



Control Number: 57115



Item Number: 82

## Comments in Docket No. 57115

**If you want to be a PROTESTOR only, please complete this form.** Although public comments are not treated as evidence, they help inform the PUC and its staff of the public concerns and identify issues to be explored. The PUC welcomes such participation in its proceedings.

For USPS, send one copy to:

Public Utility Commission of Texas  
Central Records  
P.O. Box 13326  
Austin, TX 78711-3326

For all other delivery or courier services, send one copy to:

Public Utility Commission of Texas  
Central Records  
1701 N. Congress Ave.  
Austin, TX 78701

First Name: Francisco Last Name: Elias  
Phone Number: (210) 872-0750 Fax Number:                       
Address, City, State: 20965 Cielo Vista Dr., San Antonio, TX  
78255

**I am NOT requesting to intervene in this proceeding. As a PROTESTOR, I understand the following:**

- I am NOT a party to this case;
- My comments are not considered evidence in this case; and
- I have no further obligation to participate in the proceeding.

**Please check one of the following:**

- ☐ I own property with a habitable structure located near one or more of the utility's proposed routes for a transmission line.
- ☒ One or more of the utility's proposed routes would cross my property.
- ☒ Other. Please describe and provide comments. You may attach a separate page, if necessary.

Please see enclosed comments

**Signature of person submitting comments:**

F. Elias

Date: 10/30/2024

Comments...

RE: **Segment 86**

Dear PUC,

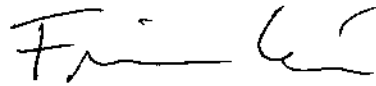
I would like to protest the proposal of the transmission lines running through our property located about 3 miles south of Jourdanton, TX. We purchased the property in 2002 when we recognized the potential for future development due to the proximity to Jourdanton and Pleasanton. In the fall of 2023, we hired Rakovitz Engineering to draw up a plan for the development of 100 5-acre lots. The master plan was approved by Atascosa County on 1/08/2024. The county was happy to approve the plan because of the potential new taxpayers the City of Jourdanton and Atascosa County would gain. We are currently in Phase 1 (27 Lots) of a 3 Phase development and have sold some lots.

Lot 22, one of the 5 acre lots we have sold, could potentially be crossed by your transmission line and I'm worried about any potential legal consequences from the buyer of this lot. I also believe the proposed transmission lines will severely affect the sale of the other lots. None of our potential buyers will want to look at the transmission lines, or worse, have them on their land. I'm 60 years old and this is my retirement project. Real Estate is my profession, I'm not a weekend rancher. Attached please find:

1. The Master Plan approved by Atascosa County in January 2024 for the development of 100 lots
2. The plat for the 100 5 acre lots with the proposed transmission lines drawn in.
3. The plat for the lot affected by the transmission lines as of today.

Thank you for allowing me to express my concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Francisco Elias", with a stylized flourish at the end.

Francisco Elias

President, Hauki Investments LLC

Website: [www.sonoraheightstx.com](http://www.sonoraheightstx.com)

**CPS Energy and STEC  
Proposed Howard Road to San Miguel 345 kV Transmission Line Project  
PUC Docket No. 57115  
Description of the Primary Alternative Routes**

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**Segment 76: 1.51 miles**

Segment 76 begins at its intersection with Segments 75 and 77. The segment heads east for approximately 1.51 miles. The segment terminates at its intersection with Segments 70 and 78.

**Segment 77: 1.27 miles**

Segment 77 begins at its intersection with Segments 75 and 76. The segment heads south for approximately 1.27 miles. The segment terminates at its intersection with Segments 83 and 87.

**Segment 78: 5.56 miles**

Segment 78 begins at its intersection with Segments 70 and 76. The segment generally proceeds south for approximately 4.08 miles. The segment then angles and generally proceeds southwest for approximately 1.48 miles, crossing Metate Creek. The segment terminates at its intersection with Segments 94 and 99.

**Segment 80: 2.75 miles**

Segment 80 begins at its intersection with Segment 73. The segment proceeds east for approximately 1.08 miles. The segment then angles southeast for approximately 0.32 mile. The segment then turns east for approximately 1.35 miles, crossing Goose Creek. The segment terminates at its intersection with Segments 81 and 85.

