

September 22, 2013

OFFICE of Chief Clerk

DIS
88233

MC, TCEQ

P.O. Box 13087

Austin, TX 78711-3087

REVIEWED H

SEP 25 2013

By BP

Re: TCEQ INTERNAL CONTROL

No D-04162013-019

Sharon S. Babb

941 HARMONY Circle

Weatherford, TX 76087

817-629-0464 OR

817-596-5148

CHIEF CLERKS OFFICE

2013 SEP 25 PM 3:13

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

DEAR SIR:

I received Notice of District Application

For Lake Cities Municipal Utility Authority
of Denton County, TX on Sept 6, 2013.

FOR A NEW levy of impact fees

concerning my property in the town of
Shady Shores, TX.

I AM Requesting A Contested Case Hearing

For the Notice referenced above in

my name, Sharon S. Babb.

The new Levy requested will ^{adversely} ~~adversely~~
affect me, as follows:

Mu

A) The Property is valued at only \$1,250⁰⁰. The Proposed Levy is \$7,175. As opposed to the current Levy of \$2,200. or approximately twice its value. New levy would be almost 7 times its value, which is certainly un-reasonable. Are other properties valued at this High Rate?

B) The Property consists of Five Small Lots used for recreation purposes only (camping or picnicking) & is not ~~equivalent~~ equivalent to a single-family property.

C) The Property is located in the Flood PLAIN controlled by The Army Corp of Engineers.

D) According to the Army Corp of Engineers, no permanent structures or improvements can be erected on these lots which would need water or waste water services.

E) I am a Senior Citizen with limited income. The Proposed Levy on a

E). continued

property that is not the equivalent to a single-family property is certainly financially detrimental - would ~~be~~ not be treated equally. Are other properties to be charge fees of 7 times their values ~~of~~?

This high fee would certainly affect future sale or use of property in a UN FAIR + UN EQUITABLE WAY.

Proposed Adjustment to Application.

Current Rate of LCMUA is \$2,200,
Maintain the current LCMUA Rate
OR OFFER A REASONABLE Levy
For this Recreational Property.
That would be Fair + equitable

Sincerely,

Sharon Bell

Sharon S. Babb
941 Harmony Circle
Weatherford, TX 76087

RECEIVED

SEP 25 2013

TCEQ MAIL CENTER
CS

105

OFFICE of Chief Clerk

MC. TCBQ
P.O. Box 307
Austin, TX 78711-3087
SEP 25 PM 3:13
TX 78711-3087

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL™



7012 3050 0002 3864 7398

CPU

U.S. POSTAGE

\$ 6.110

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FCML

MAILED SEP 23 2013
76086



TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

78711308787

Tuesday, September 10, 2013 TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

Office of the Chief Clerk, MC 105 TCEQ
Post Office Box 13087
Austin, Texas 78711-3087

2013 SEP 12 AM 10:03

CHIEF CLERKS OFFICE

RE: TCEQ Internal Control No. D-04162013-019

Barbara Ruth Miller, property owner
404 West Shady Oak Circle
Shady Shores, Texas 76208-5033
940-497-5590 Day Phone

REVIEWED

SEP 12 2013

By

I, Barbara Ruth Miller, request a contested case hearing. I am unable to travel to Austin, Texas for said hearing, so am requesting a local hearing.

I will attempt to keep this brief.

DIS
88233

Between 1996 and 1998, I purchased eight (8), residential building lots in the Oak Lakes Subdivision in Lake Dallas, Texas. My hope was to build a house on one of the lots with proceeds from the sale of the other seven lots.

To date, no house has been built within the confines of a 52 lot section of the subdivision.

Roads, long ago dedicated to the City of Lake Dallas have not been maintain and for all practical purposes and overgrowth of vegetation - no longer exist.

A bridge, the only access to the 52 lot section of the subdivision, collapsed about six years ago and was replaced by the city with a dirt berm - making access extremely hazardous in dry conditions and impossible in wet conditions.

As no utilities have been provided to the land, no building permits have ever been issued.

Repeated attempts, through Lake Dallas Planning and Zoning only resulted in the matter being tabled in 1999, and to the best of my knowledge has not been put on back on their agenda since that year.

For nearly 18 years, I have fought ever-increasing city, school and county property taxes on land I cannot build on and have no hope of building on in my lifetime.

ALL attempts to sell my eight lots have been fruitless, even at a price of \$500 each - thousands of dollars less than I paid for them!

An impact fee and/or tax levy on these lots would mean that I will have to pay taxes on this property for the rest of my life with the diminished hope of ever selling them.

Clearly, the problem rests with the City of Lake Dallas who has demonstrated their intent to continue collecting city and school taxes on property that has no value to its owners. But their ignorance does not negate the facts.

