - *Gulf Coast Authority*
    - *Harris County Flood Control District (FCD)*
    - *Harris County Municipal Utility District (MUD) 182*
    - *Harris County MUD 321*
    - *Imperial Valley MUD (CCN Nos. 10865 & 20341)*
    - *Midway Water Utilities, Inc. (CCN Nos. 12087 & 20705)*
    - *Monarch Utilities I LP (CCN Nos. 12983 & 20899)*
    - *Municipal Operations, LLC (CCN No. 11872)*
    - *North Belt Utility District*
    - *North Houston District*
    - *Port of Houston Authority*
    - *Seller Water Company (CCN No. 12288)*
    - *Sunbelt Fresh Water Supply District (FWSD) (CCN Nos. 10833 & 20347)*
    - *Undine Texas, LLC (CCN No. 13260)*
    - *Westfield Mobile Home Park (CCN Nos. 11782 & 20596)*
  - b. The county judge of each county that is wholly or partially included in the requested area:
    - *Harris County Judge*
  - c. Each groundwater conservation district that is wholly or partially included in the requested area:
    - *Harris Galveston Subsidence District*
  - d. Any affected customers, and other affected parties in the requested area.

Addresses can be obtained from the Water Utility Database at <http://www.puc.texas.gov/watersearch>. District information and addresses can be obtained from the Texas Commission on Environmental Quality's (TCEQ) web site located at <https://www14.tceq.texas.gov/iwud/index.cfm>.

- 2) Provide notice using the attached notice form.
- 3) Provide a copy of the maps deemed sufficient during administrative review delineating the requested area with each individual notice to neighboring utilities, other affected parties, and customers.
- 4) File in the docket copy of notice and the maps deemed sufficient during administrative review along with the signed affidavit specifying every person and entity to whom notice was provided, and the date that the notice was provided.

Staff may determine that additional information is needed to make a final recommendation in this docket. If additional information is needed, Staff may send requests for information (RFI) to Stonetown Royal Coach and Trinity RCT GP. Stonetown Royal Coach and Trinity RCT GP will have 20 days from the receipt of the RFI to respond.

# *Public Utility Commission of Texas*

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## **Memorandum**

**TO:** Bradley Reynolds  
Legal Division

**FROM:** Fred Bednarski  
David Lopez  
Rate Regulation Division

**DATE:** September 30, 2022

**RE:** Docket No. 53935 – *Application of Stonetown Royal Coach Utilities, LLC and Trinity RCT GP LLC for Sale, Transfer, or Merger of Facilities and Certificate Rights in Harris County*

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On August 5, 2022, Stonetown Royal Coach Utilities, LLC and Trinity RCT GP LLC filed an application for the sale and transfer of facilities and certificate rights in Harris County under the provisions of Texas Water Code § 13.301 and 16 Texas Administrative Code § 24.239.

We reviewed the answers provided to questions 4, 10, 11, 12, and 14 of the application. We did not identify any deficiencies in those answers for purposes of determining whether the application is administratively complete. Therefore, we recommend that the Commission deem the application administratively complete from a financial perspective.



***Notice to Current Customers, Neighboring Systems, and Cities***

STONETOWN ROYAL COACH UTILITIES, LLC, NOTICE OF INTENT TO PURCHASE WATER AND SEWER FACILITIES, TO TRANSFER ALL OF THE WATER AND SEWER SERVICE AREA UNDER CERTIFICATES OF CONVENIENCE AND NECESSITY (CCN) NOS. 13241 AND 21090 FROM TRINITY RCT GP LLC, AND OBTAIN NEW WATER AND SEWER CCN NUMBERS IN HARRIS COUNTY, TEXAS

To: \_\_\_\_\_ Date Notice Mailed: \_\_\_\_\_, 20\_\_\_\_  
(Name of Customer, Neighboring System, or City)  
\_\_\_\_\_  
(Address)  
\_\_\_\_\_  
(City State Zip)

