

Overview of TCEQ Permitting: Wastewater Permits

Nathan Glavy, Technical Director, Greater
Edwards Aquifer Alliance (GEAA)

Special Notes for Broken Cedar Ranch WWTF

Applicant/Respondent Name, TCEQ Customer Number: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD, CN602412207 MORRIS, JEANETTE R, CN606322428 NEFF, BOBBIE J, CN606322410	Status: ACTIVE Item Type: NEW																		
Regulated Entity Name, Regulated Entity Number: BROKEN CEDAR RANCH WWTF, RN112078076																			
TCEQ Docket Num: SOAH Docket Num: County, TCEQ Region: COMAL, REGION 13 - SAN ANTONIO Doc. Type: PERMIT	Program: WWPERMIT Permit Number: WQ0016660001																		
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Texas Water Company Service Notice

- “Given current conditions, we must temporarily pause new service commitments...”
- Broken Cedar Ranch was named as one of the nine impacted developments

TCEQ Wastewater Application is still listed as ACTIVE

Why Should You Participate?

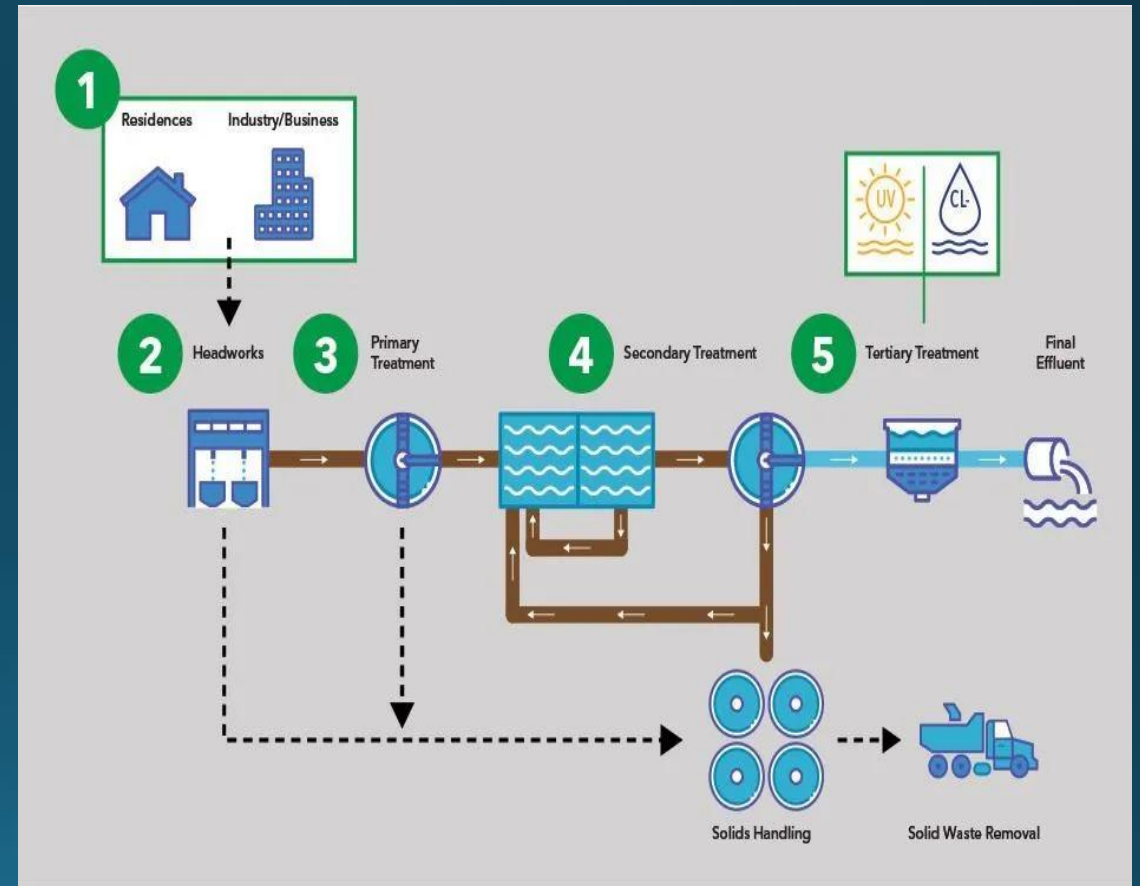
Opportunity to ask questions and voice concerns associated with the impacts of the permit

