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**SOAH DOCKET NO. 473-23-21216
PUC DOCKET NO. 55067**

APPLICATION OF ONCOR ELECTRIC	§	BEFORE THE STATE OFFICE
DELIVERY COMPANY LLC TO	§	
AMEND ITS CERTIFICATE OF	§	OF
CONVENIENCE AND NECESSITY FOR	§	
THE RAMHORN HILL – DUNHAM 345	§	ADMINISTRATIVE HEARINGS
KV TRANSMISSION LINE IN DENTON	§	
AND WISE COUNTIES	§	

**DIRECT TESTIMONY AND EXHIBITS
OF DAVID A. RETTIG
ON BEHALF OF THE TOWN OF NORTHLAKE**

July 31, 2023

**PREFILED DIRECT TESTIMONY OF
CHRIS PASCH**

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LIST OF EXHIBITS

<u>Exhibit No.</u>	<u>Description</u>
Northlake Exhibit 1	Map showing Northlake's city limits and ETJ
Northlake Exhibit 2	Town of Northlake Resolution of January 12, 2023
Northlake Exhibit 3	Site Plan and Photo for Livano Canyon Falls Apartment Site

1 **PREFILED DIRECT TESTIMONY OF**
2 **DAVID A. RETTIG**
3 **ON BEHALF OF THE TOWN OF NORTHLAKE**
4
5

6 **I. WITNESS IDENTIFICATION**
7

8 **Q. Please state your name for the record.**

9 A. David Rettig.

10 **Q. On whose behalf are you testifying in this proceeding?**

11 A. The Town of Northlake (“Northlake” or “the Town”).

12 **Q. How are you currently employed?**

13 A. I am the current mayor of the Town of Northlake.

14
15 **II. PROFESSIONAL EDUCATION AND EXPERIENCE**
16

17 **Q. Please generally describe your educational background.**

18 A. I have two undergraduate Bachelor of Science degrees in Business and Information Science
19 the Pennsylvania State University. I have some non-degree continuing education studies
20 in economics and operations research from Harvard University. I have a post-graduate
21 degree in Business from the University of Texas at Arlington.

22 **Q. Please generally describe your professional experience.**

23 A. I have several professional roles. Currently, I am a Director for Fidelity Investments, a
24 comprehensive financial services company. I have worked for Fidelity Investments for 18
25 years primarily in operations improvement, management consulting and strategy. I
26 currently work in investment operations, leading an accounting and reconciliation function.
27 I was first elected as Mayor of Northlake in May of 2018 and I was re-elected to another
28 two year term in May of 2020. Prior to being elected mayor in 2018, I was elected to serve
29 as a director of the Northlake Economic Development Corporation. I currently serve as
30 the Chairman of the Metroport Cities Partnership, a sister organization to the Metroport

Chamber of Commerce and as a trustee of a local non-profit. I have previously taught AP high school mathematics as a volunteer.

III. PURPOSE OF DIRECT TESTIMONY

Q. What is the purpose of your direct testimony?

A. The general purpose of my testimony is to present the position of the Town of Northlake with respect to the proposed Oncor Electric Delivery Company LLC (“Oncor”) proposed 345-kV transmission line connecting the proposed Ramhorn Hill Switch station in Wise County to the proposed Dunham Switch station in Denton County. Specifically, I am presenting Northlake’s position on what proposed routes and route links it favors and what routes and route links it opposes, as well as the reasons for Northlake’s position.

Q. Are you testifying in your personal capacity or as a representative of the Town of Northlake?

A. All of my testimony is being presented on behalf of the Town of Northlake which I, as Mayor of Northlake, have been authorized to speak for by the Town Council.

Q. Was your testimony prepared by you or under your direct supervision?

A. Yes.

Q. What is the basis for your direct testimony in this case?

A. (1) My five years of professional training and experience in municipal government (2) my review of the Oncor application and testimony; (3) my review of the rules of the Public Utility Commission of Texas (“PUC”) setting out the criteria by which transmission lines are approved by the PUC; (4) my extensive discussions with residents of Northlake who live on or near the proposed transmission line routes; and (5) my knowledge of existing and proposed residential, commercial and industrial developments located on or near the proposed transmission line routes.

Q. Have you prepared any exhibits in connection with your testimony?

A. Yes, I have prepared certain exhibits as shown in the List of Exhibits on page 3 of my testimony which are helpful to a clear understanding of my testimony. I am sponsoring

these exhibits as part of my testimony, and I will identify and discuss them as part of my testimony.

IV. CONCERNS OF TOWN OF NORTHLAKE

Q. Can you please provide a brief background on the history and nature of Northlake as a municipality?

A. Incorporated on December 28, 1960, Northlake is now a home rule municipality with a current population of approximately 11,000 with a total service area population of approximately 16,000. The Town is located in southwest Denton County about 20 miles north of downtown Fort Worth and about 15 miles southwest of downtown Denton. All three cities are connected by Interstate Highway 35W. A map of Northlake's current city limits and extraterritorial jurisdiction ("ETJ") is provided as Northlake Exhibit 1. As shown on the map, Northlake is somewhat oddly shaped with incorporated areas and ETJ interspersed throughout an area encompassing approximately 32 square miles of land. Northlake is primarily characterized by wide open spaces of undeveloped ranch land with rolling topography, but its recent rapid residential and commercial development arises from its location on major highways providing easy access to important points throughout North Texas such as the Texas Motor Speedway and the Alliance Corridor. Northlake prides itself on providing the best of both rural and suburban lifestyles and easy access to all the amenities of the Dallas-Fort Worth area which is the fourth-largest metropolitan area in the United States. These values are encompassed in Northlake's official Vision Statement: *"Northlake is an iconic hometown community, honoring its rural heritage and embracing promising opportunities."*

Q. How did Northlake come to have such an odd-shaped assemblage of incorporated area and ETJ?

A. The Town was originally incorporated when it consisted solely of a number of large ranches and very little other land uses. According to the original incorporators, the original shape of the Town resembled children's building blocks connected together with strings. The Town first incorporated the area along the existing roads and then subsequently the adjoining land. Over time, the areas outside the original corporate limits have filled in the gaps between those areas with ETJ expanding commensurately with new annexations.

