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Filing Date - 2023-07-31 03:00:18 PM

Control Number - 55067

Item Number - 1459

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

APPLICATION OF ONCOR ELECTRIC	§	
DELIVERY LLC TO AMEND ITS	§	
CERTIFICATE OF CONVENIENCE	§	PUBLIC UTILITY COMMISSION
AND NECESSITY FOR THE	§	
RAMHORN HILL – DUNHAM 345 KV	§	OF TEXAS
TRANSMISSION LINE IN DENTON	§	
AND WISE COUNTIES	§	

**DIRECT TESTIMONY OF CHRISTOPHER M. LOWRY
ON BEHALF OF HENRY NORTHLAKE DEVELOPMENT LLC**

TO THE PUBLIC UTILITY COMMISSION OF TEXAS:

NOW COMES Henry Northlake Development LLC (“Intervenor”) and files the Direct Testimony of Christopher M. Lowry in the above-referenced proceeding, and stipulates that the direct testimony may be treated as if all answers were filed under oath.

Respectfully submitted,

s/ Christopher M. Lowry

Christopher M. Lowry
State Bar No. 24093626
Parker Square Town Center
900 Parker Square, Suite 250
Flower Mound, Texas 75028
(972) 885-6998 Telephone
clowry@henryinvestmentgroup.com
**ATTORNEY FOR INTERVENOR HENRY
NORTHLAKE DEVELOPMENT LLC**

CERTIFICATE OF SERVICE

I hereby certify that on July 31, 2023, a true and correct copy of the foregoing instrument was served on all parties of record by electronic mail.

s/ Christopher M. Lowry

Christopher M. Lowry

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APPLICATION OF ONCOR ELECTRIC DELIVERY LLC TO AMEND ITS CERTIFICATE OF CONVENIENCE AND NECESSITY FOR THE RAMHORN HILL – DUNHAM 345 KV TRANSMISSION LINE IN DENTON AND WISE COUNTIES	§ § § § § § §	PUBLIC UTILITY COMMISSION OF TEXAS
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**DIRECT TESTIMONY OF CHRISTOPHER M. LOWRY
ON BEHALF OF HENRY NORTHLAKE DEVELOPMENT LLC**

Q. PLEASE STATE YOUR NAME, ADDRESS AND RELATIONSHIP TO THIS PROCEEDING.

A. My name is Christopher M. Lowry. My address is 900 Parker Square, Suite 250, Flower Mound, Texas 75028. I am testifying on behalf of Henry Northlake Development LLC, where I serve as in-house General Counsel.

Q. HAVE YOU PREVIOUSLY TESTIFIED BEFORE THE PUBLIC UTILITY COMMISSION OF TEXAS (“COMMISSION”)?

A. No.

Q. PLEASE DESCRIBE YOUR OCCUPATION AND PROFESSIONAL QUALIFICATIONS.

A. I am a licensed Texas attorney currently serving as in-house General Counsel for Henry Northlake Development LLC, where I have served since June 2022. Prior to this role, I practiced in private law firms handling a variety of transactional and litigation matters in state and federal courts, with an emphasis on real estate law.

Q. ARE YOU FAMILIAR WITH THE AREA IN WHICH ONCOR ELECTRIC DELIVERY LLC (“ONCOR”) PROPOSES TO INSTALL A TRANSMISSION LINE?

A. Yes. As General Counsel, I am aware of Henry Northlake Development’s real estate and any matters arising from or relating to that real estate.

Q. PLEASE DESCRIBE THE PROPERTY THAT IS AFFECTED BY ONCOR’S PROPOSED ALTERNATIVE ROUTES.

1 A. Henry Northlake Development LLC purchased approximately 150 acres off I-35 in November
2 2017. This property consists of tracts 1366, 1367, 1368, 1370, 1370.1, and 1371 and is affected by
3 proposed link segment G2. Proposed route segment G2 would directly cross the I-35 frontage
4 for this property.

5 **Q. WHAT IS THE PURPOSE OF YOUR TESTIMONY?**

6 A. The purpose of my testimony is to support the current proposed route 179, to advocate against
7 the selection of proposed segment link G2, to provide details showing the significant financial
8 loss Henry Northlake Development LLC would suffer if segment G2 was selected, and to point
9 out other potential concerns regarding segment G2.