- Odors, reduced water quality, aesthetic impacts

Have your voice **HEARD**; it's your right

Makes the process work better

Can help you win real improvements



Overview of Wastewater Permitting Options

Option 1: TPDES or discharge permit

- TPDES stands for Texas Pollution Discharge Elimination System
- Covers all direct discharge into waterbodies: streams, lakes, and bays in the state

Option 2: TLAP or land application permit

- TLAP stands for Texas Land Application Permit
- Treat and irrigate effluent on the land
- Dedicated disposal field, often with a storage/evaporation pond

Add-on: Reclaimed water or Chapter 210 Reuse Authorization

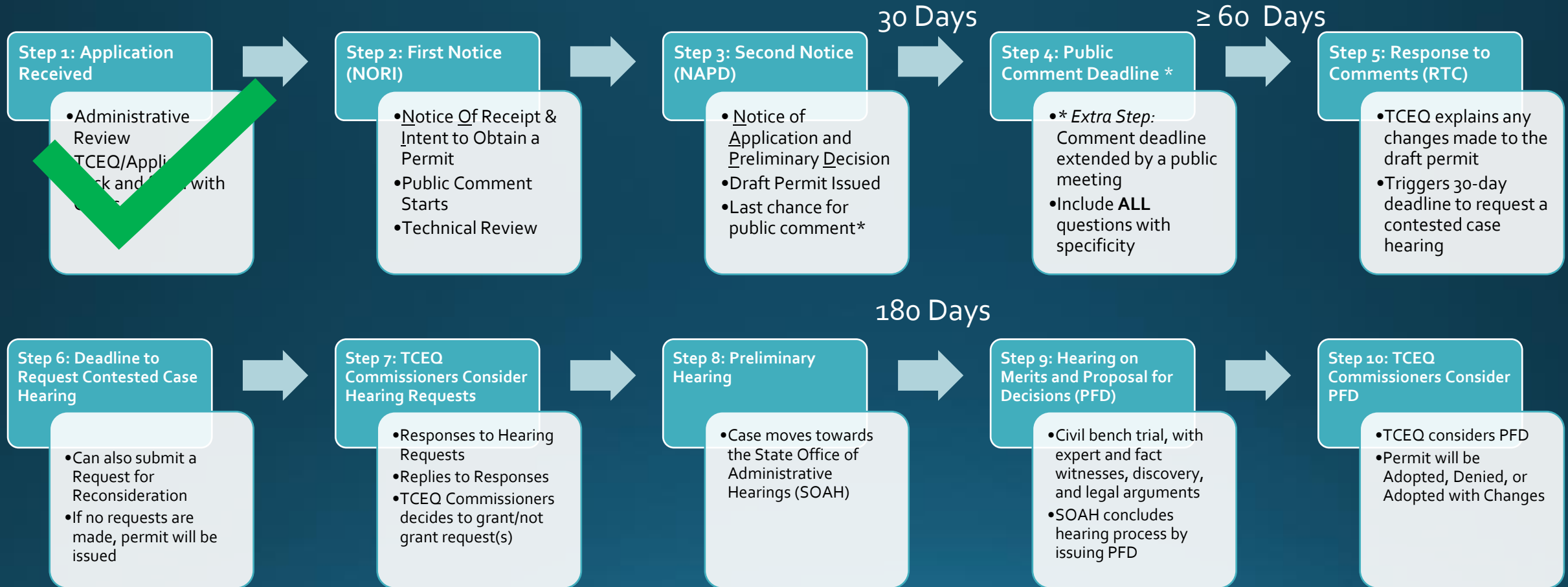
- With either a TPDES or TLAP, effluent can be used on-demand to irrigate landscapes, flush toilets, fire protection, and more.
- Optional

