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

**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 COUNTIES**

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**BEFORE THE STATE OFFICE OF
ADMINISTRATIVE HEARINGS**

NEW CORE DEVELOPMENT, LLC

WITNESS AND EXHIBIT LIST

TO THE HONORABLE ADMINISTRATIVE LAW JUDGE OF SAID COURT

COMES NOW NEW CORE DEVELOPMENT, LLC ("New Core"). Intervenor in the above styled case, and pursuant to SOAH Order No. 2, shows the Court as follows:

I. Witness List

WITNESSES FOR DIRECT EXAMINATION	DESCRIPTION
NONE	NONE

WITNESSES FOR CROSS-EXAMINATION	DESCRIPTION
NONE	NONE

II. Exhibit List

At the hearing on August 28, 2023, through August 31, 2023, New Core may present the following exhibit:

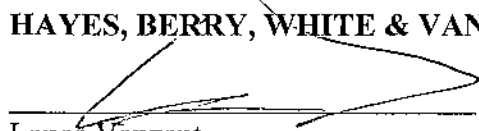
EXHIBIT	DESCRIPTION	OFFERED	EXCLUDED	ADMITTED
A	Direct Testimony and Exhibits of Daniel J. Jenkins on Behalf of New Core Development as Intervenor			

New Core reserves the right to introduce additional documents as exhibits in rebuttal and reserves the right to call additional witnesses in rebuttal, if necessary.

If New Core's witness, Daniel J. Jenkins, is called by another party to testify, New Core explicitly reserves the right to call Daniel J. Jenkins to testify both directly and in rebuttal. However, New Core does not intend to call Daniel J. Jenkins as a witness. Unless he is named as a witness by another party and/or ordered to attend the hearing by the ALJ s, all other parties have waived cross examination of Daniel J. Jenkins and Daniel J. Jenkins should not be required to attend the hearing.

Respectfully submitted,

HAYES, BERRY, WHITE & VANZANT, LLP


Lance Vanzant
State Bar No. 24009736

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Denton, Texas 76201
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ATTORNEY FOR NEW CORE
DEVELOPMENT, LLC

CERTIFICATE OF SERVICE

I certify a copy of this document is being filed, this 23rd day of August, 2023, in the Public Utility Commission's Interchange System in accord with the Commission's Order Revising Service Requirements issued on June 28, 2023.


Lance Vanzant

EXHIBIT "A"
(Direct Testimony)



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Item Number - 1462

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

BEFORE THE PUBLIC UTILITY COMMISSION OF TEXAS

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 COUNTIES

DIRECT TESTIMONY AND EXHIBITS

OF

DANIEL J. JENKINS

ON BEHALF OF NEW CORE DEVELOPMENT, LLC

JULY 31, 2023

TABLE OF
CONTENTS

I.	INTRODUCTION AND PURPOSE	3
III.	PROPERTY	4
IV.	CONCLUSION	5

EXHIBIT

EXHIBIT NCD-1	Wildflower Ridge
EXHIBIT NCD-2	Proposed Route on Jenkins Property

3 I. Introduction

4 Q. Please state your name and business address.

5 A. My name is Daniel J. Jenkins. My current address is 8921 Charles Street, Argyle, Texas
6 76266.

7 Q. Please describe your background, profession and/or experience.

8

9 A. I'm currently a managing member of New Core Development, LLC a commercial real
10 estate development company that is focused on developing "In-Fill" commercial and
11 multifamily projects. I received my Associate of Arts in Business degree from North
12 Seattle Community College. I furthered my education and obtained my Bachelor of Arts
13 in General Studies from Seattle Pacific University.

14 Q. Please describe your history with the property potentially affected.

15 A. June 2021

16 Q. Have you prepared any Exhibits?

17 A. Yes. I am sponsoring Exhibit NCD-1, which is attached to my testimony and incorporated
18 by reference. The exhibit was prepared by me or at my request and has been kept by me in
19 the ordinary course of my business and is a true and correct copy of the original document.