I am requesting a waiver of the impact fee and/or tax levy in the hopes that someday I may actually be able to sell the lots to recover a small fraction of my investment.

Most sincerely,

B. Miller

P.S. I received notice of this action on Saturday, September 7, 2013 when it was placed in my residential mailbox. The notice, giving me 30 days to respond from the date of the notice, is dated August 13, 2013. That is only 6 days, not 30 days!

mm

REVIEWED

Tuesday, September 10, 2013

SEP 11 2013

By

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Office of the Chief Clerk, MC 105 TCEQ
Post Office Box 13087
Austin, Texas 78711-3087

DIS
88233

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Shady Shores, Texas 76208-5033
940-497-5590 Day Phone

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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
2013 SEP 11 AM 1:09
CHIEF CLERK'S OFFICE

RM

Alvie Nichols

From: Epsie Rucker <erucker@fbcc.org>
Sent: Wednesday, September 11, 2013 2:05 PM
To: Alvie Nichols
Subject: Payne Rucker Easement D-04162013-019

DIS
88233

Payne Victor Rucker Jr
1417 Santa Fe Trail
Carrollton, Tx 75007

REVIEWED
SEP 12 2013
By *[Signature]*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
2013 SEP 12 AM 8:01
CHIEF CLERKS OFFICE

9/11/2013

Mr. Nichols or to Whom it May Concern,

We are requesting a hearing on application #D-04162013-019. The lot that I inherited from my father, Payne Victor Rucker Sr., has a core of engineer easement, so a home with a foundation cannot be constructed on this lot. This makes the lot of no value for habitation. We are contesting this impact fee for land that cannot be lived on.

Please advise.

Sincerely,

Payne Victor Rucker Jr.

214-738-5095

[Handwritten Signature]

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

ALVIE NICHOLS

@ TCEQ, Texas, 2017



512
239-2439

NOTICE OF
DISTRICT APPLICATION

TCEQ Internal Control No. D-04162013-019

APPLICATION. The Lake Cities Municipal Utility Authority of Denton County (the "Authority") filed an application with the Texas Commission on Environmental Quality (TCEQ) for authority to levy an impact fee of up to \$4,257 per equivalent single-family connection (ESFC) for water facilities and up to \$3,415 per ESFC for wastewater facilities. The Authority's service area boundaries are shown on the map that follows this notice and is marked as Exhibit "A." The Authority files this application under the authority of Chapter 395 of the Local Government Code, 30 Texas Administrative Code Chapter 293, and procedural rules of the TCEQ.

The purpose of impact fees is to generate revenue to recover the costs of water and wastewater capital improvements or facility expansions made necessary by the attributable to serving new development in the Authority's service area. At the direction of the Authority, a registered engineer has prepared a capital improvements plan for the water and wastewater systems that identifies the capital improvements or facility expansions and their costs for which the impact fees will be assessed.

The impact fee application and supporting information are available for inspection and copying during regular business hours in the Utilities and Districts Section of the Water Supply Division, Third Floor of Building F (in the TCEQ Park 35 Office Complex located between Yager and Braker lanes on North IH-35), 12100 Park 35 Circle, Austin, Texas 78753. The capital improvements plan is available for inspection and copying at the District's office during regular business hours.