Key Players

- Applicant
- Protestant(s)
- Texas Commission on Environmental Quality (TCEQ)
 - TCEQ Commissioners*, Chief Clerk, Executive Director (Staff), Office of Public Interest Council (OPIC)
- State Office of Administrative Hearings (SOAH)*
 - Administrative Law Judge(s) (ALJs)

*Parties get involved in contested wastewater permits

Overview: TCEQ Wastewater Permitting Process



Step 1: Application Received



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

DOMESTIC WASTEWATER PERMIT APPLICATION CHECKLIST

Complete and submit this checklist with the application.

APPLICANT NAME: Lennar Homes of Texas Land and Construction, LTD and Morris, Jeanette R & Bobbie J Neff

PERMIT NUMBER (If new, leave blank): WQ00

Indicate if each of the following items is included in your application.

	Y	N		Y	N
Administrative Report 1.0	☒	☐	Original USGS Map	☒	☐
Administrative Report 1.1	☒	☐	Affected Landowners Map	☒	☐
SPIF	☒	☐	Landowner Disk or Labels	☒	☐
Core Data Form	☒	☐	Buffer Zone Map	☒	☐
Public Involvement Plan Form	☒	☐	Flow Diagram	☒	☐
Technical Report 1.0	☒	☐	Site Drawing	☒	☐
Technical Report 1.1	☒	☐	Original Photographs	☒	☐
Worksheet 2.0	☒	☐	Design Calculations	☒	☐
Worksheet 2.1	☐	☒	Solids Management Plan	☒	☐
Worksheet 3.0	☐	☒	Water Balance	☐	☒
Worksheet 3.1	☐	☒			
Worksheet 3.2	☐	☒			
Worksheet 3.3	☐	☒			
Worksheet 4.0	☐	☒			
Worksheet 5.0	☐	☒			
Worksheet 6.0	☐	☒			
Worksheet 7.0	☐	☒			

Applicant submits an application to TCEQ

- Administrative review commences
- TCEQ staff determines whether all information has been included in the application and fees (if any) have been paid.

Any issues with the initial application: TCEQ will send an applicant a “Notice of Deficiency” letter asking for additional information

Step 2: First Notice (NORI)

- NORI: Notice of Receipt of Application and Intent to Obtain Permit

Applicant must publish notice in a newspaper in a) the county or b) city where the facility is to be located.

TCEQ Chief Clerk office will mail notice directly to the adjacent landowners and those one mile downstream

Application will be made available online or in person in the country where the facility is located

Starts Public Comment Period and TCEQ Technical Review

- Take note of the WQ#

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF RECEIPT OF APPLICATION AND INTENT TO OBTAIN WATER QUALITY PERMIT

PROPOSED PERMIT NO. WQ0016660001

APPLICATION. Lennar Homes of Texas Land and Construction, Ltd., Bobbie J. Neff, and Jeanette R. Morris, 5505 Waterford District Drive, Miami, Florida 33126, have applied to the Texas Commission on Environmental Quality (TCEQ) for proposed Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0016660001 (EPA I.D. No. TX0146919) to authorize the discharge of treated wastewater at a volume not to exceed a daily average flow of 600,000 gallons per day. The domestic wastewater treatment facility will be located approximately 750 feet southeast of the intersection of Rocky Ranch Road and Farm-to-Market Road 484, near Fischer, in Comal County, Texas 78133. The discharge route will be from the plant site to an unnamed tributary, thence to Potter Creek, thence to Canyon Lake. TCEQ received this application on November 6, 2024. The permit application will be available for viewing and copying at Mammen Family Public Library, 131 Bulverde Crossing, Bulverde, in Comal County, Texas prior to the date this notice is published in the newspaper. The application, including any updates, and associated notices are available electronically at the following webpage: <https://www.tceq.texas.gov/permitting/wastewater/pending-permits/tpdes-applications>. 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 the exact location, refer to the application. <https://gisweb.tceq.texas.gov/LocationMapper/?marker=-98.260277,29.948611&level=18>