91 **Q. How does the location of Northlake over such a widespread area and its character as**
92 **supporting both rural and urban lifestyles impact its position with respect to the**
93 **proposed Oncor transmission line?**

94 A. Covering such a wide area, the Town is almost unavoidably crossed and impacted by
95 virtually all of the proposed routes for the Oncor transmission line. Therefore, as I will
96 discuss in my testimony, Northlake is focusing its concerns for this transmission line case
97 on the most significant impacts on established residential communities and major
98 commercial/industrial developments, while also seeking to protect the Canyon Falls
99 greenbelt recreational area which is a vitally important ecological resource for the Town
100 and its residents. Northlake prefers the shortest and most economical route that avoids to
101 the greatest degree possible these residential communities, commercial and industrial
102 developments and ecological resources.

103 **Q. Does Northlake oppose the construction of the Oncor transmission line in principle?**

104 A. No. As energy demands continue to increase in the rapidly developing North Texas area,
105 Northlake understands that additional electrical transmission infrastructure must be built.
106 The key challenge for Northlake and the PUC is to situate the transmission line in locations
107 that minimize the most significant adverse impacts. I believe Northlake's position in this
108 case strikes the best balance between meeting the electric power transmission needs of the
109 North Texas area and minimizing impacts on Northlake's residents, tax base and ecological
110 resources.

111 **Q. What was Northlake's response when it first heard that Oncor was proposing a**
112 **transmission line connecting the proposed Ramhorn Hill and Dunham Switch**
113 **stations?**

114 A. Northlake first became aware of the proposed transmission line in or around September of
115 2022. Northlake's first response was to try and obtain as much information about the
116 project as quickly as possible and to inform its residents about it. On various occasions
117 from September through January of 2023, Northlake met with Oncor officials,
118 representatives of neighboring cities, developers with proposed projects and Northlake
119 residents. In particular, Northlake attempted to reach agreement with the neighboring city
120 of Argyle to support a transmission line "southern route" located along State Highway 114

south of Northlake and Argyle which would cross a significant portion of land under the jurisdiction of the U.S. Army Corps of Engineers (“USACE”). On January 12, 2023, Northlake’s Town Council adopted a resolution supporting such a southern route alternative and a copy of that resolution is attached to my testimony as Northlake Exhibit 2. Unfortunately, the final 74 routes selected by Oncor for consideration avoid USACE land and the southern route originally advocated by Northlake is not among the possible routes up for consideration by the PUC.

Q. Has Northlake been an active participant in the public outreach activities conducted by Oncor in this case?

A. Yes. In addition to the meetings Northlake has had with Oncor, area cities, local developers and residents, Northlake actively participated in the public meetings conducted by Oncor on December 7 and 8, 2022 and submitted comments, including the Town resolution attached as Northlake Exhibit 2. Northlake’s intervention, engagement of an attorney, and its active participation as a Party in this case also underscores how strongly Northlake desires to protect its residential communities, commercial tax base and ecological resources from avoidable impacts of the Oncor transmission line.

V. ROUTE LINKS OPPOSED BY TOWN OF NORTHLAKE

Q. Please identify those route links which most adversely impact Northlake and its residents.

A. As I will describe in my testimony, the proposed route links that most adversely impact Northlake and its residents are Links H5, H6, G5, F3, E1, E2, E5, E8, C7, C8 and C9. Northlake is also concerned with impacts on Northwest Regional Airport from Links E6 and F1 and believes that the proposed transmission line structure heights should be reduced for those links. But as between Links F1 and E6, Link E6 is the better alternative for the reasons I will discuss.

Q. To connect the eastern point of Link E6 to the eastern point of Link C7, is there a better alternative than using of Links E1, E2 and C7 as proposed by Oncor for its “best meets” Route 179?

151 A. Yes. Using Links C6 and C4 is a much better alternative for connecting the eastern point
152 of Link E6 to the eastern point of Link C7. Although Northlake generally supports Oncor's
153 "best meets" Route 179, Links E1, E2 and C7 of Route 179 should be eliminated and
154 replaced with Links C6 and C4. In proposing Links E2 and C7, Oncor did not consider the
155 Livano Canyon Falls 300-unit apartment complex that is being constructed at 12000 FM
156 1171 in Northlake with completion expected by the end of this year. A link to the Livano
157 Canyon Falls website is as follows: Brand New Apartments in Northlake, TX | Livano
158 Canyon Falls. That apartment complex is located directly adjacent to Links E2 and C7 and
159 is shown on the site plan and photo attached to my testimony as Northlake Exhibit 3. At
160 least 100 units of the apartment complex would face the transmission lines on two sides
161 and most of the 300 units are located within 500 feet of the transmission centerline of Links
162 E2 and C7. If the anticipated 500+ residents of this apartment complex are considered, the
163 number of impacted persons on Links E2 and C7 will be vastly greater than the six
164 habitable structures on Link C4 and the thirteen habitable structures on Link C6 as stated
165 in Oncor's application. It is a major deficiency of Oncor's routing analysis that this
166 apartment complex was not identified. The project is largely complete and will be occupied
167 later this year.

168 **Q. The Texas Parks & Wildlife Department ("TPWD") letter dated July 19, 2023 to the**
169 **PUC states that the Canyon Falls greenbelt recreational area on Links C7, C8 and C9**
170 **"exhibits low wildlife value compared to natural areas". Do you agree with that?**