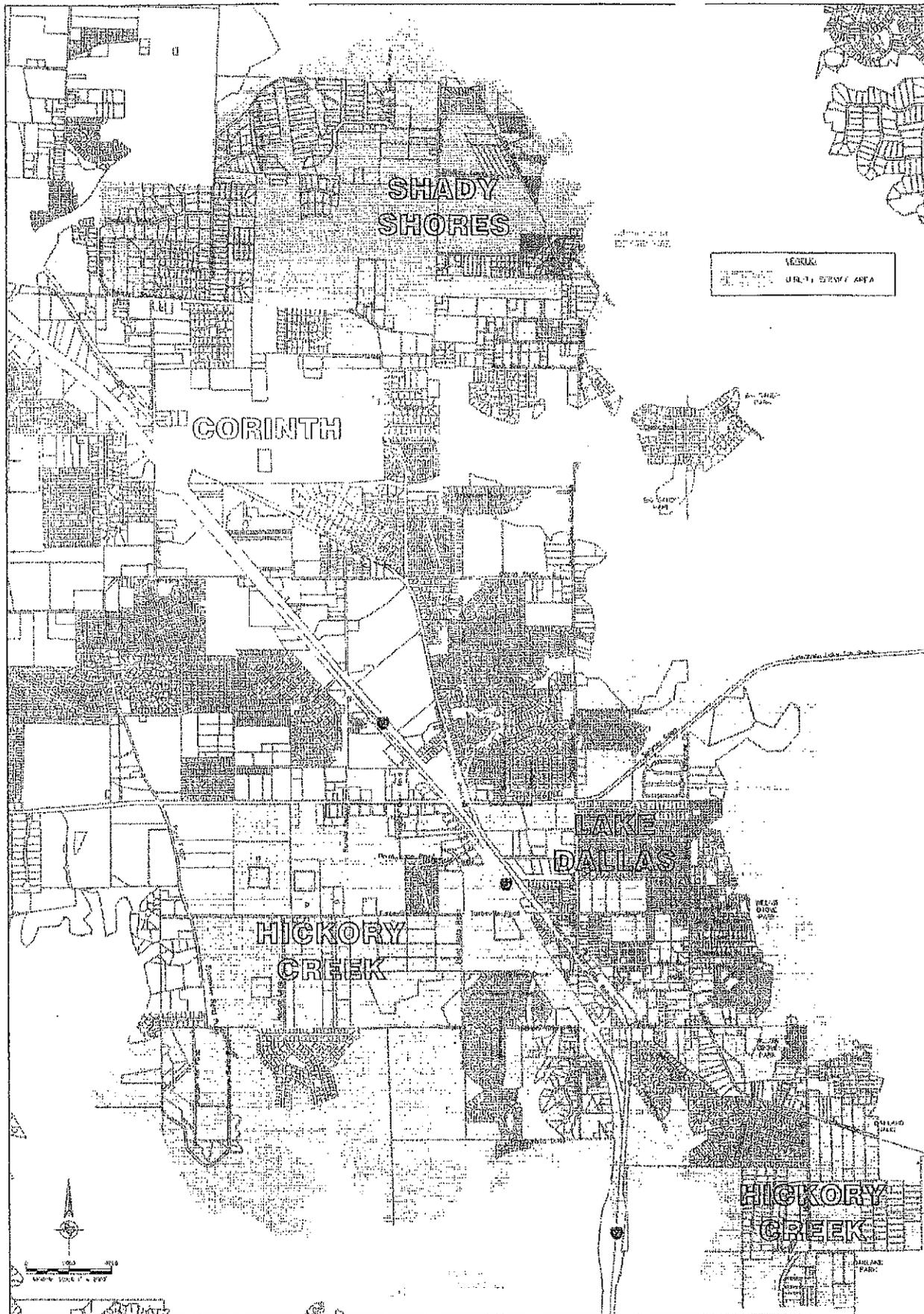
CONTESTED CASE HEARING. The TCEQ may grant a contested case hearing on this application if a written hearing request is filed within 30 days after the publication of this notice.

To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the applicant and the TCEQ Internal Control Number; (3) the statement "I/we request a contested case hearing"; (4) a brief description of how you would be affected by the petition in a way not common to the general public. You may also submit your proposed adjustments to the application. Requests for a contested case hearing must be submitted in writing to the Office of the Chief Clerk at the address provided in the information section below.

The Executive Director may approve the application unless a written request for a contested case hearing is filed within 30 days after the publication of this notice. If a hearing request is filed, the Executive Director will not approve the application and will forward the application and hearing request to the TCEQ Commissioners for their consideration at a scheduled Commission meeting to determine whether a contested case hearing will be held. If a contested case hearing is held, it will be a legal proceeding similar to a civil trial in state district court.

INFORMATION. Written hearing requests should be submitted to the Office of the Chief Clerk, MC 105, TCEQ, P.O. Box 13087, Austin, TX 78711-3087. For information concerning the hearing process, please contact the Office of Public Interest Counsel, MC 103, at the same address. For additional information, individual members of the general public may contact the Districts Review Team at 1-512-239-4691. Si desea informacion en Espanol, puede llamar al 1-512-239-0200. General information regarding the TCEQ can be found at our web site at <www.tceq.state.tx.us>.

Issued: August 13, 2013



BOARD OF DIRECTORS & ADMINISTRATION:
 CEAL CARTER - PRESIDENT
 RAYMOND BIGLEY - VICE PRESIDENT
 NORMA BARKER - SECRETARY
 JAMIE SHIELD - DIRECTOR
 CHRIS HOPPE - DIRECTOR
 MIKE FAIRFIELD - GENERAL MANAGER
 JEFF KING - PROJECT MANAGER

