



## **Filing Receipt**

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**SOAH DOCKET NO. 473-25-02531**

**DOCKET NO. 57115**

<b>JOINT APPLICATION OF THE CITY OF</b>	<b>§</b>	<b>BEFORE</b>	<b>THE</b>	<b>STATE</b>	<b>OFFICE</b>
<b>SAN ANTONIO, ACTING BY AND</b>	<b>§</b>				
<b>THROUGH THE CITY PUBLIC SERVICE</b>	<b>§</b>				
<b>BOARD (CPS ENERGY), AND SOUTH</b>	<b>§</b>				
<b>TEXAS COOPERATIVE, INC.</b>	<b>§</b>				
<b>(STEC) TO AMEND THEIR CERTIFICATES</b>	<b>§</b>		<b>OF</b>		
<b>OF CONVENIENCE AND NECESSITY</b>	<b>§</b>				
<b>FOR THE PROPOSED HOWARD ROAD-</b>	<b>§</b>				
<b>TO SAN MIGUEL 345-KV TRANSMISSION</b>	<b>§</b>				
<b>LINE IN BEXAR AND ATASCOSA COUNTIES</b>	<b>§</b>			<b>ADMINISTRATIVE HEARINGS</b>	

**DIRECT TESTIMONY OF PHILLIP P. BAKKE**

Phillip P. Bakke files this Direct Testimony on behalf of JJBAK, Ltd. and Dos Mavericks, LLC, and stipulates that all parties may treat his testimony as though filed under oath.

LAW OFFICE OF RENE D. RUIZ, P.C.

P.O. Box 831294

San Antonio, Texas 78283

Telephone: (210) 621-8071

Facsimile: (210) 507-7898

By: /s/ RENE D. RUIZ

Rene D. Ruiz

rene@reneruizlaw.com

State Bar No. 24013431

**ATTORNEY FOR JJBAK, LTD. AND  
DOS MAVERICKS, LLC**

**CERTIFICATE OF SERVICE**

I hereby certify that the foregoing document has been filed in the records of Docket 57115 on this 15<sup>th</sup> day of November 2024.

/s/ Rene D. Ruiz

Rene D. Ruiz



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**INTRODUCTION**

**PLEASE STATE YOUR NAME FOR THE RECORD.**

My name is Phillip Peacock Bakke.

**ON WHOSE BEHALF ARE YOU TESTIFYING?**

JJBAK, LTD. and Dos Mavericks, LLC.

**DID JJBAK, LTD. AND DOS MAVERICKS INTERVENE?**

JJBAK, Ltd. filed a Motion for Late Intervention on November 12, 2024. Dos Mavericks, LLC, filed a Motion for Late intervention on November 15, 2024.

**WHAT IS THE PURPOSE OF YOUR TESTIMONY?**

The purpose of my testimony is to provide additional evidence for the record regarding properties owned by JJBAK, Ltd. and Dos Mavericks, LLC.

**WHAT IS YOUR RELATIONSHIP TO JJBAK, LTD.?**

I am the President of Bakke Development Corp., a Texas corporation. Bakke Development Corp. is the General Partner of JJBAK, Ltd.

**BRIEFLY TELL US ABOUT BAKKE DEVELOPMENT CORP.**

Bakke Development Corp. is a commercial real estate development company specializing in multifamily, retail, and self-storage development.

**WHAT IS YOUR RELATIONSHIP TO DOS MAVERICKS, LLC?**

JJBAK, LTD. and Dos Mavericks, LLC, have entered into a partnership agreement to jointly develop their respective properties, about 1,215.74 acres in all, into a single planned unit development consisting of single family residential, multi-family, and commercial uses.

**PROPERTY DESCRIPTION: JJBAK, LTD. AND DOS MAVERICKS, LLC**

**BRIEFLY TELL US ABOUT THE HISTORY OF THE PROPERTIES OWNED BY JJBAK, LTD. AND DOS MAVERICKS, LLC.**

On December 5, 2022, JJBAK, Ltd. acquired approximately 409 acres of land in Atascosa County, Texas, for the development project. On that same day, Dos Mavericks, LLC, acquired approximately 813.19 acres of adjoining land in Atascosa County, Texas, for the development project. The

1 acquisitions were coordinated and since then JJBAK, Ltd. and Dos Mavericks, LLC, have been  
2 working together to develop the properties into an approximate 1,215.74 acre planned unit  
3 development. Of the 1,215.74 acres, 1,095.16 acres will be developed for approximately 4,433 single  
4 family residential dwellings, 20 acres will be developed for a school site, 46.64 acres will be  
5 developed for commercial purposes, and 53.93 acres will be developed for multifamily housing.