171 A. No. Utilizing Links E5, C7, C8 and C9 are very damaging to the natural habitat of the
172 Canyon Falls greenbelt recreational area and the adjacent residential communities. The
173 Town of Northlake has invested millions of dollars in preserving the natural area within
174 the Canyon Falls greenbelt for the benefit of the public. This is not just a private area for
175 Canyon Falls, but a Town of Northlake public park. Sixteen miles of natural and concrete
176 trails have been constructed in these wooded areas in order to allow public access to this
177 natural area and to enjoy the tree cover and associated wildlife. Over 100 species of
178 animals and birds have been identified in these woods including deer, bobcats, coyotes,
179 armadillos, beavers, rabbits, foxes, roadrunners, turkeys, lizards, turtles, ducks, geese,
180 roadrunners, game hens, peacocks, cranes, great blue herons, great horned owls, red tail

hawks and vultures -- to name just a few that have been spotted, photographed and shared by members of the community. Many of the homeowners of the 2,000-plus homes in the Canyon Falls community moved here specifically for the proximity to this outstanding natural area. The clubhouse, pool deck, and adjoining clubhouse buildings and outdoor seating areas were designed to enjoy the sunsets over the nature area. These are highly photographed areas during storms, sunsets, and star-filled skies and the beauty of these views would be obliterated by the proposed transmission line. Moreover, the Town of Northlake is investing one-third of its tax dollars obtained through a tax increment reinvestment zone ("TIRZ") into the Canyon Falls recreational area which amounts to over \$4 million in current dollars alone. This is in addition to the financial contributions by the developers to build out this highly-valued community asset. The TIRZ funds and other tax revenue flowing to Northlake would be greatly jeopardized if the natural beauty of the Canyon Falls recreational greenbelt area is damaged by utilizing Links E5, C7, C8 or C9.

Q: TPWD also takes the position that Links C6 and E6 are to be avoided because they cross native Mollisol Blackland Prairie mapped in the Texas Natural Diversity Database. Do you agree with that?

A: No, I don't agree that Links C6 and E6 have ecological values that need to be protected more than the Canyon Falls greenbelt. TPWD's argument that E6 and C6 are natural habitat fails to recognize that those areas are highly valuable commercial frontage at the corner of I-35 and FM 1171 and are expected to be clear cut for commercial and industrial development leaving little to no tree cover or natural habitat. In contrast, the Canyon Falls greenbelt is intended for long term natural preservation and Northlake and the Canyon Falls community have invested substantial funds to ensure that it remains in a natural state. Therefore, there is no justification for the ecological superiority of Links E6 and C6 over Links E5, C7, C8 and C9.

Q: Why does Northlake oppose Links H5 and H6?

A: Links H5 and H6 cut across the Northlake I.S.D. Outdoor Learning Center, a dedicated nature preserve used for the education of school children in one of the largest school districts in the state. Northlake strongly opposes these links which serve a unique and necessary educational purpose for school children.

211 **Q: Why does Northlake oppose Link G5?**

212 A: Link G5 tracks between hundreds of future homes, parallels a gas line, and runs along
213 thousands of feet of the future Northlake I.S.D. high school, middle school and stadium
214 complex.

215 **Q: Why does Northlake oppose Links F3 and E8?**

216 A: Links F3 and E8 are adjacent to more than 100 homes located within 500 feet of the
217 transmission centerline in the Canyon Falls – Laurel neighborhood. These homeowners
218 purchased homes with the expectation of low-to-medium density residential construction
219 being built next to them, not an industrial class electric transmission line. Due to
220 uncertainty about the health issues associated with electro-magnetic field (“EMF”)
221 radiation and the diminished desirability of being adjacent to a high-power line, these
222 homeowners are anticipating depreciation of their home values of up to 10% if those links
223 are used for the Oncor transmission line. While the health impacts of living in close
224 proximity to these lines may not currently be fully known as a scientific matter, it is well
225 known that a residential location close to a high-power transmission line adversely impacts
226 market desirability and resale value.

227 **Q: Why does Northlake oppose Link C9?**

228 A: Link C9 crosses a very tight corridor between the clubhouse and homes in the Deer Run
229 subdivision community. This route should be flatly rejected as it crosses directly over
230 community assets such as the clubhouse event lawn where children are often engaged in
231 community events such as kite flying.

232 **Q: Why does Northlake oppose Link E5?**

233 A: Link E5 is adjacent to over 50 homes located within 500 feet of the transmission centerline
234 in the Canyon Falls Meridian and Canyon Falls Laurel neighborhoods. The homeowners
235 in the Canyon Falls Meridian neighborhood report paying \$30,000 premiums for Canyon
236 Falls greenbelt views. A major power line would severely impact the value they paid for
237 their homes in addition to the diminished market value of being adjacent to a power line.
238 These homes are valued in the \$750,000 to \$1 million range and would each be
239 substantially damaged in resale value for their homes due to the loss of the premiums they
240 paid. Of course, lower home values result in lower tax revenues which fund needed
241 municipal services in Northlake.

Q: What is Northlake's position with respect to TPWD's recommended Route 137?

A: For the reasons I have previously described, Northlake opposes the use of Links C8, C9 and E8 which are components of TPWD's recommended Route 137. Moreover, Link F1 which is part of TPWD's recommended Route 137 should be disfavored as compared to Link E6 for the reasons I state below. TPWD's recommended Route 137 should be rejected by the PUC because TPWD's recommendation only accounts for fish & wildlife and ecological impacts, and does not consider adverse impacts on habitable structures, human quality-of-life, property resale values, commercial developments and municipal tax base.

VI. ROUTE LINKS SUPPORTED BY TOWN OF NORTHLAKE

Q: Please identify those route links which Northlake supports.

A: As I previously testified, Northlake generally supports Oncor's "best meets" Route 179 except that Links E1, E2 and C7 should be eliminated and Links C6 and C4 should be substituted in their place for the reasons I previously stated. Link E6 which is a component of Route 179 is more desirable than Link F1 because Link E6 is the more direct route, it preserves the most commercial frontage property value for both the property owners, and it protects the residents' quality of life. Links F1 and E6 are directly adjacent to FM 1171 which is highly valuable for commercial development and for future quality-of-life residential uses. The larger setback of Link E6 from FM 1171 as compared to Link F1 is helpful as pad sites can be developed in the setback area and the transmission line on Link E6 would provide a transition into heavier industrial uses further to the south of Link E6.

Q: Do you have any qualifications to your views on the use of Links E6 and F1?

