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PETITION OF CIVITAS	§	PUBLIC UTILITY COMMISSION
CYPRESSWOOD OWNER I, LLC	§	
APPEALING THE DECISION OF	§	OF TEXAS
HARRIS COUNTY WATER CONTROL	§	
AND IMPROVEMENT DISTRICT	§	
NO.99 TO CHANGE RATES	§	

**COMMISSION STAFF'S RECOMMENDATION ON SUFFICIENCY OF THE
PETITION AND NOTICE**

On December 13, 2024, Civitas Cypress Owner I, LLC (Civitas) filed a petition to appeal the decision made by the Harris County Water Control and Improvement District No. 99 (Harris County WCID No. 99) to change water and sewer rates under Texas Water Code (TWC) § 13.043(b)(4) and 16 Texas Administrative Code (TAC) § 24.101(c)(4).

On December 17, 2024, the administrative law judge filed Order No. 1, directing the Staff (Staff) of the Public Utility Commission of Texas (Commission) file comments on the administrative completeness of the petition and notice by January 16, 2025. Therefore, this pleading is timely filed.

I. SUFFICIENCY OF THE PETITION AND NOTICE

Staff has reviewed Civitas's petition and recommends that the petition is administratively complete. As required by TWC § 13.043(b)(4) and 16 TAC § 24.101(b), the appeal must be initiated within ninety days of the effective rate change. The changes in the rates of Harris County WCID No. 99 were effective as of September 17, 2024, and Civitas timely initiated their appeal on December 13, 2024. Additionally, TWC § 13.043(a) and 16 TAC § 24.101(b) require that the petition for review be signed by the lesser of 10,000 or ten percent of those ratepayers whose rates have been changed. As Civitas is the only ratepayer subjected to the separate water and sewer rates for consumers of property tax-exempt apartment connections, their petition is sufficient with their legal representative's signature alone. Further, Civitas indicated in its certificate of service that a copy of the petition was served to Harris County WCID No. 99 and Staff recommends that it satisfies the requirements of TWC § 13.043(a) and 16 TAC § 24.101(b). This recommendation does not address the merits of the petition.

II. CONCLUSION

For the reasons detailed above, Staff respectfully requests the entry of an order consistent with Staff's recommendation that Civitas's petition and notice are administratively complete.

Dated: January 16, 2025

Respectfully submitted,

**PUBLIC UTILITY COMMISSION OF TEXAS
LEGAL DIVISION**

Marisa Lopez Wagley
Division Director

Ian Groetsch
Managing Attorney

/s/ Rowan Pruitt
Rowan Pruitt
State Bar No. 24137425
Kevin Pierce
State Bar No. 24093879
1701 N. Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3480
(512) 936-7265
(512) 936-7308 (facsimile)
Rowan.Pruitt@puc.texas.gov

ERROR! REFERENCE SOURCE NOT FOUND.

CERTIFICATE OF SERVICE

I certify that unless otherwise ordered by the presiding officer, notice of the filing of this document will be provided to all parties of record via electronic mail on January 16, 2025, in accordance with the Second Order Suspending Rules, issued in Project No. 50664.

/s/ Rowan Pruitt
Rowan Pruitt