10 **Q. PLEASE DESCRIBE HOW HENRY NORTHLAKE DEVELOPMENT LLC'S**
11 **PROPERTY IS AFFECTED BY ONCOR'S PROPOSED ALTERNATIVE ROUTES.**

12 A. Oncor's recommended route, route 179, does not affect Henry Northlake Development LLC's
13 property. The only proposed link segment that affects the property is link segment G2, which is
14 included in routes 3, 5, 10, 11, 13, 14, 15, 16, 18, 22, 23, 24, 25, 26, 61, 63, 78, 116, 117, 119, 164,
15 199, and 200. Henry Northlake Development LLC is currently under contract to sell this
16 property for development pursuant to the development plans attached as "Exhibit A." Since
17 2021, Henry Northlake Development LLC has been working with the buyer, the Town of
18 Northlake, the Northlake Economic Development Corporation, the Northlake Community
19 Development Corporation, and the County of Denton towards entering development agreements
20 and interlocal agreements to jointly develop the infrastructure on and through Cleveland Gibbs
21 Road and Whyte Road (abutting the property to the east). If Oncor selects link segment G2, the
22 proposed development in Exhibit A would no longer be viable, putting the entire project at risk.
23 It is unclear whether Oncor considered this development in its financial analysis for link segment
24 G2—if link segment G2 is selected, Henry Property Development LLC would seek the value of
25 this lost contract during any future condemnation proceeding.

26 **Q. WHAT OTHER POTENTIAL CONCERNS DO YOU HAVE CONCERNING LINK**
27 **SEGMENT G2?**

28 A. Oncor's testimony on file indicates that the property directly to the south of Henry Northlake
29 Development LLC is owned by the United States Army Corps of Engineers (USACE), and can
30 only be crossed with USACE permission, which has not been granted. Link segment G2 is the
31 only link segment that crosses USACE land; therefore, this link segment may be subject to
32 additional cost and delays if USACE does not grant permission in a timely manner (if at all).

1 Q. WHAT SUGGESTIONS DO YOU HAVE FOR THE COMMISSION REGARDING
2 THE TRANSMISSION LINE?

3 A. The Commission should select route 179, or, alternatively, should not select any route containing
4 link segment G2.

5 Q. DOES THIS CONCLUDE YOUR TESTIMONY?

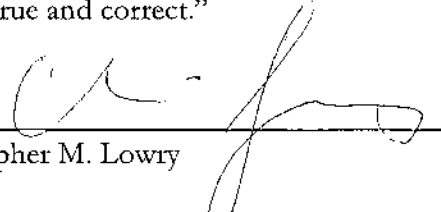
6 A. Yes

AFFIDAVIT

STATE OF TEXAS §
 §
COUNTY OF DENTON §

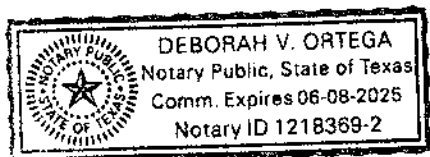
BEFORE ME, the undersigned authority, on this day personally appeared Christopher M. Lowry who, having been placed under oath by me, did depose as follows:

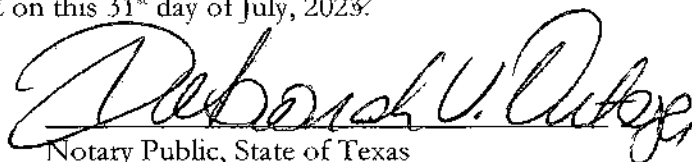
“My name is Christopher M. Lowry. I am of legal age and a resident of the State of Texas. The foregoing testimony and exhibit offered by me are true and correct, and the opinions stated therein are, to the best of my knowledge and belief, accurate, true and correct.”



Christopher M. Lowry

SUBSCRIBED AND SWORN TO BEFORE ME on this 31st day of July, 2023.