A: Yes. Northlake opposes the current monopole design along Links E6 and F1 because it creates safety issues for aircraft departing and arriving from the north at Northwest Regional Airport. We estimate the height of the 25:1 obstruction plane, as established by the FAA in 14 CFR §77.9 to be 106 ft. at the E6 link and 127 ft. at the F1 Link above the 638 ft. elevation of the runway. Considering the terrain elevations along those routes, the proposed 120 ft. to 175 ft. monopole structures will penetrate the obstruction plane. We ask that Oncor notify the FAA as soon as practicable by filing form 7460-1 to initiate an aeronautical study for Links E6 and F1 to determine whether the proposed structures would constitute a hazard to air navigation. Northlake strongly encourages Oncor to use a

modified height transmission structure design or the combination of structure heights and span to satisfy any height limit determination made by the FAA.

Q: Why do you think there is an increased safety risk at Northwest Regional Airport?

A: Northwest Regional Airport is a very active airport as it used by normal commercial and private aircraft, but it is also used by numerous student pilots, hobbyists and custom aircraft. The airport is home to 612 General Aviation aircraft and most recently supported 110,000 local and 55,000 non-local operations annually. There are 250 airport property owners, three flight schools, and five aircraft maintenance facilities. A total of 42 Ratepayer protests were filed with the PUCT on behalf of Northwest Regional Airport opposing transmission lines north of the airport. Takeoff and landing are the phases of flight with the highest risk and transmission line obstructions increase that risk. According to data from the Joseph T. Nall Report of Aviation Accidents released by AOPA Air Safety Institute for the year 2020, there were 892 accidents involving non-commercial fixed wing aircraft of the type common to operations at Northwest Regional Airport. Of that number, 131 (15%) of those occurred during the takeoff phase of flight and 307 (34%) occurred during the landing phase of flight. Within those numbers, were ten accidents that the NTSB categorized as “Collided with object.” Powerlines pose a substantial risk to a pilot because of the inability to see them day or night. A typical aircraft on approach is traveling the length of a football field in 3 seconds. According to NTSB reports, pilots have stated that they could see towers, but not the wires. The FAA published Safety Alert for Operators (SAFO) 10015 in 2010 reporting an average of 76.6 accidents per year attributed to wire strikes, with 30% of them resulting in fatalities. Moreover, engine failure in aircraft is rare but poses the greatest risk during takeoff. The pilot can minimize this risk by pitching down and landing straight ahead off airport with a highly survivable outcome -- unless the pilot hits an obstruction.

Q: Do you support any safety risk mitigation measures for the transmission line structures located at or near the Northwest Regional Airport?

A: Yes. The Town as well as the intervenor nearby property owners believe that safety risk can be substantially mitigated by (1) Oncor following and implementing all actions recommended by the FAA in their determinations subsequent to their study, specifically items such as height limits, structure lighting, catenary markers, etc. and (2) Oncor should

provide the airport with appropriate funding for the purchase and installation of a Precision Approach Path Indicator system for the north end of the runway.

VII. CONCLUSION

Q. Please summarize Northlake's position in this case.

A: Oncor's "best meets" Route 179 with a substitution of Links C4 and C6 for Links E1, E2 and C7 is the most cost effective and protective route because it has all the favorable attributes of Route 179, but it accounts for the construction of the new Livano Canyon Falls apartment complex directly adjacent to Links E2 and C7 which was not considered in Oncor's routing study. The Canyon Falls recreational greenbelt should be entirely avoided due to its outstanding value as a natural ecological preservation area used and enjoyed by thousands of people throughout the year. Hundreds of Canyon Falls residents protested and several have intervened to protect their homes and community assets in this case. Northlake supports their concerns and strongly encourages avoiding those links directly impacting the neighborhood. Northlake also opposes links H5, H6, G5, F3, E5, E8, C7, C8 and C9 because of their proximity to dense residential development, planned large commercial development, and school property. Finally, Link E6 is better than Link F1, but transmission line structures on either of these links need to have reduced heights because of the heavy use of Northwest Regional Airport by student pilots, hobbyists and custom aircraft. We believe our position best supports the doctrine of prudent avoidance in this corridor.

Q. How do you view Northlake's overall experience with the PUC permitting process for Oncor's proposed transmission line?

A: Although it may be too late in this process to raise the issue of adequate geographic diversity of the proposed routes, I do not believe Oncor satisfied the need for geographic diversity given that all 74 proposed routes pass east-to-west through a narrow corridor which is less than a half-mile wide when measured at the Canyon Falls greenbelt recreational area. Oncor did not adequately notify the Town early enough in the process to provide opportunity to work with the Lake Grapevine master plan and provide routes through USACE property which would have significantly avoided residential, commercial

336 and valuable property along all the routes. The comment period was initially launched
337 around Thanksgiving last year which made it difficult to get the community involved.
338 Northlake strongly condemns the lack of transparency by Oncor early in the process which
339 put us at a disadvantage in providing routes that could have largely mitigated the impact of
340 this transmission line.

341 **Q: Does this conclude your testimony?**

342 A: Yes, but I reserve my right to supplement my testimony in response to testimony and
343 evidence filed by other parties.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

NO. 23-05

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, ADDRESSING THE RAMHORN HILL-DUNHAM 345 KV TRANSMISSION LINE PROJECT PROPOSED BY ONCOR ELECTRIC DELIVERY COMPANY, LLC ("ONCOR"); EXPRESSING CONCERN OVER THE POTENTIAL IMPACT OF THIS PROJECT ON EXISTING NEIGHBORHOODS AND PROPOSED DEVELOPMENT PROJECTS; SEEKING A MORE COLLABORATIVE PLANNING EFFORT BETWEEN ONCOR, THE TOWN OF NORTHLAKE, AND OTHER IMPACTED MUNICIPALITIES; AND SEEKING CONSTRUCTION OF THE TRANSMISSION LINE ALONG A PROPOSED "SOUTHERN ROUTE"

WHEREAS, the Town of Northlake is a home rule municipality acting under its charter pursuant to Chapter 9 of the Texas Local Government Code; and

WHEREAS, Oncor has proposed the Ramhorn Hill-Dunham 345 kV Transmission Line Project, which is to consist of a new double-circuit transmission line beginning near the City of Rhome, passing through the Town of Northlake and other municipalities, and ending within the Town of Flower Mound; and

WHEREAS, the Town Council wishes to ensure that decisions regarding the routing of transmission lines are made only after thorough and collaborative discussion between Oncor and the impacted residents, businesses, and municipalities; and