**Segment 81: 1.05 miles**

Segment 81 begins at its intersection with Segments 80 and 85. The segment generally proceeds east for approximately 1.05 miles, crossing SH 16. The segment terminates at its intersection with Segments 74 and 82.

**Segment 82: 0.41 mile**

Segment 82 begins at its intersection with Segments 74 and 81. The segment heads east for approximately 0.41 mile. The segment terminates at its intersection with Segments 83 and 86.

**Segment 83: 3.11 miles**

Segment 83 begins at its intersection with Segments 82 and 86. The segment generally proceeds east for approximately 3.11 miles, crossing Salt Branch Creek and Metate Creek. The segment terminates at its intersection with Segments 77 and 87.

**Segment 84: 1.99 miles**

Segment 84 begins at its intersection with Segment 72. The segment generally proceeds south for approximately 1.99 miles, crossing La Parita Creek. The segment terminates at its intersection with Segments 88 and 89.

**Segment 85: 1.70 miles**

Segment 85 begins at its intersection with Segments 80 and 81. The segment heads south for approximately 1.70 miles, paralleling the west side of SH 16 and crossing Goose Creek and La Parita Creek. The segment terminates at its intersection with Segments 88 and 90.

**Segment 86: 3.67 miles**

Segment 86 begins at its intersection with Segments 82 and 83. The segment heads south for approximately 3.67 miles, crossing La Parita Creek. The segment terminates at its intersection with Segments 92, 93 and 98.



**Atascosa County  
Rural Development  
Department**

# MASTER PLAN REVIEW APPLICATION

In addition to this form, a complete application packet for all plans (excluding proposals to amend an already accepted plan) must include: Master Development Plan fee, Two (2) 24"x36" copies of the master development plan, One (1) 11"x17" legible copy **Incomplete proposals will not be considered for review.**

**Master Plan Application Type (check one):**

- ☒ Master Development Plan (MDP) ☐ Master Development Plan Amendment ☐ Manufactured Home Community Plan  
☐ Major ☐ Minor

**Project Name:** Sonora Heights

**PROPERTY OWNER INFORMATION:**

Business/Company Name: Hauki Investments, LLC  
Point of Contact: Francisco Elias  
Mailing address: 20965 Cielo Vista Dr. San Antonio, TX 78255  
Contact Information: Primary Phone: (210) 872-0750 Secondary Phone: \_\_\_\_\_  
E-mail: panchoelias@outlook.com Fax: \_\_\_\_\_

**AGENT/REPRESENTATIVE INFORMATION:**

Business/Company Name: \_\_\_\_\_  
Point of Contact: \_\_\_\_\_  
Mailing address: \_\_\_\_\_  
Contact Information: Primary Phone: \_\_\_\_\_ Secondary Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_ Fax: \_\_\_\_\_

**ENGINEER/ SURVEYOR INFORMATION:**

Engineer/Surveyor Name: Rakowitz Engineering & Surveying  
Point of Contact: Walt Rakowitz  
Mailing address: 515 W. Oaklawn Ste. A Pleasanton, TX 78064  
Contact Information: Primary Phone: (830) 281-4060 Secondary Phone: \_\_\_\_\_  
E-mail: walt@rak-eng.com Fax: \_\_\_\_\_

**Plan Proposal:**

Total number of lots: 100  
Total area (in square feet): 23,198,116.7  
Typical residential lot size: 5 ac  
Phase: 1 Dwelling units: 27  
Phase: 2 Dwelling units: 32  
Phase: 3 Dwelling units: 20  
Phase: 4 Dwelling units: 21

Total acreage: +/- 534  
Density (dwellings per acre): 0.2 +/-  
Number of dwelling units: 100  
Phase: 1 Dwelling units: 27  
Phase: 2 Dwelling units: 32  
Phase: 3 Dwelling units: 20  
Phase: 4 Dwelling units: 21

### Site Description:

County Precinct: 3  
ACAD Property ID No.: 18858 & 16804

School District: Jourdanton ISD  
City ETJ? If so, which?: No

Existing legal description: Lots 1-5 of the Terrell, Bell & Hyman's Subdivision of the Brown Ranch

### Related applications:

Is there a previous MDP for this site? ☐ YES ☒ NO  
Name: \_\_\_\_\_ File#: \_\_\_\_\_ Date Accepted: \_\_\_\_\_

Is there a corresponding PUD for this site? ☐ YES ☒ NO  
Name: \_\_\_\_\_ File#: \_\_\_\_\_ Date Accepted: \_\_\_\_\_

Is there another name for this project or another name commonly used to describe this site?  
Name: N/A

List all associated Plats for this site whether approved or pending approval?

