

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

2024 MAY 21 AM 10:46

CHIEF CLERKS OFFICE

Cassie Coburn
175 Bear Rd
Van Alstyne, Tx 75495
cassielcoburn@gmail.com
214-223-5172 469-322-2657 (Fax)

5/15/2024

Reviewed By GEW

MAY 23 2024 H

Texas Commission on Environmental Quality
Office of the Chief Clerk
MC-105 TCEQ
P.O. Box 13087
Austin, TX 78711-3087

Re: Request for Contested Case Hearing - Proposed Concrete Plant Construction in Grayson County, Texas

Dear Sir/Madam,

I request a Contested Case Hearing regarding the proposed construction of a concrete plant in Grayson County, Texas. This proposed development, as outlined in Permit Number 174578 (info below) has raised significant concerns among residents and stakeholders in the surrounding community, including myself.

The construction and operation of a concrete plant in our area pose potential risks and adverse impacts on the environment, public health, and quality of life for residents. These concerns include but are not limited to:

1. **Air Quality:** The emissions generated by concrete plants can contain particulate matter, volatile organic compounds (VOCs), and other pollutants, which may exacerbate respiratory issues and contribute to poor air quality in the vicinity.
2. **Noise Pollution:** The operation of heavy machinery and vehicles associated with a concrete plant can produce high levels of noise, disrupting the peace and tranquility of the surrounding area, as well as negatively impacting property values.
3. **Traffic Congestion:** Increased truck traffic transporting raw materials to and from the concrete plant can lead to congestion on local roads, posing safety hazards and inconveniences for residents and commuters.
4. **Water Pollution:** Runoff from the concrete plant site, containing sediment, chemicals, and other pollutants, has the potential to contaminate nearby water bodies and aquifers, threatening aquatic ecosystems and public water supplies.

Furthermore, I would like to highlight that my home (along with others) is located less than 850 feet from the center of the proposed property, which significantly increases my concerns regarding potential impacts on my property and well-being. It's important to note that a lime plant was constructed in our community without prior notification or consultation with residents. This plant appeared seemingly overnight, without any opportunity for community input or

CHIEF CLERKS OFFICE

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consideration of the potential impacts on our neighborhood. This experience has left residents feeling marginalized and concerned about the lack of transparency and accountability in the decision-making process for industrial developments in our area.

Given these concerns and the potential implications for our community, I believe that a Contested Case Hearing is necessary to thoroughly examine the proposed construction of the concrete plant and its potential impacts on the environment and public health. I respectfully request that this hearing be conducted in accordance with the relevant provisions of the Texas Administrative Code and that all interested parties be given the opportunity to present evidence, testimony, and expert opinions.

Furthermore, I request that the Texas Commission on Environmental Quality (TCEQ) carefully consider the concerns raised by myself and other affected stakeholders throughout the hearing process and undertake a comprehensive review of the proposed project's compliance with applicable environmental regulations and standards.

Please acknowledge receipt of this request at your earliest convenience and provide guidance on the next steps in initiating the Contested Case Hearing process. Should you require any additional information or documentation from me, please do not hesitate to contact me.

Thank you for your attention to this matter.

Sincerely,

Cassie Coburn



Proposed Plant Details:

REGULATED ENTITY NAME VAN ALSTYNE CONCRETE BATCH PLANT NO 1
MODEL LPM12C150410000

RN NUMBER: RN111842803

PERMIT NUMBER: 174578

DOCKET NUMBER:

COUNTY: GRAYSON

PRINCIPAL NAME: GONZALEZ BROTHERS BATCH PLANT LP

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

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US POSTAGE & FEES PAID 062S0014950300
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ZONE 3 NO SURCHARGE FROM 75495
Commercial
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05/15/2024



USPS PRIORITY MAIL ®

G4G USA 0003
175 Bear Road
Van Alstyne TX 75495-3367

SHIP TO: TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
OFFICE OF THE CHIEF CLERK
MC-105 TCEQ
P.O. BOX 13087
AUSTIN TX 78711

USPS SIGNATURE TRACKING #



9410 8111 0550 0383 2710 87

Per 45C001435-PR0302 EXP 10/24

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY

2024 MAY 21 AM 10:47

CHIEF CLERKS OFFICE

RECEIVED

MAY 21 2024

TCEQ MAIL CENTER
BC

Jennifer Cox

From: PUBCOMMENT-OCC
Sent: Wednesday, August 7, 2024 3:09 PM
To: PUBCOMMENT-APD; PUBCOMMENT-ELD; PUBCOMMENT-OCC2; PUBCOMMENT-OPIC
Subject: FW: Public comment on Permit Number 174578