WHEREAS, there has not been adequate time to provide Oncor with a meaningful community response to this project; and

WHEREAS, the Town Council has received notification from Town residents expressing worry over the project and its potential impact upon their property and general well-being; and

WHEREAS, the Town Council is concerned that the project may significantly impact existing residential communities and proposed development projects within the Town; and

WHEREAS, Oncor has proposed multiple possible routes for construction of the project, none of which satisfy the significant personal and financial concerns of impacted Northlake residents and businesses; and

WHEREAS, a less-disruptive "southern route", partly running through property owned by the Army Corps of Engineers, is available in which to construct the transmission line; and



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

WHEREAS, the Town will commit considerable resources and effort at all levels of government to achieve this "southern route" through the Army Corps of Engineers property; and

WHEREAS, the Town Council has determined that it is necessary and proper to safeguard the public health, safety, and general welfare by formally addressing the project; and

WHEREAS, multiple other municipalities, including the Town of Argyle, are aligned with the Town's desire to achieve the proposed "southern route" for the transmission line.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS:

SECTION 1. All of the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified and incorporated into the body of this resolution as if copied in their entirety.

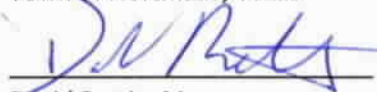
SECTION 2. The Town Council formally expresses strong concern over Oncor's proposed transmission line routes, which pose substantial material and personal risks to Town residents and businesses.

SECTION 3. The Town Manager is authorized to take necessary action, including expenditure of funds, to oppose the construction routes currently proposed by Oncor and to pursue the selection of the "southern route", or another acceptable construction route.

SECTION 4. This resolution is effective immediately upon passage.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, this 12th day of January 2023.

Town of Northlake, Texas



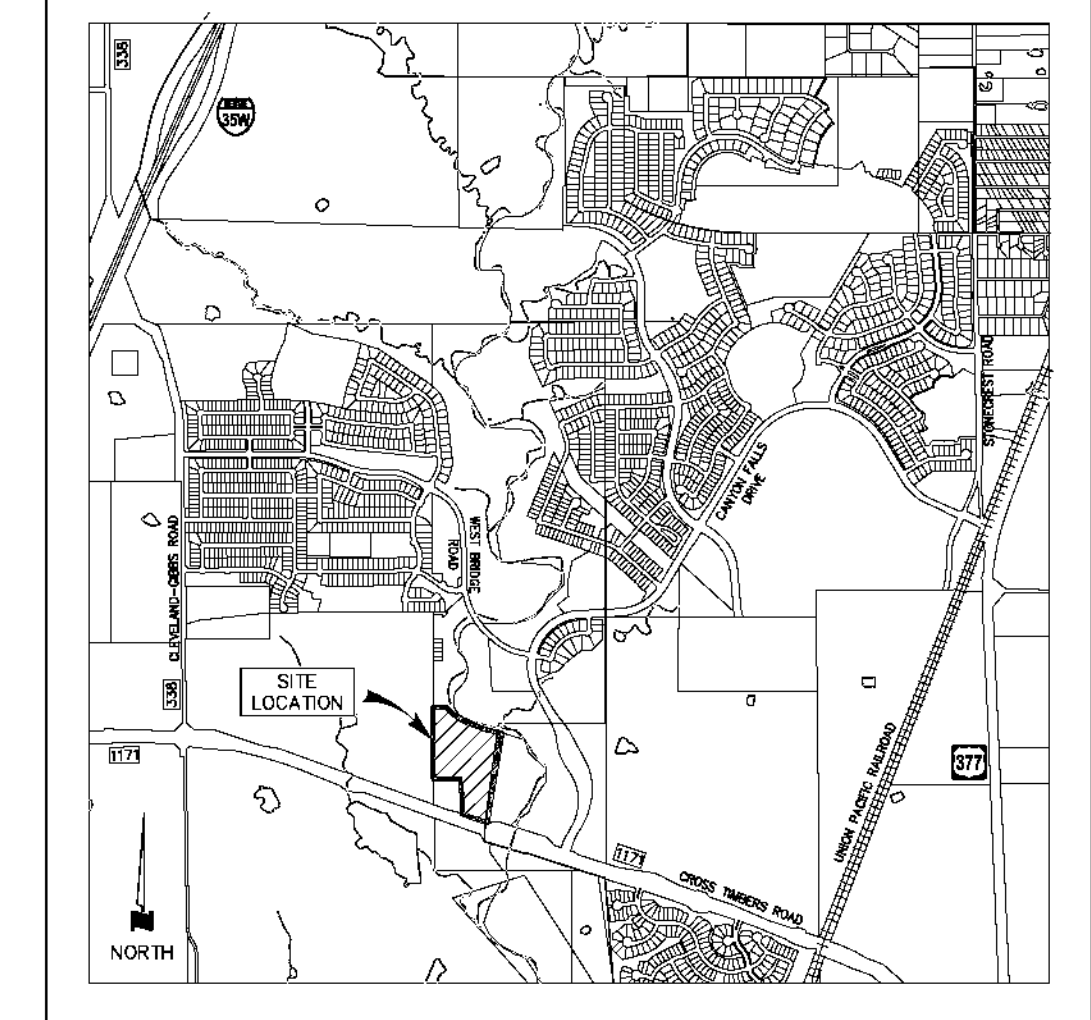
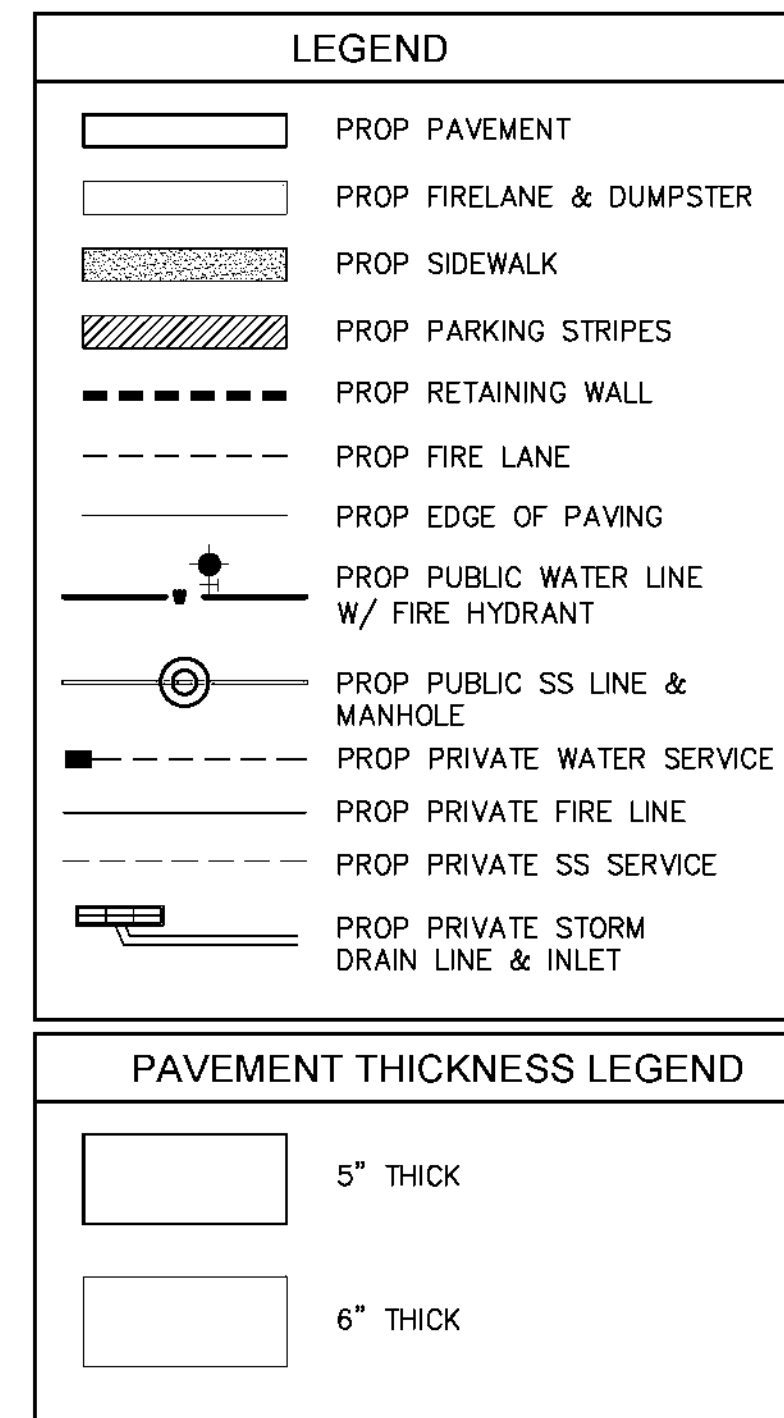
David Rettig, Mayor