6 **HAVE THE PARTIES DEVELOPED A MASTER PLAN FOR THE DEVELOPMENT?**

7 Yes, it is attached to my testimony as Exhibit 1.

8 **IS EXHIBIT 1 A TRUE AND ACCURATE COPY OF THE GORMAN FARMS MASTER LAND PLAN FOR**  
9 **THE DEVELOPMENT?**

10 Yes.

11 **WHAT OTHER STEPS HAVE THE PARTIES TAKEN TO DEVELOP THE PROPERTIES?**

12 In 2023, we worked with our legislative representatives for the passage of Senate Bill 2577 to create  
13 the Atascosa County Municipal Utility District No. 2.

14 **ARE THE JJBAK, LTD. AND DOS MAVERICKS, LLC, PROPERTIES WITHIN THE BOUNDARIES OF**  
15 **THE ATASCOSA COUNTY MUNICIPAL UTILITY DISTRICT NO. 2?**

16 Yes, the boundaries of the Atascosa County Municipal Utility District No. 2 are coterminous with the  
17 1,215.74 acre development area.

18 **WHAT IS THE PURPOSE OF THE ATASCOSA COUNTY MUNICIPAL UTILITY DISTRICT NO. 2?**

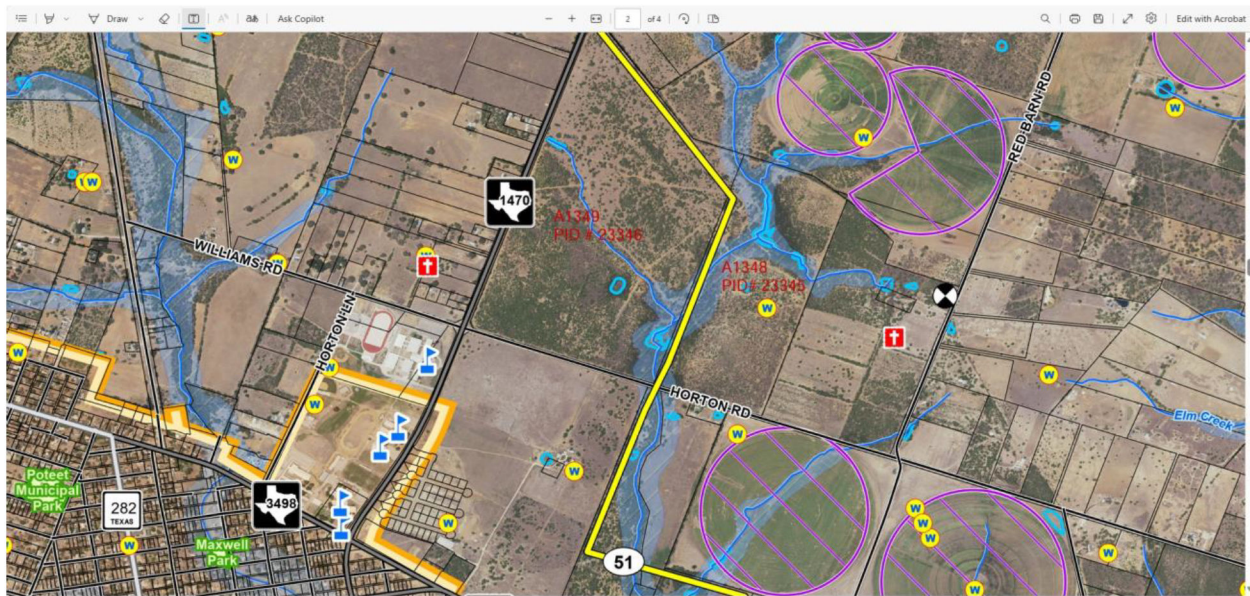
19 Senate Bill 2577 states that the district is created to serve a public purpose and benefit, that the  
20 district has a limited power of eminent domain, and the authority to issue bonds and to impose  
21 assessments, fees, and taxes. Specifically, the district was created to provide retail water and  
22 wastewater services to the 1,215.74 acre planned development.

23 **WAS THE ATASCOSA COUNTY MUNICIPAL UTILITY DISTRICT NO. 2 GIVEN NOTICE OF THIS**  
24 **PROCEEDING?**

25 No, not to my knowledge.

**PLEASE ORIENT US TO THE PROPERTIES THAT BELONG TO JJBAK, LTD. AND DOS MAVERICKS, LLC, LIMITING YOUR TESTIMONY TO THE PROPERTIES THAT ARE AFFECTED BY THESE PROCEEDINGS.**

I will start with the property shown below on Exhibit 2 that is owned by Dos Mavericks, LLC. This property is located in the northern part of the Study Area in Atascosa County. It is east of FM 1470 and is identified by the Applicants as A1349 (PID # 23346). This property consists of approximately 207.46 acres and is crossed by Link 51 on its northwest corner.