From: cassielcoburn@gmail.com <cassielcoburn@gmail.com>
Sent: Tuesday, August 6, 2024 1:37 PM
To: PUBCOMMENT-OCC <PUBCOMMENT-OCC@tceq.texas.gov>
Subject: Public comment on Permit Number 174578

REGULATED ENTY NAME VAN ALSTYNE CONCRETE BATCH PLANT NO 1 MODEL LPM12C150410000

RN NUMBER: RN111842803

PERMIT NUMBER: 174578

DOCKET NUMBER:

COUNTY: GRAYSON

PRINCIPAL NAME: GONZALEZ BROTHERS BATCH PLANT LP

CN NUMBER: CN606200376

NAME: Cassie Coburn

EMAIL: cassielcoburn@gmail.com

COMPANY:

ADDRESS: 175 BEAR RD
VAN ALSTYNE TX 75495-3367

PHONE: 2142235172

FAX:

COMMENTS: This proposed development, as outlined in Permit Number 174578 has raised significant concerns among residents and stakeholders in the surrounding community, including myself. The construction and operation of a concrete plant in our area pose potential risks and adverse impacts on the environment, public health, and quality of life for residents. These concerns include but are not limited to: 1. Air Quality: The emissions generated by concrete plants can contain particulate matter,

volatile organic compounds (VOCs), and other pollutants, which may exacerbate respiratory issues and contribute to poor air quality in the vicinity. 2. Noise Pollution: The operation of heavy machinery and vehicles associated with a concrete plant can produce high levels of noise, disrupting the peace and tranquility of the surrounding area, as well as negatively impacting property values. 3. Traffic Congestion: Increased truck traffic transporting raw materials to and from the concrete plant can lead to congestion on local roads, posing safety hazards and inconveniences for residents and commuters. 4. Water Pollution: Runoff from the concrete plant site, containing sediment, chemicals, and other pollutants, has the potential to contaminate nearby water bodies and aquifers, threatening aquatic ecosystems and public water supplies. Furthermore, I would like to highlight that my home (along with others) is located less than 850 feet from the center of the proposed property, which significantly increases my concerns regarding potential impacts on my property and well-being. I request that the Texas Commission on Environmental Quality (TCEQ) carefully consider the concerns raised by myself and other affected stakeholders throughout the hearing process and undertake a comprehensive review of the proposed project's compliance with applicable environmental regulations and standards.

Vincent Redondo

From: PUBCOMMENT-OCC
Sent: Tuesday, April 23, 2024 3:35 PM
To: PUBCOMMENT-OCC2; PUBCOMMENT-OPIC; PUBCOMMENT-ELD; PUBCOMMENT-APD
Subject: FW: Public comment on Permit Number 174578

Jesús Bárcena
Office of the Chief Clerk
Texas Commission on Environmental Quality
Office Phone: 512-239-3319

How is our customer service? Fill out our online customer satisfaction survey at:
www.tceq.texas.gov/customersurvey

From: cassielcoburn@gmail.com <cassielcoburn@gmail.com>
Sent: Tuesday, April 23, 2024 10:44 AM
To: PUBCOMMENT-OCC <PUBCOMMENT-OCC@tceq.texas.gov>
Subject: Public comment on Permit Number 174578

REGULATED ENTY NAME VAN ALSTYNE CONCRETE BATCH PLANT NO 1 MODEL LPM12C150410000

RN NUMBER: RN111842803

PERMIT NUMBER: 174578

DOCKET NUMBER:

COUNTY: GRAYSON

PRINCIPAL NAME: GONZALEZ BROTHERS BATCH PLANT LP

CN NUMBER: CN606200376

NAME: Cassie Coburn

EMAIL: cassielcoburn@gmail.com

COMPANY:

ADDRESS: 175 BEAR RD
VAN ALSTYNE TX 75495-3367

PHONE: 4692000638

FAX:

COMMENTS: I am writing to express my deep concerns regarding the proposed construction of a concrete plant in close proximity to our neighborhood. As a resident of this community, I am gravely concerned about the potential negative impacts this facility could have on our quality of life and the environment. First and foremost, the addition of yet another industrial facility in our vicinity poses significant threats to our health and well-being. We are already experiencing adverse effects from the existing lime plant, including excessive noise levels and airborne dust pollution. The thought of further exacerbating these issues with the introduction of a concrete plant is deeply troubling. The noise generated by industrial operations not only disrupts the peace and tranquility of our neighborhood but also has the potential to cause long-term health problems, including stress-related issues and sleep disturbances. Many of us, including young children and the elderly, are particularly vulnerable to these disturbances and deserve to live in an environment free from constant racket. Additionally, the release of airborne pollutants such as dust and particulate matter poses serious health risks to the residents of our community. These pollutants can exacerbate respiratory conditions such as asthma and allergies, as well as contribute to the onset of more serious health problems over time. We simply cannot afford to compromise our health and well-being for the sake of industrial development. Furthermore, the construction of a concrete plant in such close proximity to residential areas could have detrimental effects on our property values. Potential buyers may be deterred from purchasing homes in our neighborhood due to concerns about pollution and noise, leading to decreased property values and financial losses for homeowners. In light of these concerns, I urge you to carefully consider the implications of approving the construction of a concrete plant in our neighborhood. There is ample room elsewhere in this town without placing themselves behind existing homes. I implore you to prioritize the health and well-being of the residents who call this community home and to reject this proposal in favor of more sustainable and community-friendly development options. Thank you for considering my comments.

Patrick Coburn
175 Bear Rd
Van Alstyne, Tx 75495
patrickcoburn@hotmail.com
469-595-1153 469-322-2657 (Fax)

5/15/2024

Texas Commission on Environmental Quality
Office of the Chief Clerk
MC-105 TCEQ
P.O. Box 13087
Austin, TX 78711-3087

Reviewed By GCW

MAY 20 2024 H

CHIEF CLERKS OFFICE

MAY 20 AM 10:38

COMMISSION
ON ENVIRONMENTAL
QUALITY

Re: Request for Contested Case Hearing - Proposed Concrete Plant Construction in Grayson County, Texas

Dear Sir/Madam,

I request a Contested Case Hearing regarding the proposed construction of a concrete plant in Grayson County, Texas. This proposed development, as outlined in Permit Number 174578 (info below) has raised significant concerns among residents and stakeholders in the surrounding community, including myself.

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3. **Traffic Congestion:** Increased truck traffic transporting raw materials to and from the concrete plant can lead to congestion on local roads, posing safety hazards and inconveniences for residents and commuters.
4. **Water Pollution:** Runoff from the concrete plant site, containing sediment, chemicals, and other pollutants, has the potential to contaminate nearby water bodies and aquifers, threatening aquatic ecosystems and public water supplies.

Furthermore, I would like to highlight that my home (along with others) is located less than 850 feet from the center of the proposed property, which significantly increases my concerns regarding potential impacts on my property and well-being. It's important to note that a lime plant was constructed in our community without prior notification or consultation with residents. This plant appeared seemingly overnight, without any opportunity for community input or

consideration of the potential impacts on our neighborhood. This experience has left residents feeling marginalized and concerned about the lack of transparency and accountability in the decision-making process for industrial developments in our area.

Given these concerns and the potential implications for our community, I believe that a Contested Case Hearing is necessary to thoroughly examine the proposed construction of the concrete plant and its potential impacts on the environment and public health. I respectfully request that this hearing be conducted in accordance with the relevant provisions of the Texas Administrative Code and that all interested parties be given the opportunity to present evidence, testimony, and expert opinions.

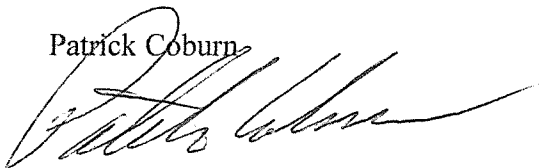
Furthermore, I request that the Texas Commission on Environmental Quality (TCEQ) carefully consider the concerns raised by myself and other affected stakeholders throughout the hearing process and undertake a comprehensive review of the proposed project's compliance with applicable environmental regulations and standards.

Please acknowledge receipt of this request at your earliest convenience and provide guidance on the next steps in initiating the Contested Case Hearing process. Should you require any additional information or documentation from me, please do not hesitate to contact me.

Thank you for your attention to this matter.