Attest:

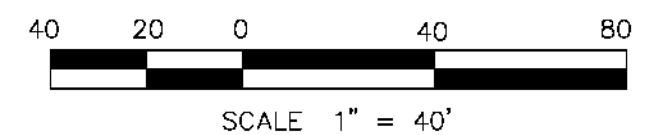


Zolaina Parker, Town Secretary





VICINITY MAP
N.T.S.



<div> <div> SITE DATA TABLE </div> </div>	
PROPOSED USE:	MULTI-FAMILY DEVELOPMENT
LOT AREA :	± 685,181 S.F.
BUILDING AREA:	± 409,895 S.F.
TOTAL NUMBER OF UNITS:	300
MAXIMUM BUILDING HEIGHT (ALL BUILDINGS) :	39'-6"
LOT COVERAGE :	59.82% OF TOTAL
AREA OF IMPERVIOUS SURFACE :	± 210,570 S.F.
PARKING PROVIDED :	600 SPACES TOTAL (12 HANDICAPPED SPACES)
PARKING REQUIRED :	600 SPACES (12 HANDICAPPED SPACE) AT 2 SPACES PER UNIT (MIXED-USE PLANNED DEVELOPMENT)
ZONING -	M-PD

NOTES:

1. THE SIGNAGE AND LIGHTING DETAILS WILL BE PROVIDED AT THE TIME OF PERMITTING
2. REFER TO ARCHITECT PLANS FOR KNOX BOX & 911 EMERGENCY BOX LOCATIONS.
3. REFER TO FINAL PLAT FOR METES & BOUNDS DESCRIPTION.
4. ALL WATER LINES & SANITARY SEWER SHALL BE PUBLIC UNLESS OTHERWISE NOTED.

ENGINEER/SURVEYOR:
J. VOLK CONSULTING, INC.
830 CENTRAL PARKWAY EAST, SUITE 300
PLANO, TX 75074
972-201-3100
RYAN.REYNOLDS@JVOLKCONSULTING.COM
TBPLS FIRM NO. 10194033

APPLICANT/DEVELOPER:
LIV DEVELOPMENT, LLC
2204 LAKESHORE DRIVE, SUITE 450
BIRMINGHAM, AL 35209
205-484-2840
JLENTZ@LIVDEV.COM

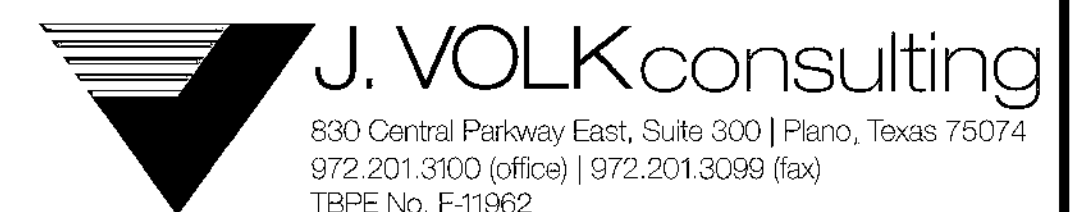
OWNER:
NASH CANYON FALLS, LLC
10940 WEST SAM HOUSTON PARKWAY
SUITE 300
HOUSTON, TX 77064
214-932-6160