**EXHIBIT 2**

**PLEASE TELL US ABOUT OTHER PROPERTIES THAT BELONG TO JJBAK, LTD. AND DOS MAVERICKS, LCC, THAT ARE AFFECTED BY THESE PROCEEDINGS.**

Exhibit 2 above shows another property owned by Dos Mavericks, LLC. This property is identified by Applicants as A1348 (PID# 23345) and is east of and contiguous to the property just described above. This second property consists of approximately 101.87 acres and is crossed by Link 51. Link 51 runs along and within the length of the property's western boundary line.

**ARE THE TWO PROPERTIES YOU JUST DESCRIBED UNDER DEVELOPMENT?**

Yes, A1349 (PID# 23346) and A1348 (PID# 23345) are currently being developed as part of the Gorman Farms Master Land Plan attached to my testimony as Exhibit 1. These two properties consist of about 309 acres and are included in the first phase of the development. The two properties will be

1 developed into 810 single family residential dwellings with a mix of multifamily dwellings and  
2 commercial facilities.

3 **WHAT IMPACT DOES LINK 51 HAVE ON THE PLANNED DEVELOPMENT FOR THE TWO**  
4 **PROPERTIES?**

5 Link 51 would cut right through areas that are designated on the master development plan for single  
6 family residential lots. We would not only have to reconfigure the development on the two properties,  
7 but for the entire 1,215.74-acre development, and it would result in less housing being available in  
8 the development. It would also be very bad for the development because high voltage transmission  
9 lines and steel monopoles ranging in height from 120 to 170 feet are not compatible in an area that  
10 is used for single family dwellings. People don't like to live near high voltage transmission lines. And  
11 the 120 to 170 foot tall steel monopoles would have a very negative impact on the aesthetics of the  
12 development.

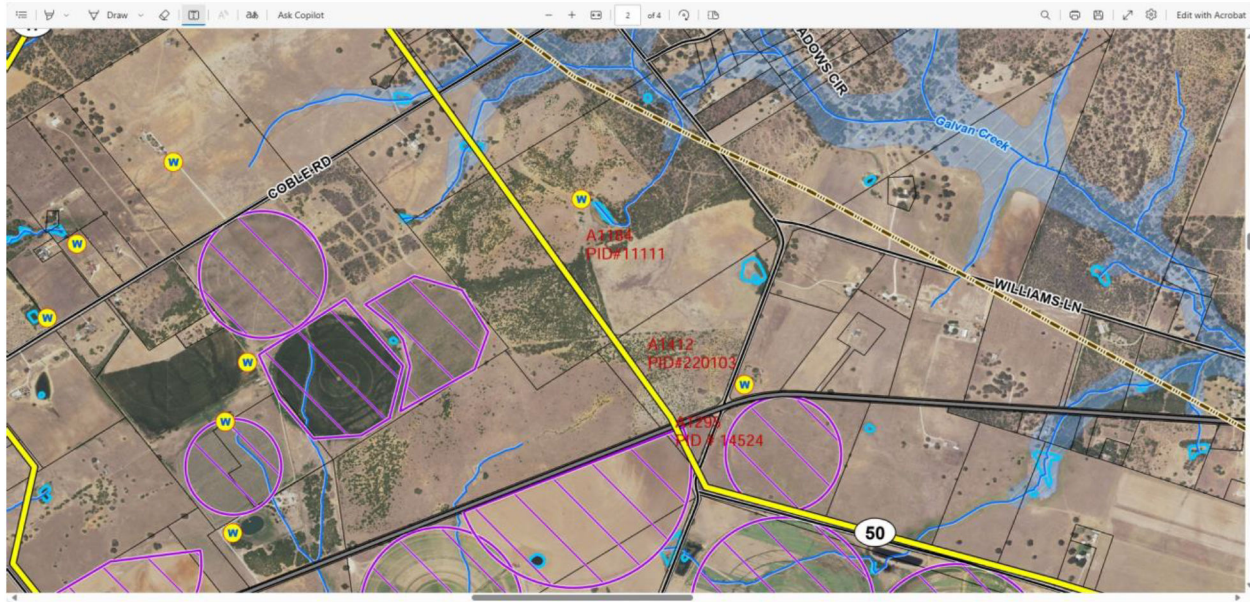
13 **HAVE YOU OVERLAYED LINK 51 ONTO THE MASTER LAND PLAN ATTACHED TO YOUR TESTIMONY**  
14 **AS EXHIBIT 1?**

