

TCEQ - Office of the Chief Clerk  
MC-105 Attn: SOAH Docket Clerk  
PO Box 13087  
Austin TX 78711-3087

Applicant Name: Camden Parc Municipal Utility District  
TCEQ Docket Number: 2023-0954-MWD  
Notice of Hearing

**AFFIDAVIT OF PUBLICATION**

STATE OF TEXAS §  
COUNTY OF: Rockwall §

Before me, the undersigned authority, on this day personally appeared  
Lisa Chappell, who being by me duly  
*(name of newspaper representative)*

sworn, deposes and says that (s)he is the Publisher  
*(title of newspaper representative)*

of the Royse City Herald-Banner; that said newspaper is  
*(name of newspaper)*

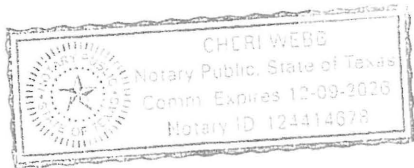
regularly published or generally circulated in Rockwall County  
*(county/counties)*

County/Countries, Texas; that the attached notice was published in said newspaper on the  
following date(s): 6-27-24  
*(date(s))*

[Signature]  
Newspaper Representative's Signature

Subscribed and sworn to before me this the 28 day of June,  
2024, to certify which witness my hand and seal of office.

(Seal)



[Signature]  
Notary Public in and for the State of Texas

Cheri Webb  
Print or type Name of Notary Public

My Commission Expires 12-09-2026

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**PUBLIC HEARING**  
THE CITY OF FATE  
**Planning & Zoning Commission and City Council**  
**Planned Development Zoning Request**  
In accordance with Texas Local Government Code §211.006, a public hearing will be held by the Planning & Zoning Commission on **Thursday, July 18, 2024 at 6:00 p.m.** and by the City Council on **Monday, August 5, 2024 at 6:00 p.m.** in Fate City Hall located at 1900 C.D. Boren Pkwy, Fate, Texas for the purpose of discussion, consideration, and taking of any necessary action regarding approval of a Planned Development Zoning Request for a 49.582-acre tract of land, currently zoned Agricultural. The applicant is proposing a planned development zoned district with the base zoning being Neighborhood Transition (NT) and General Commercial (GC). The users are not known at this time, however, the users will generally consist of commercial, live/work, and multi-family users. The property is located at Greenbriar Road and Memorial Parkway, immediately south of I-30, in the City of Fate, Texas. The parcel IDs are 329992 and 12848. The legal description for parcel 329992 is A0208 D THEDFORD, LOT 3, 13.0440 ACRES, (NORTH PART OF LOT 3). The legal description for parcel 12848 is A0208 D THEDFORD, LOT 2, 42.8780 ACRES. Case No. ZR-24-004. To learn more about this case or if you have any questions, contact the Planning Department at 972-771-4601 ext. 156 or [sjuares@fatetx.gov](mailto:sjuares@fatetx.gov).

**PUBLIC HEARING**  
THE CITY OF FATE  
**Planning & Zoning Commission and City Council**  
**Unified Development Ordinance**  
**Article II Text Amendments**  
In accordance with Texas Local Government Code §211.006, a public hearing will be held by the Planning & Zoning Commission on **Thursday, July 18, 2024 at 6:00 p.m.** and by the City Council on **Monday, August 5, 2024 at 6:00 p.m.** at Fate City Hall located at 1900 C.D. Boren Pkwy, Fate, Texas for the purpose of receiving comments on text revisions to the Fate Unified Development Ordinance (UDO) Article II (Procedures and Administration). To learn more about this case or if you have any questions, contact the Planning Department at 972-771-4601 ext. 156 or [sjuares@fatetx.gov](mailto:sjuares@fatetx.gov).

**PUBLIC HEARING**  
THE CITY OF FATE  
**Planning & Zoning Commission and City Council**  
**Specific Use Permit Request**  
In accordance with Texas Local Government Code §211.006, a public hearing will be held by the Planning & Zoning Commission on **Thursday, July 18, 2024 at 6:00 p.m.** and by the City Council on **Monday, August 5, 2024 at 6:00 p.m.** in Fate City Hall located at 1900 C.D. Boren Pkwy, Fate, Texas for the purpose of discussion, consideration, and taking of any necessary action regarding approval of a Specific Use Permit for the temporary use of vehicle storage and repair. The base zoning of the property is General Commercial. The property is located at 2435 I-30 in the City of Fate, Texas. The legal description is A0120 R IRVINE, TRACT 29-01, ACRES 2.00. Case No. SUP-24-003. To learn more about this case or if you have any questions, contact the Planning Department at 972-771-4601 ext. 156 or [sjuares@fatetx.gov](mailto:sjuares@fatetx.gov).



