

## Tammy Washington

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**From:** PUBCOMMENT-OCC  
**Sent:** Thursday, June 12, 2025 2:06 PM  
**To:** PUBCOMMENT-OCC2; PUBCOMMENT-OPIC; PUBCOMMENT-ELD; PUBCOMMENT-WQ  
**Subject:** FW: Contested Case Hearing Request – Permit No. WQ0016570001 (PHHOU – Benton Road 200, LLC)

H  
PM

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

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[www.tceq.texas.gov/customersurvey](http://www.tceq.texas.gov/customersurvey)

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**From:** CHIEFCLK  
**Sent:** Thursday, June 12, 2025 1:37 PM  
**To:** PUBCOMMENT-OCC  
**Subject:** FW: Contested Case Hearing Request – Permit No. WQ0016570001 (PHHOU – Benton Road 200, LLC)

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**From:** Lili Zhou <liliwangjsyc@gmail.com>  
**Sent:** Thursday, June 12, 2025 1:28 PM  
**To:** CHIEFCLK <chiefclk@tceq.texas.gov>  
**Subject:** Contested Case Hearing Request – Permit No. WQ0016570001 (PHHOU – Benton Road 200, LLC)

To: Chief Clerk, Texas Commission on Environmental Quality  
Email: [chiefclk@tceq.texas.gov](mailto:chiefclk@tceq.texas.gov)

Subject: Request for Contested Case Hearing or Public Meeting  
Permit No.: WQ0016570001  
Project: PHHOU – Benton Road 200, LLC  
Applicant: PHHOU – Benton Road 200, LLC

Dear Chief Clerk,

I am writing as a directly affected resident to formally request a **\*\*Contested Case Hearing\*\*** regarding Permit No. WQ0016570001, proposed by PHHOU – Benton Road 200, LLC. My home is located at:

Lili Wang  
1110 Nautical Ln  
Richmond, TX 77469

My property directly borders the proposed development site. I am deeply concerned about the **\*\*elevated construction behind our home\*\***, which appears to significantly raise the land grade. Given that this area is known for flooding and was formerly agricultural land, I believe this alteration could increase flood risks to my property and pose a threat to our safety.

Additionally, the nature of the proposed facility—a **\*\*wastewater treatment plant\*\***—raises concerns about **\*\*potential odor, air quality impacts, and property value loss\*\*** for my family and neighbors.

I respectfully request that TCEQ **\*\*grant a Contested Case Hearing\*\*** so that these serious environmental and health concerns can be addressed with full transparency.

If the hearing request is denied, I respectfully request that a **\*\*Public Meeting\*\*** be held in the local community to ensure affected residents can voice their concerns and receive clarification from the applicant and regulatory agencies.

Please confirm receipt of this request. I am attaching the official letter I received from your agency dated June 12, 2025, for your reference.

Sincerely,

Lili Wang

[liliwangjsyc@gmail.com](mailto:liliwangjsyc@gmail.com)

832-491-4475

1110 Nautical Ln, Richmond, TX 77469

13:17

Brooke T. Paup, *Chairwoman*  
Bobby Janecka, *Commissioner*  
Catarina R. Gonzales, *Commissioner*  
Kelly Keel, *Executive Director*



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*Protecting Texas by Reducing and Pro*

## **Tammy Washington**

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**From:** PUBCOMMENT-OCC  
**Sent:** Wednesday, June 11, 2025 6:09 PM  
**To:** PUBCOMMENT-OCC2; PUBCOMMENT-OPIC; PUBCOMMENT-ELD; PUBCOMMENT-WQ  
**Cc:** Laurie Gharis; Deornette Monteleone  
**Subject:** FW: Request for Public Meeting and Disclosure Regarding Permit WQ0016570001 – PHHOU Benton Road 200, LLC

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

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**From:** CHIEFCLK  
**Sent:** Wednesday, June 11, 2025 4:29 PM  
**To:** PUBCOMMENT-OCC  
**Subject:** FW: Request for Public Meeting and Disclosure Regarding Permit WQ0016570001 – PHHOU Benton Road 200, LLC

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**From:** Lili Zhou <liliwangjsyc@gmail.com>  
**Sent:** Wednesday, June 11, 2025 4:22 PM  
**To:** CHIEFCLK <chiefclk@tceq.texas.gov>  
**Subject:** Request for Public Meeting and Disclosure Regarding Permit WQ0016570001 – PHHOU Benton Road 200, LLC

Dear TCEQ Commissioners,

I am a homeowner at 1110 Nautical Ln, Richmond, TX 77469, residing immediately adjacent to the proposed wastewater treatment plant submitted under Permit No. WQ0016570001 by PHHOU Benton Road 200, LLC.

I am writing to formally request a public meeting regarding this permit, and to urge the Commission to require greater transparency and accountability from the applicant.