Lake Cities
 MUNICIPAL UTILITY AUTHORITY



LCMUA
 UTILITY SERVICE AREA MAP

October 19, 2021



City of Dallas & Associates, Inc.
 Utility Information Manager

Page 2 of 2

Impact Fee Comparison

<u>City</u>	<u>Water Impact Fee</u>	<u>Wastewater Impact Fee</u>	<u>Total</u>
Flower Mound	\$3,896	\$4,783	\$8,679
Lewisville	\$4,923	\$3,351	\$8,274
Northlake	\$6,525	\$1,446	\$7,971
LCMUA (Calculated)	\$4,244	\$2,931	\$7,175
Denton	\$4,000	\$1,760	\$5,760
Highland Village	\$2,495	\$2,501	\$4,996
Corinth	\$1,959	\$2,213	\$4,172
Little Elm	\$1,578	\$2,492	\$4,070
Colony	\$2,480	\$1,223	\$3,703
Frisco	\$1,772	\$1,619	\$3,391
Southlake	\$2,085	\$1,240	\$3,325
Colleyville	\$2,491	\$643	\$3,134
LCMUA (Existing)	\$1,100	\$1,100	\$2,200
Grapevine	\$1,431	\$760	\$2,191
Coppell	\$995	\$927	\$1,922
Carrollton	\$780	\$270	\$1,050
Average	\$2,672	\$1,829	\$4,501

September 21, 2013

Office of the Chief Clerk
MC105, TCEQ
P.O. Box 13087
Austin, Texas 78711-3087

DIS
08233

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY
2013 SEP 27 AM 10:30
CHIEF CLERKS OFFICE

RE: TCEQ Internal Control Number D-04162013-019

Applicant: Lake Cities Municipal Utility Authority of Denton County

I request a contested hearing regarding the imposing impact fees to recover the costs of water and wastewater capital improvements or facility expansions to serve new development referenced above.

The current market value of my property is far less than the costs that I will incur for these capital improvements. If no developer is interested in purchasing this property for development, then I protest being charged an amount well over the current market value of my property. I see nothing in the application that indicates a developer or developers are interested in any type of development at this time. If there is a developer or developers interested in developing the area in which my property is located, then I would expect an offer from the developer(s) to purchase my property at fair market value and that they incur the expenses of water and wastewater capital improvements.

The costs of water and wastewater capital improvements would cause me financial burden; therefore, as stated above, I request a contested hearing on this matter.

Respectfully submitted,

Gayle Rumberg
Gayle Rumberg

2326 Chadwick Lane
Garland, Texas 75044
972-414-8586 Home
972-983-3596 Cell

REVIEWED

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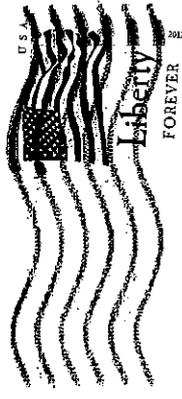
SEP 27 2013

By *BP*

me


Gayle Rumberck
2326 Chadwick Ln.
Garland, TX 75044-3320

NORTH TEXAS TX P8DC
DALLAS TX 750
25 SEP 2013 PM 7 L



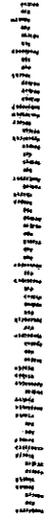
TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

2013 SEP 27 AM 10:30

CHIEF CLERKS OFFICE

RECEIVED
SEP 27 2013
TCEQ MAIL CENTER
BC

OFFICE OF THE CHIEF CLERK
MC 105
TCEQ
P.O. Box 13087
Austin, TX 78711-3087

78711308787 

Sept 25, 2013

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

OFFICE OF THE CHIEF CLERK
MC 105, TCEQ
P O BOX 13087
AUSTIN, TX 78711-3087

2013 SEP 30 PM 3:00

CHIEF CLERKS OFFICE

DIS
88233

Ref: REQUEST FOR CONTESTED CASE HEARING
TCEQ INTERNAL CONTROL No D-04162013-019
LAKE CITIES MUNICIPAL UTILITY AUTHORITY
OF DENTON COUNTY

I OWN THE VACANT LOT AT 510 RIDGEWOOD, LAKE DALLAS,
TX 75065. I REQUEST A CONTESTED CASE HEARING IN
REGARD TO THE REFERENCED APPLICATION ISSUED BY
LAKE CITIES MUNICIPAL UTILITY AUTHORITY OF DENTON
COUNTY. MORE INFORMATION IS REQUESTED. MY NEIGHBORS
IN LAKE DALLAS HAVE NOT RECEIVED A COPY OF THIS
APPLICATION.

REVIEWED

OCT 01 2013

By BP

H

RESPECTFULLY YOURS,
Carl R. Stapp
CARL R. STAPP
2954 RAMBLING DRIVE
DALLAS, TX 75228

214-881-3431

CM

CARL R STAPP
2954 RAMBLING DRIVE
DALLAS, TX 75228



NORTH TEXAS TX PADC
DALLAS TX 750
27 SEP 2013 PM 7.1

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

2013 SEP 30 PM 3:00

CHIEF CLERKS OFFICE

OFFICE OF CHIEF CLERK
MC 105, TCEQ
P.O. BOX 13087
AUSTIN, TX 78711-3087

RECEIVED

SEP 30 2013

TCEQ MAIL CENTER
CS

78711308767