Public Information Sources

View TCEQ Wastewater Permits Online:

- TPDES: <https://www.tceq.texas.gov/permitting/wastewater/pending-permits/tpdes-applications>
- TLAP: <https://www.tceq.texas.gov/permitting/wastewater/pending-permits/tlap-applications>

TCEQ Commissioners' Integrated Database (CID) : <https://www14.tceq.texas.gov/epic/eCID/index.cfm>

- Can search and view data from the Chief Clerk about pending matters, view public comments, published notices, and other filings

TCEQ Central Registry: <https://www15.tceq.texas.gov/crpub/>

- Can search for affiliated parties associated with the application, and view compliance history

TEXAS COMMISSION ON
ENVIRONMENTAL QUALITY

[Home](#) | [Air](#) | [Land](#) | [Water](#) | [Licenses](#) | [Permits](#) | [Reporting](#)

Search Site

Applications

TPDES (Treated Wastewater Discharge Permits)

[Texas Land Applications Permits \(TLAP\)](#)

[Concentrated Animal Feeding Operations \(CAFO\) Permits](#)

[Sewage Sludge and Biosolids Permits](#)

[Wastewater Permit Applications: Document Details](#)

[What's in Wastewater Permit Application Packages](#)

Pending Application Information: TPDES (Treated Wastewater Discharge Permits)

Information and documents related to pending wastewater permit applications, including public notices, and application summaries in plain language—in English and other languages as necessary. For Texas Pollution Discharge Elimination Systems (TPDES).

Admin package includes:

- Summary of the application (in plain language)
- First notice (NORI-Notice of Receipt of Application and Intent to Obtain a Permit)
- Application materials

Tech package includes:

- Summary of the application (in plain language)
- First notice (NORI)
- Second notice (NAPD-Notice of Preliminary Decision)
- Application materials
- Draft permit
- Technical summary or fact sheet

Pending TPDES Permit Applications

Show

10

 entries

Search:

Applicant Name	Facility Name	Authorization Number	County	Administratively Complete (First Notice)	Technically Complete (Second Notice)	Public Meeting (Notice of Public Meeting)
1503 Haden Road, LLC; Reterra Corporation	Reterra Facility	WQ0000662000	Harris	08/14/2023	06/24/2024 Tech Package	
1605 Investments Ltd.	Woodhaven WWTP	WQ0015829001	Waller	12/13/2024 Admin Package		
183 258 Liberty Hill LLC	183 258 Liberty Hill WWTP	WQ0016517001	Williamson	05/08/2024 Admin Package		
221 Granger	221 Acre Granger	WQ0016418001	Bell	11/01/2023		

TCEQ Pending TPDES Application Database

TCEQ Commissioners' Integrated Database

TCEQ Commissioners' Integrated Database

[Search One](#) will show you the [status of matters](#) pending or that have gone before the Commission for approval and associated documents.

[Search Two](#) will show you comments, hearing requests, and requests for public meetings, etc.

 [Glossary of Terms](#) used.

Alternative Language Documents: Effective May 1st, 2022, the alternative language document and the English document will be posted with the same activity action item, when an alternative language document is required. To see the alternative language document, please open the document and scroll down to find the alternative language version.