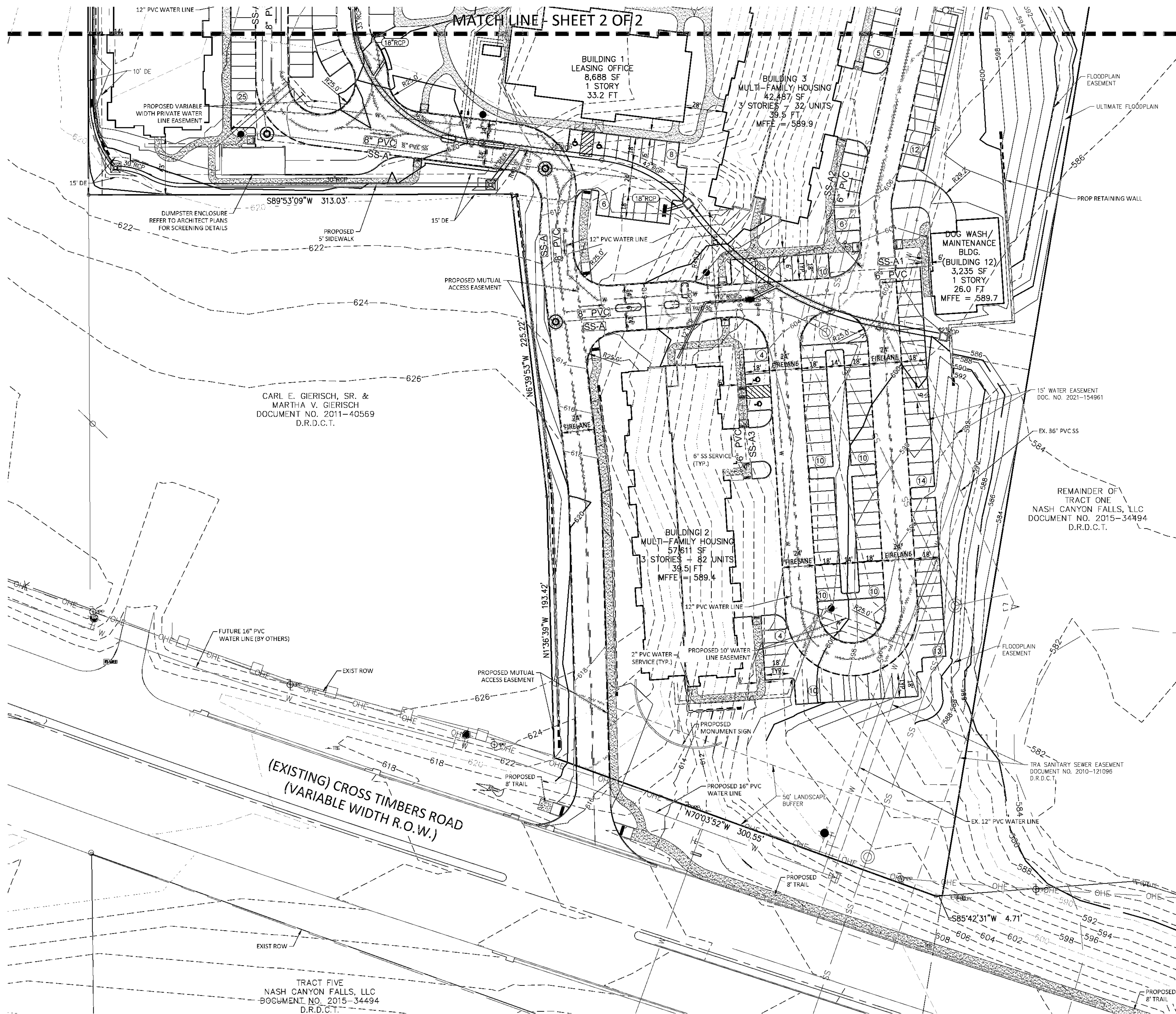
TIM.DURIE@BROOKFIELDPROPERTIESDEVELOPMENT.COM

SITE PLAN
of
LIV - CANYON FALLS
Lot 1, Block A
Town of Northlake, Denton County, Texas
15.730 Acres
Zoned Mixed-Use Planned Development (MPD)
January, 2022