15 Yes, Exhibit 5 attached at the end of my testimony overlays Link 51 onto the master land plan.

16 **ARE THERE OTHER PROPERTIES THAT BELONG TO JJBAK, LTD. AND DOS MAVERICKS THAT ARE**  
17 **AFFECTED BY THIS PROCEEDING?**

18 Yes. Dos Mavericks, LLC, owns another tract that is part of the development project. It is shown  
19 below on Exhibit 3 and is identified by the Applicants as A1184 (PID# 11111). This property consists  
20 of approximately 217.76 acres and is crossed by Link 50. The adjoining property to the east of A1184  
21 (PID# 11111), also shown on Exhibit 3, is owned by Dos Mavericks, LLC, and is part of the  
22 development project. It is identified by Applicants as A1412 (PID# 220103). This tract consists of  
23 approximately 62.21 acres and is crossed by Link 50. The property to the east of A1412 (PID# 220103)  
24 on the other side of FM 1470, also shown on Exhibit 3, is owned by JJBAK, Ltd. and is part of the  
25 development project. It consists of approximately 4.62 acres and is identified by the Applicants as  
26 A1295 (PID# 14524). This property is also crossed by Link 50.





**EXHIBIT 3**

**ARE THE THREE PROPERTIES YOU JUST DESCRIBED UNDER DEVELOPMENT?**

Yes, A1184 (PID# 11111), A1412 (PID# 220103), and A1295 (PID# 14524) are currently being developed as part of the Gorman Farms Master Land Plan attached to my testimony as Exhibit 1. These three properties consist of about 284.59 acres and are included in the third, fourth, and fifth phases of the development. The three properties will be developed into single family residential dwellings.

**WHAT IMPACT DOES LINK 50 HAVE ON THE PLANNED DEVELOPMENT FOR THE THREE PROPERTIES?**

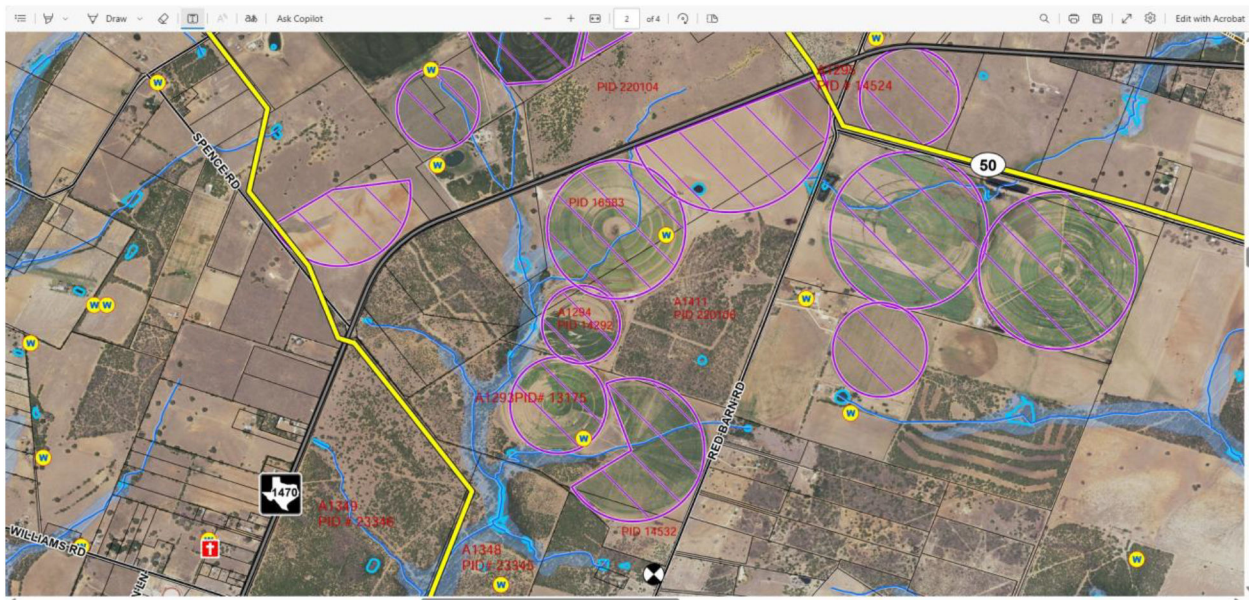
Link 50 would cut right through areas that are designated on the master land plan for single family residential lots. We would not only have to reconfigure the development on the three properties, but for the entire 1,215.74-acre development and it would result in less housing being available in the development. It would also be very bad for the development because high voltage transmission lines and steel monopoles ranging in height from 120 to 170 feet are not compatible in an area that is used for single family dwellings. People don't like to live near high voltage transmission lines. And it would have a very negative impact on the aesthetics of the development.