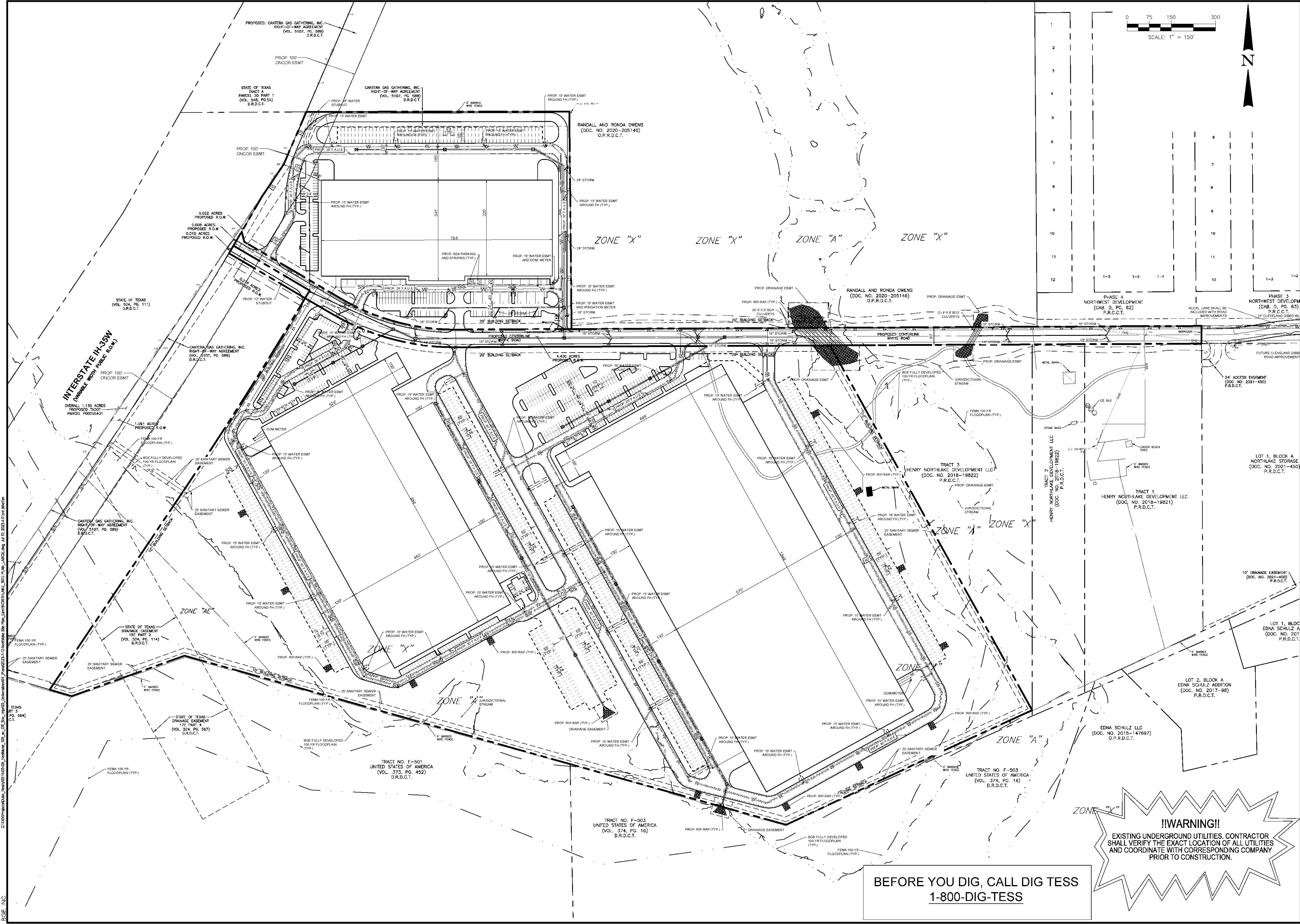




Notary Public, State of Texas

My Commission Expires

6-8-2025



BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
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OWNER/DEVELOPER
TRAMMELL CROW COMPANY
2100 MCKINNEY AVE, Ste 800
Dallas, Texas 75201
Contact: Jake Marks
Tel: 214-863-4276

SITE PLAN

**TRAMMELL CROW INDUSTRIAL
OPTION 1**

TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

!!CAUTION !!
Contractor to Verify exact location & Depth of
Exist Facilities Prior to any Construction
Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO	DATE	DESCRIPTION

CHECKED BY: NDH
DESIGNED BY: BGE
DATE: NOVEMBER 2022
PROJECT NUMBER: 10898-00