**Texas Commission on Environmental Quality**  
**AMENDED Consolidated Notice of Receipt of Application and Intent to Obtain Permit and Notice of Application and Preliminary Decision**  
Air Quality Standard Permit for Concrete Batch Plants Proposed Registration No. 145539  
Application. JCK Concrete Inc. has applied to the Texas Commission on Environmental Quality (TCEQ) for an Air Quality Standard Permit, Registration No. 145539, which would authorize modification of an existing permanent concrete batch plant located at 6880 South Farm-to-Market Road 548, Royse City, Rockwall County, Texas 75189. **AVISO DE IDIOMA ALTERNATIVO.** El aviso de idioma alternativo en español está disponible en <https://www.tceq.texas.gov/permits/air/newsources/airpermits/pending-permit-apps>. This link to an electronic map of the site or facility's general location is provided as a public courtesy and not part of the application or notice. For exact location, refer to application. <https://gisweb.tceq.texas.gov/LocationMapper?markers=-96,340833,32,902222&level=13>. The proposed facility will emit the following air contaminants: particulate matter including (but not limited to) aggregate, cement, road dust, and particulate matter with diameters of 10 microns or less and 2.5 microns or less.  
This application was submitted to the TCEQ on February 28, 2024. The applicant and executive director has completed the administrative and technical reviews of the application and determined that the application meets all of the requirements of a standard permit authorized by 30 TAC § 116.611, which would establish the conditions under which the plant must operate. The executive director has made a preliminary decision to issue the registration because it meets all applicable rules. The application, executive director's preliminary decision, and standard permit will be available for viewing and copying at the TCEQ central office, the TCEQ Dallas/Fort Worth regional office, and at *The C. F. Goodwin Public Library, 309 North Arch Street, Royse City, Rockwall County, TX 75189*, beginning the first day of publication of this notice. The facility's compliance file, if any exists, is available for public review at the TCEQ Dallas/Fort Worth Regional Office, 2309 Gravel Drive, Fort Worth, Texas. Visit [www.tceq.texas.gov/goto/cfbp](http://www.tceq.texas.gov/goto/cfbp) to review the standard permit.  
**Public Comment/Public Meeting.** You may submit public comments or request a public meeting. See Contacts section. The TCEQ will consider all public comments in developing a final decision on the application. The deadline to submit public comments or meeting requests is **30 days after newspaper notice is published**. Issues such as property values, noise, traffic safety, and zoning are outside of the TCEQ's jurisdiction to consider in the permit process.  
The purpose of a public meeting is to provide the opportunity to submit comments or ask questions about the application. A public meeting about the application will be held if the executive director determines that there is a significant degree of public interest in the application or if requested by a local legislator. A public meeting is not a contested case hearing. If a public meeting is held, the deadline to submit public comments is extended to the end of the public meeting.  
**Contested Case Hearing.** You may request a contested case hearing. A contested case hearing is a legal proceeding similar to a civil trial in state district court. Unless a written request for a contested case hearing is filed within 30 days from this notice, the executive director may approve the application.  
A person who may be affected by emissions of air contaminants from the facility is entitled to request a hearing. To request a hearing, a person must actually reside in a permanent residence within 440 yards of the proposed plant. If requesting 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; (2) applicant's name and registration number; (3) the statement "[I/we] request a contested case hearing"; (4) a specific description of how you would be adversely affected by the application and air emissions from the facility in a way not common to the general public; (5) the location and distance of your property relative to the facility; (6) a description of how you use the property which may be impacted by the facility; and (7) a list of all disputed issues of fact that you submit during the comment period. If the request is made by a group or association, one or more members who have standing to request a hearing must be identified by name and physical address. The interests which the group or association seeks to protect must be identified. You may submit your proposed adjustments to the application which would satisfy your concerns. See Contacts section.  
**TCEQ Action.** After the deadline for public comments, the executive director will consider the comments and prepare a response to all relevant material, or significant public comments. The executive director's decision on the application, and any response to comments, will be mailed to all persons on the mailing list. If no timely contested case hearing requests are received, or if all hearing requests are withdrawn, the executive director may issue final approval of the application. If all timely hearing requests are not withdrawn, the executive director will not issue final approval of the permit and will forward the application and requests to the Commissioners for their consideration at a scheduled commission meeting. The Commission may grant a request for a contested case hearing on issues the requester submitted in their timely comments that were not subsequently withdrawn. If a hearing is granted, the subject of a hearing will be limited to disputed issues of fact or mixed questions of fact and law relating to relevant and material air quality concerns submitted during the comment period. Issues such as property values, noise, traffic safety, and zoning are outside of the Commission's jurisdiction to address in this proceeding.  
**Mailing List.** You may ask to be placed on a mailing list to receive additional information on this specific application. See Contacts section.  
**Information Available Online.** For details about the status of the application, visit the Commissioners' Integrated Database (CID) at [www.tceq.texas.gov/goto/cid](http://www.tceq.texas.gov/goto/cid). Once you have access to the CID using the link, enter the registration number at the top of this notice.  
**Contacts.** Public comments and requests must be submitted either electronically at [www.tceq.texas.gov/epic/eComment/](http://www.tceq.texas.gov/epic/eComment/), or in writing to the Texas Commission on Environmental Quality, Office of the Chief Clerk, MC-105, P.O. Box 13087, Austin, Texas 78711-3087. Please be aware that any contact information you provide, including your name, phone number, email address and physical address will become part of the agency's public record. For more information about this application or the permitting process, please call the TCEQ Public Education Program toll free at 1800687-4040 or visit their website at [www.tceq.texas.gov/goto/pep](http://www.tceq.texas.gov/goto/pep). Si desea información en Español, puede llamar al 1-800-687-4040.  
Further information may also be obtained from JCK CONCRETE INC, PO Box 311, Fate, TX 75132-0311 or by calling Mr. Venkata Godasi, Graduate Engineer at (713) 974-2272.  
**Amended Notice Issuance Date:** May 31, 2024