Documentos en Idioma Alternativo: A partir del 1 de mayo de 2022, el documento en idioma alternativo y el documento en inglés se publicarán en el mismo ítem de acción de actividad, cuando se requiera un documento en idioma alternativo. Para ver el documento en el idioma alternativo, abra el documento y desplace hacia abajo para encontrar la versión en el idioma alternativo.

Note: the search results may take longer than a minute for processing.

Search One: Status of Matter(s)

Step One: Select type of Items to view and the sort order.

- ☒ Open Items
☐ Open and Closed Items

Sort by: ☒ Applicant/Respondent
☐ TCEQ ID Number
☐ County

Step Two: Choose additional information below. Click 'Search' button to run search. Click 'Clear' to start over.

Applicant/Respondent: ?		TCEQ ID Number: ?	
TCEQ Docket Number: ?		SOAH Docket Number: ?	
Program Area:	NONE		
County: ALL	OR	TCEQ Region: ALL	Region Map
Regulated Entity Number: ?		Customer Number: ?	

Type WQ# Here

Step Three (optional): Include the additional information below. Select 'Search' button to run search. Select 'Clear' to start over.

- ☐ **Include Filings on this Item:**
(List of documents received by TCEQ Chief Clerk from all parties, SOAH, OGC, etc., regarding an application, registration, enforcement action, etc.)
- ☐ **Include all correspondence from the public on this Item:**
(List of comments, hearing requests, public meeting requests, etc.) **Search Tip:** To ensure you retrieve all of the protestants for an application, please conduct your search five or more days after the comment period deadline.)

Check Both Boxes

Results per page :

Search

Clear

Report Results 1 of 1																					
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			Dear TCEQ, Regarding the permit #WQ0016660001 from Lennar Homes. First of all where is all the water coming																		

73 Comments found. Display all Comments			
Comment letters, etc. received since November 2008 can be downloaded as a PDF by clicking on the Correspondence Type.			
Date Received	Commentor	Correspondence Type	Comments Submitted Electronically
03/19/2025 11:41 AM	OLCOTT, JOHN	Comment - Written English	Dear TCEQ, Regarding the permit #WQ0016660001 from Lennar Homes. First of all where is all the water coming from to provide these homes with water as the Edwards Aquifer is already strained and the rest of Comal County are on water restrictions. Texas Water Company going to take water away from present customers to supply this Development? Also where is the waste from the treatment plant going? Since the water coming from the Treatment plant is suppose to be drinkable are those in charge willing to drink a glass of Treatment Plant water everyday? Why is there a need for more high density housing since there are plenty of homes available. What about all the displaced Wildlife.and destroying greenspace since these houses will be on less than a 1/4 acre of land? Shouldn't there be a moratorium on home building until we have adequate water resources available? We do realize that money speaks and a lot of money is at stake here, but who is going to pay for the damage that may be caused and where again is all the water coming from? Thank you, John & Joan Olcott
03/08/2025 5:16 PM	GEARY,PEGGY	Public Meeting - Request English	I am requesting a public meeting at the TYE Preston Library in Sattler/Canyon Lake regarding this issue. Here are a few concerns: **Nutrient Overload** : Treated wastewater can still contain nutrients like nitrogen and phosphorus, leading to algal blooms that can deplete oxygen levels and harm aquatic life. **Chemical Contaminants** : Some chemicals, such as pharmaceuticals and personal care products, may remain in the water even after treatment, potentially affecting the health and behavior of fish and other aquatic organisms. **Temperature Changes** : The discharge can alter water temperature, which can impact sensitive aquatic species. **Habitat Alteration** : Increased water flow from the discharge can change the physical characteristics of the habitat, affecting the availability of suitable environments for different species. **Pathogens** : There is a risk that some pathogens may remain in the treated water, posing a threat to aquatic life and humans who come into contact with the water. Our community cannot get our current water company (TWC) to provide and regulate safe water to drink. My water filters, water softener, water heater are needing to be replaced, cleaned, treated in one third of the normal expected time. Expensive to maintain and still paying for unsuitable drinking/cooking water. Yet, this permit would allow more housing, with already limited (staged water restrictions ongoing for consistent years) water resources to dump treated water into Canyon Lake! In my opinion, negligent leadership and responsibility to our infrastructure, area environment, and lake resource to authorize and allow this permit and water degradation to occur. Please remember the word "Quality" in your organizatio
03/08/2025 12:31 PM	TESSMANN,LISA	Public Meeting - Request English	I am requesting a public meeting at the TYE Preston library in Sattler/Canyon Lake. This development will negatively affect our local area water source.

