

REVIEWED

NOV 14 2023

By EW

HR

CHIEF CLERKS OFFICE

2023 NOV 14 AM 10:19

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

To: TCEQ- Office of the Chief Clerk MC 105
P.O. Box 13087, Austin, Texas 78711-3087

From: Jason and Misty Filipp
1101 Williams School Rd.
Needville, Texas

Date: 11/8/2023

Re: Notice of Petition - D-06142023-27 – LGI Homes

**TO WHOM IT
MAY
CONCERN,**

Please be advised as a landowner directly impacted by the approved TCEQ permit **WQ001627501**. According to the public announcement in the paper, LGI Homes is petitioning for a **Fort Bend County Municipal Utility District No 261**. We are requesting a public hearing to be had to allow us and surrounding home/landowners to comment on the proposed use of the land. There are many considerations and impacts that we feel the TCEQ should be aware of and consider before granting this petition.

Sincerely,
Jason and Misty Filipp

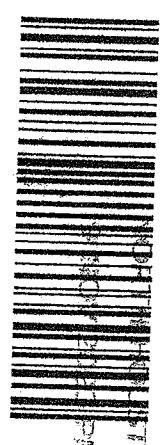
1010 Williams Street Rd
Needville, TX 77461

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

2023 NOV 14 AM 9:58

CHIEF CLERKS OFFICE

NEEDVILLE, TX



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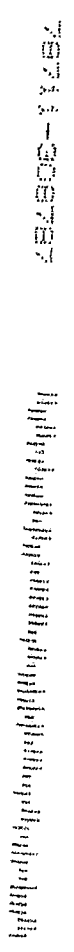
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NOV 14 2023

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



78711-308787

Ellie Guerra

From: PUBCOMMENT-OCC
Sent: Wednesday, March 29, 2023 11:35 AM
To: PUBCOMMENT-OCC2; PUBCOMMENT-OPIC; PUBCOMMENT-ELD; PUBCOMMENT-WQ
Subject: FW: Public comment on Permit Number WQ0016275001

From: Jdfilipp@hotmail.com <Jdfilipp@hotmail.com>
Sent: Tuesday, March 28, 2023 2:44 PM
To: PUBCOMMENT-OCC <PUBCOMMENT-OCC@tceq.texas.gov>
Subject: Public comment on Permit Number WQ0016275001

REGULATED ENTY NAME COTTONWOOD TERRACE WWTP

RN NUMBER: RN111621025

PERMIT NUMBER: WQ0016275001

DOCKET NUMBER:

COUNTY: FORT BEND

PRINCIPAL NAME: LGI HOMES-TEXAS LLC

CN NUMBER: CN604301820

FROM

NAME: Jason Filipp

EMAIL: Jdfilipp@hotmail.com

COMPANY:

ADDRESS: 11010 WILLIAMS SCHOOL RD
NEEDVILLE TX 77461-9244

PHONE: 2812395003

FAX:

COMMENTS: For our Public Comment: As the owner and occupant of the property closest to the immediate outfall of the proposed site, let it be known that we do not support this development and it's proposed wastewater permit application. Our property is traversed and directly impacted by the unnamed tributary, (first offsite outflow location), that runs the entire length of our 20 acres. We are the closest home owners to the outfall. This unnamed tributary cross sections our property such that 1/2 of it is completely inaccessible in a heavy rain. In addition, Over half of the property

lies low enough that it becomes completely saturated and nearly impossible to traverse due to the condition of the soil and the various inflows of the water from the properties surrounding ours. We currently run 15 head of cattle on this land and rely on it for cattle and hay production. While it is completely lost on us why anyone would attempt to develop this area into a site with up to 1000 homes in the middle of crop land, less than ½ mile from Snake Creek which is already in the floodplain and is also designated as vulnerable due to bacterial concentrations, we certainly do not want any of the runoff or treated waste water from this ill thought venture to flood us out of our own property. We need to understand what the TCEQ will do to protect us as long standing property owners and tenants. Who will hold these developer accountable for any impact to our property, livelihoods, and general quality of life? With this development, this tributary that occasionally handles rainwater runoff will hold a subdivision runoff and waste water 100% of the time. Who will provide us access to our property? Who will monitor not only the outfall for potential environmental hazards such as contaminated runoff from streets of this development or protect us and our livestock from ill-managed waste water facilities? And while the concern for flooding is the most obvious, who is going to consider and evaluate the light pollution this will bring to our countryside? Developments come with streets and homes that require substantial amount of lighting – who is studying that impact on our environment and livestock? In addition to the direct impacts to our land created by the proposed discharge flow to support a large community in development, there will be odor associated with the WWTP, which is inherent to the processes associated with sanitary waste water treatment systems. This odor will be persistent and will impact the surrounding residents, particularly those (like us) who are located DOWNWIND of the WWTP. The initially proposed amount of sludge to be hauled on a daily basis is 0.36 MGD – which equates to approximately 5 to 6 tanker trucks of sludge being hauled daily – adding to the areas combustion emissions and thus impacting air quality, as well as road safety and impacts to road base / quality. We trust that as the TCEQ considers the subject WWTP application, it will evaluate all impacts to our land, including the environmental vulnerability of unnamed tributaries, named creeks and all receiving waters, the existing and potentially impacted sensitive species, potential impacts to drinking water wells within the area, the status of the land (wetland, eg), potential for impacts to subsidence and flooding, the public health and nuisance aspects of siting a WWTP near private landowners.