$$1'' = 40'$$

SHEET 1 OF 2





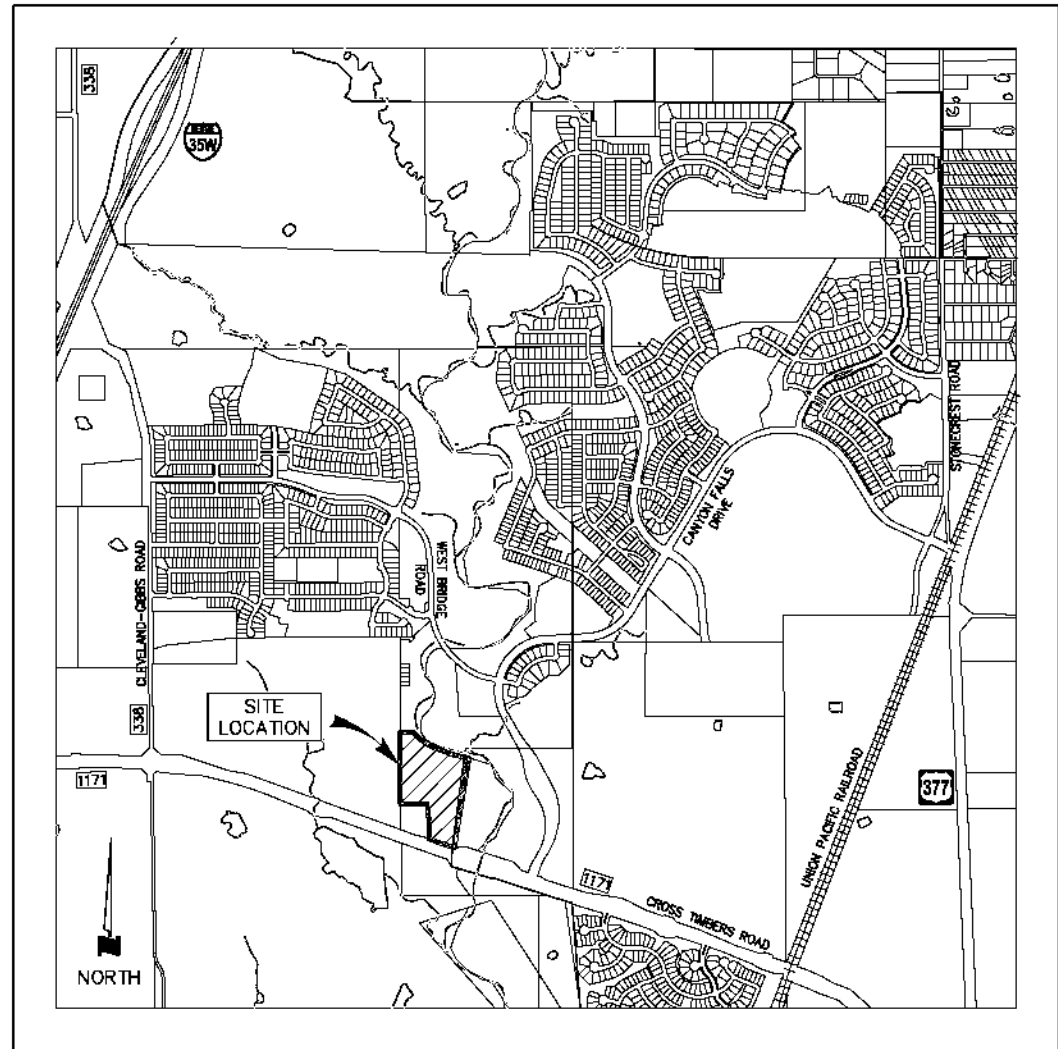
LEGEND

- PROP PAVEMENT
- PROP FIRELANE & DUMPSTER
- PROP SIDEWALK
- PROP PARKING STRIPES
- PROP RETAINING WALL
- PROP FIRE LANE
- PROP EDGE OF PAVING
- PROP PUBLIC WATER LINE W/ FIRE HYDRANT
- PROP PUBLIC SS LINE & MANHOLE
- PROP PRIVATE WATER SERVICE
- PROP PRIVATE FIRE LINE
- PROP PRIVATE SS SERVICE
- PROP PRIVATE STORM DRAIN LINE & INLET

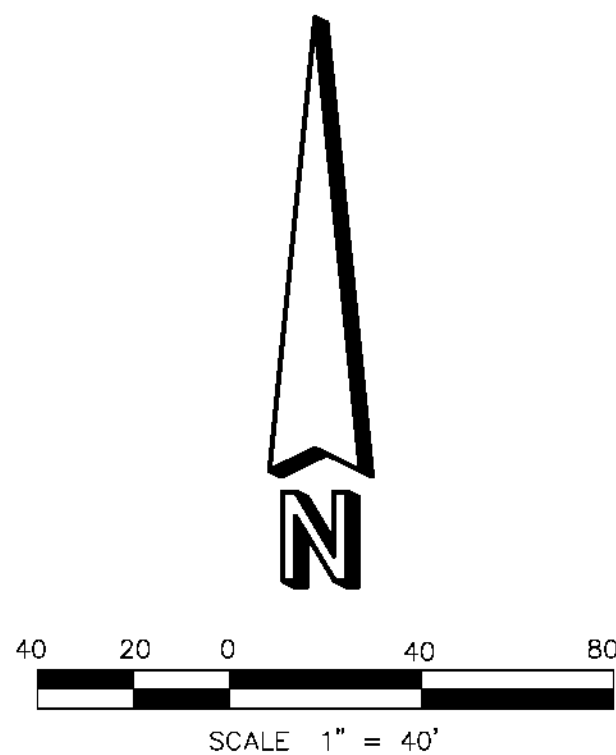
PAVEMENT THICKNESS LEGEND

- 5" THICK
- 6" THICK

SITE DATA TABLE	
PROPOSED USE:	MULTI-FAMILY DEVELOPMENT
LOT AREA :	± 685,181 S.F.
BUILDING AREA:	± 409,895 S.F.
TOTAL NUMBER OF UNITS:	300
MAXIMUM BUILDING HEIGHT (ALL BUILDINGS) :	39'-6"
LOT COVERAGE :	59.82% OF TOTAL
AREA OF IMPERVIOUS SURFACE :	± 210,570 S.F.
PARKING PROVIDED :	600 SPACES TOTAL (12 HANDICAPPED SPACES)
PARKING REQUIRED :	600 SPACES (12 HANDICAPPED SPACE) AT 2 SPACES PER UNIT (MIXED-USE PLANNED DEVELOPMENT)
ZONING -	M-PD



VICINITY MAP
N.T.S.



NOTES:
1. THE SIGNAGE AND LIGHTING DETAILS WILL BE PROVIDED AT THE TIME OF PERMITTING
2. REFER TO ARCHITECT PLANS FOR KNOX BOX & 911 EMERGENCY BOX LOCATIONS.
3. REFER TO FINAL PLAT FOR METES & BOUNDS DESCRIPTION.

ENGINEER/SURVEYOR:
J. VOLK CONSULTING, INC.
830 CENTRAL PARKWAY EAST, SUITE 300
PLANO, TX 75074
972-201-3100
RYAN.REYNOLDS@JVOLKCONSULTING.COM
TBPLS FIRM NO. 10194033

APPLICANT/DEVELOPER:
LIV DEVELOPMENT, LLC
2204 LAKESHORE DRIVE, SUITE 450
BIRMINGHAM, AL 35209
205-484-2840
JLENTZ@LIVDEV.COM

OWNER:
NASH CANYON FALLS, LLC
10940 WEST SAM HOUSTON PARKWAY
SUITE 300
HOUSTON, TX 77064
214-932-6160

TIM.DURIE@BROOKFIELDPROPERTIESDEVELOPMENT.COM

SITE PLAN
of
LIV - CANYON FALLS
Lot 1, Block A
Town of Northlake, Denton County, Texas
15.730 Acres
Zoned Mixed-Use Planned Development (MPD)
January, 2022

1" = 40'
SHEET 2 OF 2