TCEQ Commissioners' Integrated Database

Step 3: Second Notice (NAPD)

Texas Commission on Environmental Quality



**NOTICE OF APPLICATION AND PRELIMINARY DECISION
FOR TPDES PERMIT FOR MUNICIPAL WASTEWATER**

NEW

- NAPD: Notice of Application and Preliminary Decision and Draft Permit

TCEQ has concluded its technical review, made changes (if any), and has issued a draft permit noting the applicant has met requirements.

Applicant must continue to have the application available for public viewing, along with any revisions and the draft permit.

- Applicant must publish notice in the same manner as the first notice.

TCEQ Chief Clerk will also send notice directly to adjacent land owners, those one mile downstream, and those on the mailing list

Note: Date of NAPD starts 30-day public comment deadline*

Step 4: Public Comment Deadline

Include ALL questions, issues, or concerns with specificity

- Any person or group who may want to contest the draft permit should submit comments

All public comments and requests must be submitted either:

- Electronically: www14.tceq.texas.gov/epic/eComment/
- In-Writing, mailed to TCEQ

Office of the Chief Clerk, MC 105
TCEQ
PO Box 13087
Austin, TX 78711

- Hand-Delivery

Office of the Chief Clerk
TCEQ

12100 Park 35 Circle, Bldg. F
Austin, TX 78753

- Fax: 512-239-3311

- Must also mail or hand-deliver copies

The public comment deadline can be extended if a public meeting is granted

Electronically Submitting Public Comments

 TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Questions or Comments >>

TCEQ Home

Home / Agency / Agency Deliberations and Decisions / View Pending Matters and File Documents / Comment on Pending Permits / eComment

Comment on a Pending Permit Application

Comment Online:

To submit a comment online, you must have the TCEQ permit number associated with the pending permit application of interest to you.

Permit Number:

Type WQ# Here

NextReset

If you submit your comments online, you will receive an email confirmation for your records. Keep this email for future reference.

*If you do not receive an email within one hour, we **HAVE NOT** received your comments. If you do not receive the confirmation, please contact the Office of the Chief Clerk immediately at 512-239-3300.

Or file by mail, hand-delivery, or fax :

Please include a TCEQ permit you mail, hand-deliver, or fax comments on a pending permit application. Submit your comments using one of the options below:

Mail to:

Office of the Chief Clerk, MC 105
TCEQ
PO Box 13087
Austin, TX 78711-3087

Courier or hand-deliver to:

Office of the Chief Clerk
TCEQ
12100 Park 35 Circle, Bldg F
Austin, TX 78753

Fax to: 512-239-3311 *

* Note: If you fax your filing, you **must** mail or hand-deliver the original document and the appropriate number of copies to the Office of the Chief Clerk within three business days.

Don't know the permit number? Not sure if an application is open for comment?

Click on the link below to search for or verify a TCEQ permit number, or find out if an application is open for comment.

Search the TCEQ Commissioners' Integrated Database ...