Ellie Guerra

From: PUBCOMMENT-OCC
Sent: Wednesday, June 21, 2023 8:06 AM
To: PUBCOMMENT-WQ; PUBCOMMENT-ELD; PUBCOMMENT-OCC2; PUBCOMMENT-OPIC
Subject: FW: Public comment on Permit Number WQ0016275001

From: Filippmd@hotmail.com <Filippmd@hotmail.com>
Sent: Wednesday, June 21, 2023 6:02 AM
To: PUBCOMMENT-OCC <PUBCOMMENT-OCC@tceq.texas.gov>
Subject: Public comment on Permit Number WQ0016275001

REGULATED ENTY NAME COTTONWOOD TERRACE WWTP

RN NUMBER: RN111621025

PERMIT NUMBER: WQ0016275001

DOCKET NUMBER:

COUNTY: FORT BEND

PRINCIPAL NAME: LGI HOMES-TEXAS LLC

CN NUMBER: CN604301820

NAME: Misty Filipp

EMAIL: Filippmd@hotmail.com

COMPANY:

ADDRESS: 11010 WILLIAMS SCHOOL RD
NEEDVILLE TX 77461-9244

PHONE: 8323446965

FAX:

COMMENTS: I would like to know how I can get an update on this permit and or contest it . This permit jeopardizes our access to our land as we are in immediate impact zone of the discharge. We deserve the right to discuss with someone in TCEQ before the permit is granted.

Christina Bourque

From: PUBCOMMENT-OCC
Sent: Tuesday, April 11, 2023 10:22 AM
To: PUBCOMMENT-OCC2; PUBCOMMENT-OPIC; PUBCOMMENT-ELD; PUBCOMMENT-WQ
Subject: FW: Public comment on Permit Number WQ0016275001
Attachments: tceq4.docx

From: Filippmd@hotmail.com <Filippmd@hotmail.com>
Sent: Monday, April 10, 2023 5:48 PM
To: PUBCOMMENT-OCC <PUBCOMMENT-OCC@tceq.texas.gov>
Subject: Public comment on Permit Number WQ0016275001

REGULATED ENTY NAME COTTONWOOD TERRACE WWTP

RN NUMBER: RN111621025

PERMIT NUMBER: WQ0016275001

DOCKET NUMBER:

COUNTY: FORT BEND

PRINCIPAL NAME: LGI HOMES-TEXAS LLC

CN NUMBER: CN604301820

FROM

NAME: Misty Filipp

EMAIL: Filippmd@hotmail.com

COMPANY:

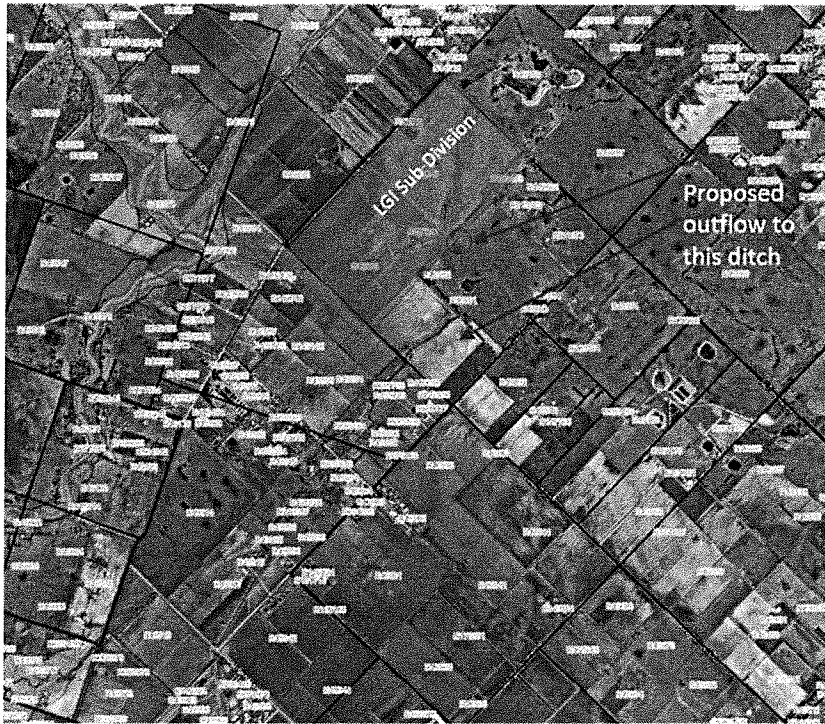
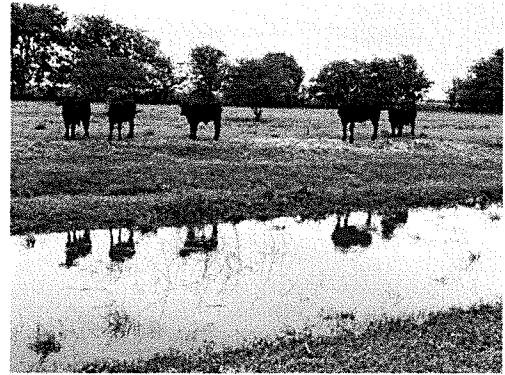
ADDRESS: 11010 WILLIAMS SCHOOL RD
NEEDVILLE TX 77461-9244