Stonetown Royal Coach Utilities, LLC 211 E. 7<sup>th</sup> St., Suite 620 Austin, TX 78701  
(Stonetown Windfern Utilities, LLC's Name) (Address) (City), (State) (Zip Code)

has submitted an application with the Public Utility Commission of Texas (Commission) to purchase all of the water and sewer facilities and to transfer all of the water and sewer certificated service area under water CCN No. 13241 and sewer CCN No. 21090 and obtain new water and sewer CCN numbers in Harris County, TX from:

Trinity RCT GP LLC 14003-14011 w. Hardy Rd Houston, TX 77060  
(Trinity @ Windfern LLC's Name) (Address) (City), (State) (Zip Code)

The sale is scheduled to take place if approved by the Commission (Texas Water Code § 13.301). The transaction and the transfer of the CCN includes the following subdivision:  
Trinity Royal Coach Trails Mobile Home Park.

The requested area includes 118 customer connections, is located approximately 9 mile(s) southwest of downtown Humble, Texas, and is generally bounded on the north by the intersection of Kaylan Street and West Hardy Road; on the east by East Hardy Road; on the south by Hollyvale Drive; and on the west by Henry Road.

The requested area includes approximately 15 acres, comprised of transferred area from Trinity RCT GP LLC (CCN Nos. 13241 & 21090) to Stonetown Royal Coach Utilities, LLC (new water and sewer CCN numbers).

The application proposes the subtraction of approximately 15 acres from CCN Nos. 13241 & 21090 and the addition of approximately 15 acres to Stonetown Royal Coach Utilities, LLC (new water and sewer CCN numbers).

**See enclosed maps showing the requested area.**

This transaction will not have an effect on the current customer's rates and services.

*Persons who wish to intervene in the proceeding or comment upon action sought should contact the Public Utility Commission, P.O. Box 13326, Austin, Texas 78711-3326, or call the Public Utility Commission at (512) 936-7120 or (888) 782-8477. Hearing- and speech-impaired*

*individuals with text telephones (TTY) may contact the commission at (512) 936-7136. The deadline for intervention in the proceeding is (30 days from the mailing or publication of notice, whichever occurs later, unless otherwise provided by the presiding officer). You must send a letter requesting intervention to the commission which is received by that date. The letter must include the person's name, address, email address and fax number if applicable.*

If a valid public hearing is requested, the Commission will forward the application to the State Office of Administrative Hearings (SOAH) for a hearing. If no settlement is reached and an evidentiary hearing is held, SOAH will submit a recommendation to the Commission for final decision. An evidentiary hearing is a legal proceeding similar to a civil trial in state district court.

Si desea información en español, puede llamar al 1-888-782-8477.

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Utility Representative

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Utility Name

# PUBLIC UTILITY COMMISSION OF TEXAS



## AFFIDAVIT OF NOTICE TO CURRENT CUSTOMERS, NEIGHBORING UTILITIES, AND AFFECTED PARTIES DOCKET NO. 53935

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

\_\_\_\_\_ has provided individual  
notice to the following entities and customers:

DATE OF NOTICE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### OATH

I, \_\_\_\_\_, being duly sworn, file this form as  
\_\_\_\_\_ (indicate relationship to applicant, that is,  
owner, member of partnership, title of officer of corporation, or other authorized representative of  
applicant); that in such capacity, I am qualified and authorized to file and verify such form, am  
personally familiar with the notices given with this application, and have complied with all notice  
requirements in the application and application acceptance letter; and that all such statements made  
and matters set for therein are true and correct.

\_\_\_\_\_  
Applicant's Authorized Representative

If the applicant to this form is any person other than the sole owner, partner, officer of the applicant,  
or its attorney, a properly verified Power of Attorney must be enclosed.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
to certify which witness my hand and seal of office.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
Print or Type Name of Notary Public

Commission Expires \_\_\_\_\_

Notice Form Updated: March 31, 2022