20 II. Purpose of Testimony

21 Q. What is the purpose of your testimony?

22 A. The purpose of my testimony is to inform the PUC that I currently own 9.5 acres located in
23 Denton County, Texas and I object to the proposed route 179 and specifically to Link J4
24 which bisects my Property. I've invested two years and significant capital in development
25 actively preparation our Property for sale to custom homebuilders. I've negotiated with
26 the City of Justin and have subdivided lots in preparation for sale. This property is currently
27 under contract to sell, and this would make our property unbuildable and overturn the sale.
28 Exhibit NCD-1 depicts the platted lots on my 35.55-acre tract Exhibit NCD-2 depicts the
29 Link J4 traversing my property.

30 Q. Was your testimony and the information you sponsor prepared by you or by knowledgeable
31 persons under your supervision and upon whose expertise, judgment, and opinions you rely
32 in performing your duties?

1 A. Yes, they were.

2 Q. Is the information contained in your testimony and that you sponsor true and correct to the
3 best of your knowledge and belief?

4 A. Yes, it is.

5 III. Description of the Property and Impact of the Transmission Line of the Property

6 Q. Please describe your property.

7 A. The Property is located at Range Road, Justin, Texas 76247 and consists of approximately
8 9.5 acres in Denton County, Texas.

9 Q. Are there any habitable structures or other improvements on your property?

10 A. No.

11 Q. Please describe your Property's terrain and ecological features.

12 A. The Property is currently vacant farmland.

13 Q. Please describe the Property's current uses and operations.

14 A. Agricultural operations.

15 Q. Are there planned future uses of the Property that are different from the current uses(s)? If
16 so, please explain.

17 A. Yes, the lot has been platted and is currently under contract to sell. It has been developed for
18 sale to custom homebuilders. The J4 route would make this property unbuildable and would
19 overturn the sale.

20 Q. If the transmission line is built on the Property, do you have any concerns about ONCOR
21 having access to the Property?

22 A. Yes.

23 IV. Conclusions and Recommendations

24 Q. Please summarize your position in this proceeding regarding Oncor's proposed alternative
25 routes.

26 A. I am opposed to Route 179 and Link J4 as it would make my Property unmarketable for
27 subdivision development and make the lot unsellable.

1 Q. Do you have any further statements regarding why you do not support placement of 345-
2 kV of the transmission line in the area of your Property?

3 A. No.

4
5 Q. Why are you specifically opposed to 345-kV transmission line?

6
7 A. I am opposed to Route 179 and Link J4 as it would make my Property unmarketable for
8 subdivision development and make the lot unsellable.

9
10 Q. Does this conclude your testimony?

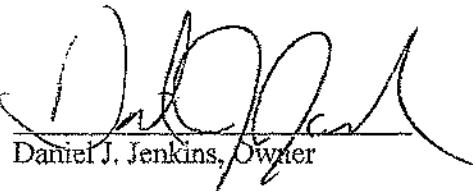
11
12 A. Yes.

AFFIDAVIT

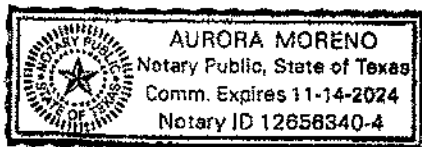
STATE OF TEXAS §
 §
COUNTY OF DENTON §


BEFORE ME, the undersigned authority, on this day personally appeared Daniel J. Jenkins, who, upon proving his identity to me and by me being duly sworn, deposes and states the following:

"My name is Daniel J. Jenkins. I am of legal age, a resident of the State of Texas, and have never been convicted of a felony. I certify that the foregoing testimony and exhibit(s), offered by me on behalf of New Core Development, LLC are true and correct and based upon my personal knowledge and experience."


Daniel J. Jenkins, Owner

SWORN TO AND SUBSCRIBED before me, Notary Public, on this 31st day of July, 2023, to certify which witness my hand and seal of office.




NOTARY PUBLIC in and for
The State of Texas

Printed Name: Aurora Moreno

My Commission Expires: 11/14/2024

CERTIFICATE OF SERVICE

I certify a copy of this document is being filed in the Public Utility Commission's Interchange System and served on all parties of record as required by orders in this docket, the Commission's rules, and the Commission's orders in Soah Docket No. 473-23-21216, PUC No. 55067.

By:



Lance Vanzant

EXHIBIT NCD-1

WILDFLOWER RIDGE

EXHIBIT NCD-2

PROPOSED ROUTE ON JENKINS
PROPERTY



Justin
Texas

Page 1 of 1

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