Name: Sonora Heights Unit 1 Plat#: N/A

Name: Sonora Heights Unit 2 Plat#: N/A

Name: Sonora Heights Unit 3 Plat#: N/A

Name: Sonora Heights Unit 4 Plat#: N/A

### Owner or Authorized Representative:

I, the undersigned, hereby certify that this application, all sketches, data, and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. Further, I understand my continuing obligation to notify the Director of Rural Development in writing of the inaccuracy of any statement or representation which was incorrect when made or becomes incorrect by virtue of changed circumstances. Finally, I understand that by signing this application I am giving Atascosa County or agent thereof the authority to duplicate, disseminate, and reproduce any and all items submitted as part of this request, whether copyrighted or not.

Print Name: Francisco Elias Signature: Francisco Elias

Date: 01/09/2024 Phone: (210) 827-0750 Alt Phone: \_\_\_\_\_

Email: panchoelias@outlook.com

**APPENDIX A: APPLICATION CHECKLIST**  
**Submittal Requirements:**

**GENERAL:**

- ☒ Name of the Master Development Plan and the Subdivision;
- ☒ Name and address of owner of record, developer, and engineer;
- ☒ The name(s) of all adjacent property owner(s) as shown on current tax records;
- ☒ Certificate of agency /Authorization document if owner is an entity.
- ☒ Signature Blocks for Commissioners Court and Rural Development Director
- ☒ Topographic contour lines no greater than ten (10) feet;
- ☒ Location of property lines, existing easements, cemeteries and/or historic graves, railroad/TXDOT rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract;

**LOCATION:**

- ☒ Two points identified by GPS coordinates
- ☒ Scale and north arrow
- ☒ Date of preparation
- ☒ A location map showing surrounding area
- ☒ The location and dimensions of all existing streets and access points provided to the site from adjacent roadways. Locations and dimensions of all proposed public and private streets.

**LOTS, PHASING, AND USES:**

- ☒ The location and dimensions of all proposed or existing lots;
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing construction of public improvements, recreation, and common open space areas;
- ☒ A delineation of the floodplains;
- N/A ☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public uses, or for the use of property owners in the proposed subdivision, where applicable;
- N/A ☐ The location, acreage, category and type of improvements, if any, for active and passive open space, including greenbelt and active recreation space areas and private recreational areas;
- ☒ A final statement in tabular form which sets forth the following data, which such data is applicable to a given development plan:
  - (a) Total number of lots;
  - (b) Total area of open space;
  - (c) Total number of dwelling units, by development phase;
  - (d) Residential density and units per acre;
  - (e) Total area of property

**STORM WATER MANAGEMENT:**

- N/A ☐ Storm water management plan

ATASCOSA COUNTY CR326E

**Rakowitz**  
ENGINEERING & SURVEYING

KICKAPOO SUBDIVISION - CR 326 & CR 327  
ATASCOSA COUNTY, TX  
LOT LAYOUT EXHIBIT

JOB NO. 25-30848  
DATE OCT 2023  
DESIGNER CT  
CHECKED BK  
DRAWN RLT  
SHEET EX-1

Option #2  
11 Lots

Option #1  
10 Lots  
CR326E

SCALE OF FEET  
NTS

NOTE THIS LAND PLAN IS  
PRELIMINARY AND IS SUBJECT TO  
CHANGE.