You have chosen this pending permit number:

Regulated Entity:

RN112078076 - BROKEN CEDAR RANCH WWTF

TCEQ Permit No.: WQ0016660001

TCEQ Docket No: Not Applicable

County: COMAL

Principal Name:

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD, CN602412207

MORRIS, JEANETTE R, CN606322428

NEFF, BOBBIE J, CN606322410

Privacy policy: Please be aware the law concerning confidentiality of certain email addresses has recently changed. Effective September 1, 2009, email addresses provided to a governmental body (including the TCEQ) for the purpose of providing public comment on or receiving notices related to an application for a license as defined by Section 2001.003(2) of the Government Code, or receiving orders or decisions from a governmental body are no longer subject to the confidentiality provisions of Section 552.137 of the Act. This means beginning September 1, 2009, email addresses in the possession of the TCEQ that meet the above criteria (set forth in Section 552.137(c)(5)) will be subject to disclosure.
([more ...](#))

To comment online, please enter your contact information:

☐ I accept the privacy policy (required to continue)

☒ I do not accept

Enter email address

Re-enter email address

Prefix (optional)

First Name

Middle Name (optional)

Last Name

Suffix (optional)

Company Name (if applicable)

Mailing Address

Suite/Apt/Room/Building/Mail Code (optional)

City

State

TX

ZIP Code

Phone Number

Fax Number (optional)

Type or copy/paste your comments below.

Comments: (limit of 10,000 characters *)

Attachment: (Files are optional and must be less than 10 MB * . Only one attachment is allowed, per comment.)

Upload a Microsoft Word document or PDF file with your comments

No file chosen

Electronically Submitting Public Comments

What Should I Include In My Comments?

- Include ALL questions, issues, or concerns with specificity
 - Ask yourself, “How could this permit impact my interests?”
 - Want to be added to the mailing list: Comments must include a request to be added to mailing list
 - Want to have a public meeting: Comments must include a request for a public meeting
 - Want a contested case hearing: Comments must include a request for a contested case hearing
- Topics can include (but are not limited to)
 - Water quality issues for surface water/ground water supplies (well water)
 - Concerns about impacts on recreational ability
 - Impacts on financial operations of property; farming, ranching, and other business operations
 - Concerns about area’s vegetation, animals, and insects
 - Flooding concerns

Voicing all concerns, big or small, is crucial, even if you think it is not important or relevant

Step 4a: Public Meeting

A public meeting will be granted if:

- a) State legislator of the district where this permit facility is located requests one, or
- b) The TCEQ Executive Director determines there is a significant community interest

Granting a public meeting will extend the public comment deadline to the conclusion of the public meeting

Attendees will include: The applicant and/or applicant representative(s), TCEQ staff, and TCEQ OPIC

Two Main Parts:

1) Informal Q&A: Participants can ask questions and receive a response from the TCEQ/Applicant team.

- This portion of the meeting is not recorded and does not require a formal response from TCEQ

2) Formal Comment Period: Participants will have 2-3 minutes to voice any comments, questions, or issues; TCEQ/Applicant team will not respond during this portion

- **MOST IMPORTANT PART OF MEETING**
- This portion is recorded and does require a formal response from TCEQ

Step 5: Response to Comments (RTC)

After the public comment period concludes, TCEQ will prepare and mail out the Response to Comments (RTC).

- TCEQ will respond to each question/comment, often grouping similar questions/comments
- TCEQ will explain any changes that were made to the draft permit

Date on the RTC triggers a 30-day deadline to request a contested case hearing

TCEQ PERMIT NO. WQ0016171001		
APPLICATION BY MUNICIPAL	§	BEFORE THE
OPERATIONS, LLC	§	TEXAS COMMISSION
FOR NEW TPDES PERMIT	§	ON
NO. WQ0016171001	§	ENVIRONMENTAL QUALITY

EXECUTIVE DIRECTOR'S RESPONSE TO PUBLIC COMMENT

The Executive Director (ED) of the Texas Commission on Environmental Quality (the commission or TCEQ) files this Response to Public Comment (RTC) on the application by Municipal Operations, LLC, for a new Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0016171001 and the ED's preliminary decision. As required by Title 30 Texas Administrative Code (30 TAC) Section (§) 55.156, before a permit is issued, the ED prepares a response to all timely, relevant and material, or significant comments. A public meeting was held on this application on May 29, 2023. The Office of the Chief Clerk received timely comments from the persons in Attachment 1. This response addresses all timely public comments received, whether or not withdrawn.