The site under application lies directly behind my home and is currently undergoing significant elevation changes through land fill, which has already raised major concerns among local residents about flooding risk during heavy rain events. The lack of adequate drainage planning combined with an adjacent wastewater facility poses a potential threat to our properties, health, and safety.

Additionally, we are deeply concerned about the financial and operational structure of the applicant, PHHOU Benton Road 200, LLC. Given that LLCs are often formed for temporary project-based operations and may dissolve after completion, we ask:

- What long-term accountability will this company provide if the facility causes pollution, odor, or environmental degradation?
- Does this company carry environmental insurance or a performance bond to protect surrounding communities?
- Who are the beneficial owners or affiliated entities responsible for long-term operation and liability?

We respectfully request that:

1. TCEQ hold a formal public meeting or hearing to allow affected residents to voice concerns.
2. TCEQ require disclosure of stormwater and flood risk mitigation plans.
3. The applicant provide evidence of financial responsibility, including performance bonds or liability coverage, to ensure long-term accountability.

We believe these steps are essential to protect the well-being of our neighborhood and uphold the principles of responsible environmental stewardship.

Sincerely,

Lili Wang

1110 Nautical Ln

Richmond, TX 77469

Email: [liliwangjsyc@gmail.com](mailto:liliwangjsyc@gmail.com)

Phone: 832-491-4475

MAR 13 2025 *pm*

Dear TCEQ Commissioners,

I am writing to formally submit my public comment regarding the proposed Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0016570001, filed by Phhou - Benton Road 200, LLC, which seeks authorization to discharge up to 200,000 gallons per day of treated municipal wastewater into Gapps Slough, which ultimately flows into the Brazos River.

I reside at 1110 Nautical Ln, Richmond, TX 77469, approximately 0.5 miles from the proposed discharge site. As a nearby resident, I have significant concerns about the potential environmental, health, and property-related impacts of this project.

#### Concerns and Opposition to the Permit Application

##### 1 Potential Water Quality Degradation:

- While the preliminary determination states that no significant degradation is expected, treated wastewater may still introduce pollutants, nutrients, and chemicals that could negatively impact the water quality of Gapps Slough and the Brazos River ecosystem.
- Increased nutrient loads (phosphorus and nitrogen) from treated wastewater can contribute to algae blooms, which degrade water quality, harm aquatic life, and create unpleasant conditions for nearby residents.

##### 2 Environmental and Public Health Risks:

- Gapps Slough has been identified as having intermediate aquatic life support and high aquatic life use, meaning that any additional contaminants could threaten the existing fish, wildlife, and recreational water use.
- The Brazos River is a critical water source for nearby communities, and any contamination could pose risks for drinking water supplies, agriculture, and local ecosystems.

##### 3 Flooding and Drainage Concerns:

- The proposed facility is located near residential and commercial areas that have experienced past flooding issues.
- Additional wastewater discharge could contribute to excess water accumulation, *potentially* increasing flood risks and worsening drainage problems.

##### 4 Impact on Nearby Communities and Property Values:

CHIEF CLERKS OFFICE

2025 MAR 12 AM 9:37

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ON ENVIRONMENTAL  
QUALITY

◦ As a homeowner within 0.5 miles of the discharge site, I am deeply concerned about the potential impact on property values and quality of life.

◦ Residents in the area may face odors, water contamination risks, and long-term environmental effects, which could discourage future investment and growth in our community.

#### Request for Further Review and Public Engagement

Given these concerns, I respectfully request that TCEQ:

- Conduct a more thorough environmental impact study to assess the potential risks of this discharge.
- Hold a public meeting in the affected community to allow residents to ask questions and voice concerns.
- Consider alternative wastewater management solutions, such as land application or additional treatment measures, to minimize risks to local waterways.

#### Conclusion

I strongly urge TCEQ to deny the permit or require additional safeguards before allowing this discharge to proceed. Protecting Texas' water resources should be a priority, and I ask that my concerns—as well as those of other impacted residents—be given serious consideration.

Thank you for your time and attention to this important matter. Please keep me informed of any updates regarding this permit application.

Sincerely,

Lili Wang

1110 Nautical Ln

Richmond, TX 77469

832-491-4475

Lili Wang

3/8/2025

Lili Wang

1110 Nautical Ln,

Richmond, TX 77469

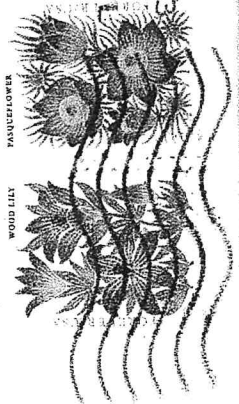
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2025 MAR 12 AM 9:33

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HOUSTON TX RPDC 773

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MAR 12 2025

TOEQUAL CENTER

Texas Commission on

Environmental Quality (TCEQ)

Office of the Chief Clerk, Metro

P.O. Box 13087

Austin, TX 78711-3087

78711-308787