**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY**  
**REVISED**  
**NOTICE OF HEARING**  
**Camden Parc Municipal Utility District of Rockwall County**  
SOAH Docket No. 582-24-18276  
TCEQ Docket No. 2023-0954-MWD  
TPDES Permit No. WQ0016036001  
*This notice has been revised to correct the street name of the public viewing location.*  
**APPLICATION.**  
Camden Parc Municipal Utility District of Rockwall County, 12801 North Central Expressway, Suite 1650, Dallas, Texas 75243, has applied to the Texas Commission on Environmental Quality (TCEQ) for new Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0016036001, to authorize the discharge of treated domestic wastewater at a daily average flow not to exceed 550,000 gallons per day.  
The facility will be located approximately 0.85 miles northeast of the intersection of Farm-to-Market Road 548 and North Munson Road, in Rockwall County, Texas 75891. The treated effluent will be discharged to Parker Creek, thence to South Fork of the Sabine River, thence to Lake Tawakoni in Segment No. 0507 of the Sabine River Basin. The unclassified receiving water uses are limited aquatic life use for both Parker Creek and South Fork Sabine River. The designated uses for Segment No. 0507 are primary contact recreation, public water supply, and high aquatic life use. In accordance with 30 Texas Administrative Code §307.5 and the TCEQ implementation procedures (June 2010) for the Texas Surface Water Quality Standards, an anti-degradation review of the receiving waters was performed. A Tier 1 anti-degradation review has preliminarily determined that existing water quality uses will not be impaired by this permit action. Numerical and narrative criteria to protect existing uses will be maintained. This review has preliminarily determined that no water bodies with exceptional, high, or intermediate aquatic life uses are present within the stream reach assessed; therefore, no Tier 2 degradation determination is required. No significant degradation of water quality is expected in water bodies with exceptional, high, or intermediate aquatic life uses downstream, and existing uses will be maintained and protected. The preliminary determination can be reexamined and may be modified if new information is received. This link to an electronic map of the site or facility's general location is provided as a public courtesy and is not part of the application or notice. For the exact location, refer to the application. <https://tceq.maps.arcgis.com/apps/webappviewer/index.html?id=0b5bac44afbc468bbdd4360b1695c&layers=-96,327289,2039,920098&level=12>  
The TCEQ Executive Director has completed the technical review of the application and prepared a draft permit. The draft permit, if approved, would establish the conditions under which the facility must operate. The Executive Director has made a preliminary decision that this permit, if issued, meets all statutory and regulatory requirements. The permit application, Executive Director's preliminary decision, and draft permit are available for viewing and copying at Royse City Hall, 305 North Arch Street, Royse City, Texas.  
**CONTESTED CASE HEARING.**  
The State Office of Administrative Hearings (SOAH) will conduct a preliminary hearing via Zoom videoconference. A Zoom meeting is a secure, free meeting held over the internet that allows video, audio, or audio/video conferencing.  
10:00 a.m. - July 30, 2024  
To join the Zoom meeting via computer:  
[https://soah-texas.zoomgov.com/](https://soah-texas.zoomgov.com/join/6165654003)  
Meeting ID: 160 566 4003  
Password: TCE276  
or  
To join the Zoom meeting via telephone:  
(689) 254-5252 or (646) 828-7666  
Meeting ID: 160 566 4003  
Password: 443734  
Visit the SOAH website for registration at: <http://www.soah.texas.gov/> or call SOAH at 512-475-4993.  
The purpose of a preliminary hearing is to establish jurisdiction, name the parties, establish a procedural schedule for the remainder of the proceeding, and to address other matters as determined by the judge. The evidentiary hearing phase of the proceeding, which will occur at a later date, will be similar to a civil trial in state district court. The hearing will address the disputed issues of fact identified in the TCEQ order concerning this application issued on November 6, 2023. In addition to these issues, the judge may consider additional issues if certain factors are met.  
The hearing will be conducted in accordance with Chapter 2001, Texas government code; Chapter 26, Texas Water Code; and the procedural rules of the TCEQ and SOAR, including 30 TAC Chapter 80 and 1 TAC Chapter 155. The hearing will be held unless all timely hearing requests have been withdrawn or denied.  
To request to be a party, you must attend the hearing and show you would be adversely affected by the application in a way not common to members of the general public. Any person may attend the hearing and request to be a party. Only persons named as parties may participate at the hearing.  
In accordance with 1 Tex. Admin. Code § 155.401(a), Notice of Hearing, "Parties that are not represented by an attorney may obtain information regarding contested case hearings on the public website of the State Office of Administrative Hearings at [www.soah.texas.gov](http://www.soah.texas.gov), or in printed format upon request to SOAH."  
**INFORMATION.**  
If you need more information about the hearing process for this application, please call the Public Education Program, toll free, at (800) 687-4040. General information about the TCEQ can be found on our web site at [www.tceq.texas.gov](http://www.tceq.texas.gov).  
Further information may also be obtained from Camden Parc Municipal Utility District of Rockwall County at the address stated above or by calling Mr. MT Akavizadeh, Manager, Venture Anna 48, LLC, at (214) 972-3870.  
Persons with disabilities who need special accommodations at the hearing should call the SOAH Docketing Department at (512) 475-4993, at least one week prior to the hearing.  
Issued: June 24, 2024  
*/s/ Laurie Gharis*  
Laurie Gharis, Chief Clerk  
Texas Commission on Environmental Quality