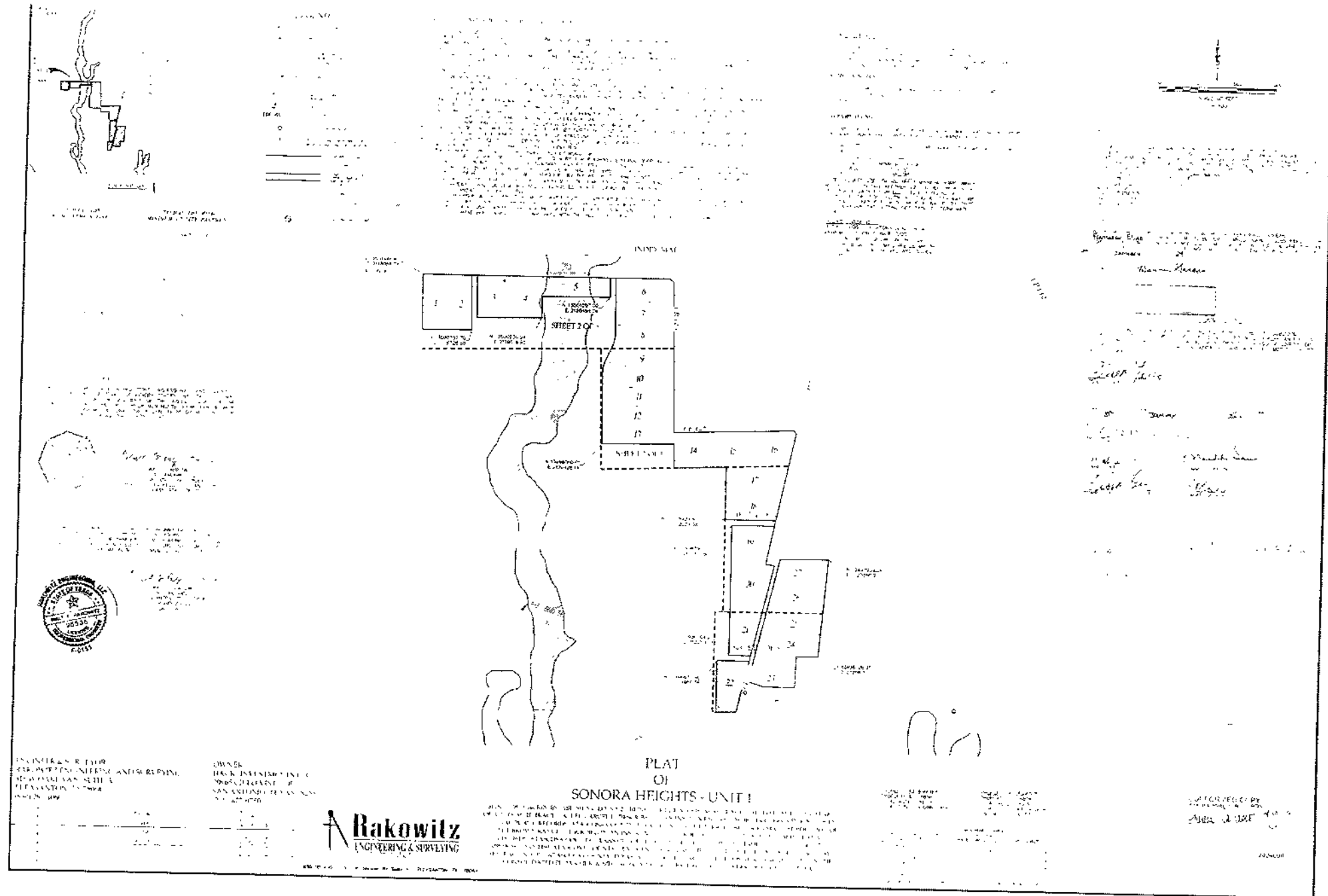
TOTAL NUMBER OF LOTS	115
TOTAL OVERALL ACREAGE	±168

— Transmission Lines

Lot sold

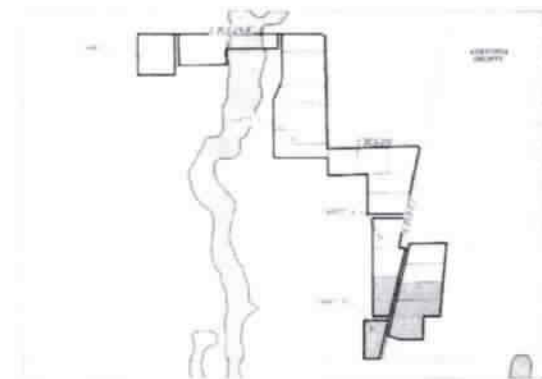
Segment 86





Approved plat For Phase 1

Lot sold



CLARK COUNTY BOARD OF  
COUNTY CLERK  
JAN 19 1995

[illegible]

2000