PHONE: 8323446965

FAX:

COMMENTS: Please see attached pictures of the "unnamed tributary" that is designated to receive the waste water outfall. This represents the impact of just a days' rain - 1.5 inches for two days. This runs the entire length of our property and having water in the ditch creates a tremendous detrimental impact to us as landowners. Please do not run this subdivision's runoff water through our land! Snake creek is merely across Boone rd from the planned development -

why isn't it being planned to run off into the county ditches alongside the roads into the creek versus flooding out our property? We want an opportunity to talk to someone about this before approval please!!!



Ellie Guerra

From: PUBCOMMENT-OCC
Sent: Tuesday, March 28, 2023 10:01 AM
To: PUBCOMMENT-OCC2; PUBCOMMENT-OPIC; PUBCOMMENT-ELD; PUBCOMMENT-WQ
Subject: FW: Public comment on Permit Number WQ0016275001

From: Filippmd@hotmail.com <Filippmd@hotmail.com>
Sent: Monday, March 27, 2023 10:05 PM
To: PUBCOMMENT-OCC <PUBCOMMENT-OCC@tceq.texas.gov>
Subject: Public comment on Permit Number WQ0016275001

REGULATED ENTY NAME COTTONWOOD TERRACE WWTP

RN NUMBER: RN111621025

PERMIT NUMBER: WQ0016275001

DOCKET NUMBER:

COUNTY: FORT BEND

PRINCIPAL NAME: LGI HOMES-TEXAS LLC

CN NUMBER: CN604301820

FROM

NAME: Misty Filipp

EMAIL: Filippmd@hotmail.com

COMPANY:

ADDRESS: 11010 WILLIAMS SCHOOL RD # LOL
NEEDVILLE TX 77461-9244

PHONE: 8323446965

FAX:

COMMENTS: As the owner and occupant of the property closest to the immediate outfall of the proposed site, let it be known that we do not support this development and it's proposed wastewater permit application. Our property has the unnamed tributary, (first offsite outflow location), that runs the entire length of our 20 acres. We are the closest home owners to the outfall. This unnamed tributary cross sections our property such that 1/2 of it is completely inaccessible in a heavy rain. Over half of the property lies low enough that it becomes completely saturated and nearly impossible to

traverse due to the condition of the soil and the various inflows of the water from the properties surrounding ours. We currently run 15 head of cattle on this land and rely on it for cattle and hay production. While it is completely lost on us why anyone would attempt to develop this area into a site up to 1000 homes in the middle of crop land, less than ½ mile from Snake Creek which is already in the floodplain, we certainly do not want any of the runoff or treated waste water from this ill thought venture to flood us out of our own property. We need to understand what the TCEQ will do to protect us as long standing property owners and tenants. Who will hold these developer accountable for any impact to our property, livelihoods, and general quality of life? With this development, this tributary that occasionally handles rainwater runoff will hold a subdivision runoff and waste water 100% of the time. Who will provide us access to our property? Who will monitor not only the outfall for potential environmental hazards such as contaminated runoff from streets of this development or protect us and our livestock from ill-managed waste water facilities? And while the concern for flooding is the most obvious, who is going to consider and evaluate the light pollution this will bring to our countryside? Developments come with streets and homes that require substantial amount of lighting – who is studying that impact on our environment and livestock?

Ellie Guerra

From: PUBCOMMENT-OCC
Sent: Tuesday, March 21, 2023 11:31 AM
To: PUBCOMMENT-OCC2; PUBCOMMENT-OPIC; PUBCOMMENT-ELD; PUBCOMMENT-WQ
Subject: FW: Public comment on Permit Number WQ0016275001

RFR

From: caseykolar@ymail.com <caseykolar@ymail.com>
Sent: Tuesday, March 21, 2023 9:29 AM
To: PUBCOMMENT-OCC <PUBCOMMENT-OCC@tceq.texas.gov>
Subject: Public comment on Permit Number WQ0016275001

REGULATED ENTY NAME COTTONWOOD TERRACE WWTP

RN NUMBER: RN111621025

PERMIT NUMBER: WQ0016275001

DOCKET NUMBER:

COUNTY: FORT BEND

PRINCIPAL NAME: LGI HOMES-TEXAS LLC

CN NUMBER: CN604301820

FROM

NAME: Casey Tice

EMAIL: caseykolar@ymail.com

COMPANY:

ADDRESS: 15305 QUAIL COVEY LN
GUY TX 77444-8702

PHONE: 8329677250

FAX:

COMMENTS: The flow in these ditches are already bad, this needs to be changed. This will hurt our cattle and all our livelihood near this location. This draining of thousands of gallons a day is insane. Please reconsider this nonsense.