**Juliet Varra**

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**From:** rmartin@winstead.com  
**Sent:** Monday, July 1, 2024 11:47 AM  
**To:** EFiling  
**Subject:** Filing on Permit Number/Docket Number 2023-0954-MWD  
**Attachments:** Affidavit of Publication - Royse City Herald Banner.pdf

**FILING CONFIRMATION NUMBER** 304424182024183

**REGULATED ENTY NAME** ROCKWALL COUNTY

**RN NUMBER:** RN111321964

**PERMIT NUMBER:** WQ0016036001

**DOCKET NUMBER:** 2023-0954-MWD

**COUNTY:** ROCKWALL

**PRINCIPAL NAME:** CAMDEN PARC MUNICIPAL UTILITY DISTRICT OF ROCKWALL COUNTY,  
CN605737097

**FROM**

**FILED BY:** Genny Lutzel (glutzel@winstead.com)

**FILED FOR NAME:** Ross Martin

**E-MAIL:** [rmartin@winstead.com](mailto:rmartin@winstead.com)

**COMPANY:** Winstead PC

**ADDRESS:** 2728 N HARWOOD ST Suite 500  
DALLAS TX75201-1516

**PHONE:** 214-745-5353

**DOCUMENT NAME:** Affidavit of Publication - Royse City Herald Banner.pdf

*Based on 30 TAC Section 1.10(h), the TCEQ General Counsel has waived the filing requirements of Section 1.10(c) to allow the filing of documents using this online system. The General Counsel also has waived the requirements of Section 1.10(e) so that the time of filing your documents is the time this online system receives your filings. Filings are considered timely if received by close of business (usually 5:00 p.m. CST) on the deadline date unless otherwise ordered. If your document is 20 pages or less (including cover letter, mailing list, and attachments) and it is for Commission consideration at an open*

*meeting, the General Counsel has also waived the requirement of Section 1.10(d) to file paper copies with the Office of the Chief Clerk.*