**HAVE YOU OVERLAYED LINK 50 ONTO THE MASTER LAND PLAN?**

Yes, Exhibit 5 at the end of my testimony overlays Link 50 onto the master land plan.

**ARE THERE OTHER PROPERTIES THAT BELONG TO JJBAK, LTD. AND DOS MAVERICKS THAT ARE AFFECTED BY THIS PROCEEDING?**

Yes. JJBAK, Ltd. owns the properties identified by Applicants as A1293 (PID# 13175) and A1294 (PID# 14292), consisting of approximately 153.70 acres and 76.25 acres respectively. These two properties are part of the development project but are not crossed by any links. JJBAK, Ltd. also owns the properties with PID # 14532 (approximately 24.31 acres) and PID # 16583 (approximately 145.28 acres) which are not identified by the Applicants but are part of the development project. Dos Mavericks, LLC, also owns the property identified by Applicants as A1411 (PID # 220106). This property consists of approximately 101.73 acres and is not crossed by any links but is part of the the development project. All these properties lie between Link 50 and Link 51 and are shown on Exhibit 4 below.



**EXHIBIT 4**

**WHAT IMPACT DOES THIS PROCEEDING HAVE ON THE PLANNED DEVELOPMENT FOR THESE PROPERTIES?**

Although no links cross the properties identified as A1293 (PID# 13175), A1294 (PID# 14292), A1411 (PID # 220106), and PID #s 14532 and 16583, all these properties are part of a single planned development project and so the master land plan for the entire 1,215.74 acres, not just the tracts crossed by Link 50 and Link 51, would need to be significantly revised if either Link 50 or Link 51 is selected. This would have a serious adverse impact on the overall project, reducing the number of



homes that could be developed and potentially jeopardizing the viability of the entire project that is already well under way.

**DOES LINK 51 PARALLEL AN EXISTING TRANSMISSION LINE?**

No, not on the JJBAK, Ltd. and Dos Mavericks, LLC, properties discussed in my testimony.

**DOES LINK 50 PARALLEL AN EXISTING TRANSMISSION LINE**

No, not on the JJBAK, Ltd. and Dos Mavericks, LLC, properties discussed in my testimony.

**ARE THERE ANY TRANSMISSION LINES ON ANY OF THE PROPERTIES YOU HAVE DISCUSSED IN YOUR TESTIMONY?**

No, not that I am aware of.

**DO JJBAK, LTD. AND DOS MAVERICKS, LLC OPPOSE ALL ROUTES THAT WOULD INCLUDE LINKS 50 AND 51?**

Yes.

**CONCLUSION**

**PLEASE SUMMARIZE YOUR CONCERNS REGARDING LINKS 50 AND 51 ON THE PROPERTIES OWNED BY JJBAK, LTD. AND DOS MAVERICKS, LLC?**

Links 50 and 51 cross properties owned by JJBAK, Ltd. and Dos Mavericks, LLC. These properties are part of a 1,215.74 master planned development. The properties were acquired by JJBAK, Ltd. and Dos Mavericks, LLC, on December 5, 2022. In 2023, the Atascosa County Municipal Utility District No. 2 was created by the Texas legislature with boundaries that are coterminous with the 1,215.74 acre development. The district was created to provide retail water and wastewater services to the development. JJBAK, Ltd. and Dos Mavericks, LLC, have partnered to jointly develop their properties as shown on Exhibit 1. If either Link 50 or 51 were selected, it would have a very adverse impact on the development. The entire development would have to be replanned around the transmission line. The existence of a high voltage transmission line with steel monopoles ranging in height from 120 to 170 feet would have a serious adverse impact on the development because people don't like to live near high voltage power lines and the steel monopoles would destroy the aesthetics of the development. JJBAK, Ltd. and Dos Mavericks, LLC, strongly oppose all routes that use Links 50 and 51.



1 **DOES THAT CONCLUDE YOUR TESTIMONY ON BEHALF OF JJBAK, LTD. AND DOS MAVERICKS,**  
2 **LLC?**

3 Yes.

4 **THANK YOU.**



