



NOTICE OF PUBLIC HEARINGS
HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT
BOARD OF DIRECTORS

Thursday, April 4, 2024 - 5:00 PM
Sunset Canyon Baptist Church
Multi-Purpose Room in the Family Life Center Bldg.
4000 US-290 West, Dripping Springs, TX 78620

PUBLIC HEARING AGENDA

1. Call to Order and Roll Call.
2. Public Hearing on Application for Operating Permit filed by Dripping Springs Owner, LLC/Silver Creek/Lunaroya
 - Brief Presentation of Application by Applicant
 - Public Comments
 - Consideration of any requests for contested case hearing
 - If application is uncontested, board to consider and take action on permit application
 - If application is contested, adjourn public hearing, and convene preliminary hearing
3. Closed Session - The Board of Directors may go into closed session under the authority of the Government Code, Chapter 551, and Texas Open Meetings Act, to discuss:
 - A. Consultation with Attorney – Attorney/Client Privileged Consultations (§ 551.071)
 - B. Consultation with Attorney – Pending or Contemplated Litigation (§ 551.071)
 - Application for Operating Permit filed by Dripping Springs Owner, LLC/Silver Creek/Lunaroya*
 - C. Consultation with Attorney – Settlement Offers (§ 551.071)
 - D. Deliberations Regarding Real Property (§ 551.072)
 - E. Deliberations Regarding Personnel Matters (§ 551.074)
 - F. Deliberations Regarding Security Devices or a Security Audit (§§ 551.076, 551.0894)
4. Adjournment

PRELIMINARY HEARING AGENDA

1. Call to Order and Roll Call.
2. Preliminary Hearing on Application for Operating Permit filed by Dripping Springs Owner, LLC/Silver Creek/Lunaroya
 - Public Comments
 - Determination of standing of any protestants
 - Consider and take action on whether application is contested
 - Consider and take action on application if contested in accordance with District Rule 5.5.4
3. Closed Session - The Board of Directors may go into closed session under the authority of the Government Code, Chapter 551, and Texas Open Meetings Act, to discuss:
 - A. Consultation with Attorney – Attorney/Client Privileged Consultations (§ 551.071)
 - B. Consultation with Attorney – Pending or Contemplated Litigation (§ 551.071)
 - Application for Operating Permit filed by Dripping Springs Owner, LLC/Silver Creek/Lunaroya*
 - C. Consultation with Attorney – Settlement Offers (§ 551.071)
 - D. Deliberations Regarding Real Property (§ 551.072)
 - E. Deliberations Regarding Personnel Matters (§ 551.074)

Center Lake Business Park, 14101 Hwy 290 W. Bldg. 100, Ste. #212, Austin, Texas 78737
P. O. Box 1648 Dripping Springs, TX 78620
staff3@haysgroundwater.com | Phone: 512-858-9253 | www.haysgroundwater.com

F. Deliberations Regarding Security Devices or a Security Audit (§§ 551.076, 551.0894)

4. Adjournment

Registration for oral comments requires submitting a Public Participation Form before the meeting begins. Forms are available at the meeting and with the Agenda on haysgroundwater.com. Properly registered speakers must limit comments to 5 minutes or less for all topics. The Board may, by majority vote, reduce public comments to shorter than 5 minutes if necessary. Any person participating in the hearing must be recognized and identified by the Presiding Officer each time they speak. The District will accept requests for contested case hearings on the permit application until 5 pm, Tuesday, April 2, 2024. Requests for contested case hearings *must* be mailed via certified mail to PO Box 1648, Dripping Springs, TX 78620; see HTGCD Rule 5.5 for information on contesting. General written comments (not contested case requests) may be submitted by email to staff3@haysgroundwater.com until 4 pm the business day before the hearing or by mail to PO Box 1648, Dripping Springs, TX 78620.

Agenda items may be taken in any order at the discretion of the Board. HTGCD Agendas, Public Participation Forms, approved meeting minutes, and available backup materials are posted at www.haysgroundwater.com/AboutHTGCD/. The Hearing items are also available for review or copy at the District office.

CERTIFICATE OF POSTING: Texas Government Code, Open Meetings, Section 551.054 The Notice of a Public Hearing and Permit Application was posted March 13, 2024 on the HTGCD website and at the District Office. Notice was also provided to the Hays County Clerk's Office and published in the March 13/14, 2024 issues of the Wimberley View and Dripping Springs Century News. Notice was also distributed to the District's email lists.

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Hays Trinity Groundwater Conservation District (HTGCD, the District): 20-Day Public Notice of Permit Application and Public Hearing: Dripping Springs Owner, LLC. (Applicant)

HTGCD will hold a Public Hearing at 5:00 pm, Thursday, April 4, 2024, at the Sunset Canyon Baptist Church Family Life Building, at 4000 US-290, Dripping Springs, TX 78620 on the operating permit application by Dripping Springs Owner, LLC., also known as the Lunaroya and Silver Creek development, located at 12970 Silver Creek Rd., Dripping Springs, TX 78620. The pending application is administratively complete. The applicant requests 37.63 acre-feet/year (a-f/y) of total annual production from two wells in the Lower Trinity Aquifer for a Public Water System. The volume requested is to supply 17.3 a-f/y for 28 single family homes with 5 residents using 110 gallons per day each, including landscape irrigation. Poor groundwater quality requires treatment, accounting for an additional 20.33 a-f/y. No water utility serves the site. The applicant has provided a letter from the West Travis County Public Utility Agency stating that utility's February 15, 2024 Board approval to provide the applicant 28 Living Unit Equivalents of water service at an unspecified date. The District's General Manager's recommendation is a one-year renewable operating permit of no more than 3.2 a-f/y (1,042,723.2 gallons per year) to be issued in phases, based on construction progress. Additional conditions to address water availability and impacts will be included in the permit. The General Manager's recommendations, proposed permit, and application documents are available on the District's website, (www.haysgroundwater.com>Permits & Forms>Pending Permits), and at the District's office. The deadline for affected parties to file a protest or written comment on the permit application is 5:00 pm, Tuesday April 2, 2024. For more information about contesting the application, see HTGCD Rules, section 5.5 (haysgroundwater.com > About HTGCD/Management/Rules...). Requests for contested case hearing **must be mailed via certified mail to PO Box 1648**, Dripping Springs, TX 78620, and must include all required information. Written public comment (not requests for contested case hearing) may be emailed to staff3@haysgroundwater.com or mailed to the same PO Box. Oral comments will be taken during the hearing. A preliminary hearing following the public hearing is also scheduled to take place in the event of any timely filed requests for contested case hearing. Please call the HTGCD office at (512) 858-9253 with questions.