This application is subject to the requirements in Senate Bill (SB) 709, effective September 1, 2015. SB 709 amended the requirements for comments and contested case hearings. One of the changes required by SB 709 is that the Commission may not find that a "hearing requestor is an affected person unless the hearing requestor timely submitted comments on the permit application. Texas Water Code (TWC) § 5.115(a-1)(2)(B). The ED received over 554 comments; to determine which commenter made a particular comment, please see Attachments 2-10.

If you need more information about this permit application or the wastewater permitting process, please call the TCEQ Public Education Program at 1-800-687-4040. General information about the TCEQ can be found at our website at www.tceq.texas.gov.

I. BACKGROUND

A. Description of Facility

The Applicant, Municipal Operations, LLC (Applicant), submitted an application to the Texas Commission on Environmental Quality on May 23, 2022, for a new Texas

Step 6: Requesting Contested Case Hearing

Only individuals or groups who submitted comments before the public comment deadline can request a contested case hearing

- For groups, must have an identified individual(s) who submitted timely comments

A request should include:

- All issues of concern you raised in your comments that you may want to raise during a hearing, and
- A description of how you would be adversely affected in a way not common to the general public (affected party)

- If no requests for a contested case hearing, TCEQ will issue the permit to the applicant.
- If there are hearing requests, then TCEQ Commissioners must consider whether to grant a hearing at a Commissioners hearing.
- Could also file Request of Reconsideration

Step 7: TCEQ Commissioners Consider Hearing Requests



Before Commissioners Meeting:

- a) Applicant, b) TCEQ Executive Director (ED), and c) TCEQ Office of Public Interest Council (OPIC) have the opportunity to file Responses to hearing requests
- Requestors may file replies to the applicant, TCEQ ED, and TCEQ OPIC responses

If Commissioners grant a hearing, they will issue a written order that names a) affected parties and b) lists the disputed issues to be considered

Step 8: Preliminary Hearing

Contested Case Process is handled by the State Office of Administrative Hearings (SOAH).

- Notice will go out to provide at least 30 days in advance of the Preliminary Hearing.

An Administrative Law Judge (ALJ) from SOAH will convene a preliminary hearing where they will confirm named parties and set a procedural schedule (based on input from parties).

- Must attend preliminary hearing to confirm party status/participation in the hearing process.



Step 9: Hearing on Merits

SOAH Hearing is similar to a civil bench trial, with expert and fact witnesses, discovery, and legal arguments.

- 3-4 months after the preliminary hearing, the hearing on the merits takes place with live testimony.

After the hearing, parties may file “closing arguments.”

- About 60 days after closing arguments, ALJ will issue a Proposal for Decision (PFD) that recommends a) denial of permit, b) granting of permit, or c) granting permit with conditions.

Step 10: TCEQ Commissioners Consider PFD

Commissioners consider the SOAH PFD and may a) adopt, b) reject, or b) modify the PFD.

TCEQ Commissioners will issue a written order expressing their final decision, which will be mailed to all parties.

- Based on the decision, a party may file a “Motion for Rehearing.”
- If denied, then a party can appeal to the district court.
- The entire process can take more than 2 years (start to finish)

Next Steps

1. Get organized as a community
 - GEAA can help facilitate a local community group and offer steps/pointers
 - Contact your state legislator
 - Determine community goals and objectives
 - Think about fundraising efforts
2. Get comments submitted
 - Remember: BE SPECIFIC
 - Review the application
 - Request a Public Meeting, Mailing List add, and/or contested case hearing
3. Be on the lookout for TCEQ notices for the next steps
 - Next Notice: NAPD Notice

Questions? Thanks!

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