Sincerely,

Patrick Coburn

 5-16-24

Proposed Plant Details:

REGULATED ENTITY NAME VAN ALSTYNE CONCRETE BATCH PLANT NO 1
MODEL LPM12C150410000

RN NUMBER: RN111842803

PERMIT NUMBER: 174578

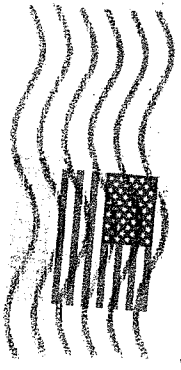
DOCKET NUMBER:

COUNTY: GRAYSON

PRINCIPAL NAME: GONZALEZ BROTHERS BATCH PLANT LP

Roberts
175 Beau Rd
Van Alstyne, TX 75955

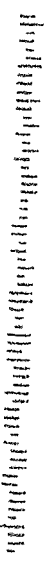
NORTH TEXAS TX P&DC
DALLAS TX 750
17 MAY 2024 PM 7 L



TEXAS COMMISSION
ON ENVIRONMENTAL
QUALITY
MAY 20 2024
AM 10:37
CLERKS OFFICE
TCEQ MAIL CENTER
AM

Texas Commission on Environmental Quality
Office of Chief Clerk
M/C-105 TCEQ
P.O. Box 13087
Austin, TX 78711-3087

78711-3087



Vincent Redondo

From: PUBCOMMENT-OCC
Sent: Friday, April 26, 2024 12:02 PM
To: PUBCOMMENT-APD; PUBCOMMENT-ELD; PUBCOMMENT-OCC2; PUBCOMMENT-OPIC
Subject: CORRECTION: Public comment on Permit Number 174578

RFR

From: PUBCOMMENT-OCC
Sent: Tuesday, April 23, 2024 3:35 PM
To: PUBCOMMENT-OCC2 <pubcomment-occ2@tceq.texas.gov>; PUBCOMMENT-OPIC <pubcomment-opic@tceq.texas.gov>; PUBCOMMENT-ELD <pubcomment-eld@tceq.texas.gov>; PUBCOMMENT-APD <PUBCOMMENT-APD@tceq.texas.gov>
Subject: FW: Public comment on Permit Number 174578

Jesús Bárcena
Office of the Chief Clerk
Texas Commission on Environmental Quality
Office Phone: 512-239-3319

How is our customer service? Fill out our online customer satisfaction survey at:
www.tceq.texas.gov/customersurvey

From: owners@g4gsports.com <owners@g4gsports.com>
Sent: Tuesday, April 23, 2024 1:57 PM
To: PUBCOMMENT-OCC <PUBCOMMENT-OCC@tceq.texas.gov>
Subject: Public comment on Permit Number 174578

REGULATED ENTY NAME VAN ALSTYNE CONCRETE BATCH PLANT NO 1 MODEL LPM12C150410000

RN NUMBER: RN111842803

PERMIT NUMBER: 174578

DOCKET NUMBER:

COUNTY: GRAYSON

PRINCIPAL NAME: GONZALEZ BROTHERS BATCH PLANT LP

CN NUMBER: CN606200376

NAME: Patrick Coburn

EMAIL: owners@g4gsports.com

COMPANY:

ADDRESS: 175 BEAR RD
VAN ALSTYNE TX 75495-3367

PHONE: 4692000638

FAX:

COMMENTS: I am writing to express my profound concerns regarding the proposed construction of a concrete plant in our neighborhood. The prospect of such a facility being built in close proximity to our homes is deeply unsettling and raises significant apprehensions about the future well-being of our community. As a resident of this area, I have witnessed firsthand the adverse effects of industrial development on our neighborhood. The existing lime plant has already subjected us to intolerable levels of noise and dust pollution, disrupting our peace and tranquility on a daily basis. The thought of compounding these issues with the construction of a concrete plant is distressing, to say the least. The noise generated by industrial operations not only disrupts our daily lives but also poses serious health risks to our families. Constant exposure to high noise levels can lead to stress-related health problems and sleep disturbances, affecting our overall quality of life. Furthermore, the release of airborne pollutants from industrial activities can have detrimental effects on our respiratory health, exacerbating conditions such as asthma and allergies. It is important to note that there are ample alternative locations for industrial development in Van Alstyne that do not involve encroaching upon existing residential areas. Choosing to build a concrete plant behind our homes disregards the well-being of the families who have chosen to make this neighborhood their home. Therefore, I urge you to reconsider the decision to approve the construction of a concrete plant in our neighborhood. I implore you to prioritize the health and welfare of the residents and to explore alternative locations that are more suitable for industrial development. Thank you for considering my concerns.