



SOUTHWESTERN TRAVIS COUNTY
GROUNDWATER CONSERVATION DISTRICT

Southwestern Travis County Groundwater Conservation District Special Board Meeting

Wednesday, April 22, 2026, at 6:00 PM

Bee Cave City Hall, 4000 Galleria Parkway, Bee Cave, Texas 78738

1. Call to Order

Declare meeting open to the public, take roll, and declare quorum status



2. Announcements



3. Public Comments

This is an opportunity for the public to address the Board regarding matters not listed on the agenda. Comments on agenda items must be made when those items are considered. Individual comments are limited to three minutes. A spokesperson for a group of five or more may be allotted up to five minutes. Board members will not respond to questions during this portion of the meeting.



4. Public Hearings on Applications for Operating Permit

- a. OP III ATX Ledgestone II, LP
- b. OP III ATX Ledgestone I, LP
- c. OP III ATX Ledgestone I TH, LP



Staff Review, Findings, and Recommendations

1. Application overview
2. Required permitting considerations under statute and District rules
3. Summary of staff findings with respect to required considerations
4. Staff recommendations and draft permits



Application Overview

Description	OP III ATX Ledgestone II, LP	OP III ATX Ledgestone I, LP	OP III ATX Ledgestone I TH, LP
Requested Annual Volume	2,810,000 gallons (8.62 acre-feet)	2,980,000 gallons (9.15 acre-feet)	2,640,000 gallons (8.10 acre-feet)
Requested Pumping Rate	35 gallons per minute	35 gallons per minute	35 gallons per minute
Proposed Use	Landscape Irrigation	Landscape Irrigation	Landscape Irrigation
Number of Wells	1	1	1
Aquifer	Lower Trinity	Lower Trinity	Lower Trinity
District Well ID	58492OP1	58492OP2	58492OP3
State of Texas Well Report Tracking No.	696101	696105	696109
Well Address	8921 W. U.S. Hwy 290 Austin, TX 78736	9021 W. U.S. Hwy 290 Austin, TX 78736 ¹	9021 W. U.S. Hwy 290 Austin, TX 78736 ¹
Well Coordinates	Latitude: 30.229222; Longitude: -97.921444	Latitude: 30.228822; Longitude: -97.923969	Latitude: 30.228147; Longitude: -97.926781



Irrigation Demand Estimates

Description	OP III ATX Ledgestone II, LP	OP III ATX Ledgestone I, LP	OP III ATX Ledgestone I TH, LP
TCAD Property ID	324458	996196	996195
Total Property Size	69.120 acres	36.175 acres	31.541 acres
Impervious Cover	6.14 acres	9.15 acres	7.62 acres
Irrigated Turfgrass	3.587 acres (156,269 square feet)	3.636 acres (158,400 square feet)	3.051 acres (132,910 square feet)
Irrigated Landscape Beds	0.783 acres (34,095 square feet)	1.001 acres (43,600 square feet)	1.027 acres (44,750 square feet)
Total Irrigated Area	4.370 acres (190,364 square feet)	4.637 acres (202,000 square feet)	4.078 acres (177,660 square feet)



Irrigation Demand Estimates

District staff used the submitted data to estimate irrigation demand for each application using methodology described by Pittenger (2014).

Description	OP III ATX Ledgestone II, LP	OP III ATX Ledgestone I, LP	OP III ATX Ledgestone I TH, LP
Estimated Irrigation Demand	2,810,000 gallons (8.62 acre-feet)	2,980,000 gallons (9.15 acre-feet)	2,640,000 gallons (8.10 acre-feet)
Original Requested Annual Volume	3,700,870 gallons (11.36 acre-feet)	4,617,686 gallons (14.17 acre-feet)	3,879,573 gallons (11.91 acre-feet)

Applicants revised their original requested annual production volumes to align with staff estimates after staff requested additional documentation justifying the initial requested volumes.

Indoor potable water service will be supplied by the West Travis County Public Utility Agency (“PUA”).

PUA denied the Applicants’ request to provide irrigation water service for the developments



Required Permitting Considerations

The District is guided by Chapter 36 of the Texas Water Code [§36.113(d)] and District Rules [3.4(C)] in consideration of each application. The District Board of Directors must consider the information provided with the applications and whether:

- 1) the application conforms to the requirements prescribed by Chapter 36 and [District] Rules, and is accompanied by the prescribed fees, and any information included on the application or supplied therewith;
- 2) **the proposed use of water unreasonably affects existing groundwater and surface water resources or existing permit holders and such Unreasonable Impacts are unable to be avoided, minimized, or mitigated;**
- 3) **the proposed use of water is dedicated to any beneficial use, and the proposed groundwater production amount is reasonable for the intended place of use and purpose of use stated in the application;**
- 4) **the proposed use of water is consistent with the district's approved management plan and will allow the District to achieve its applicable Desired Future Condition;**
- 5) the proposed use of water from the well is not wholly or partly to provide water to a pond, lake, or reservoir to enhance the appearance of the landscape;
- 6) **the applicant has agreed to avoid waste and achieve water conservation;**
- 7) the applicant has agreed that reasonable diligence will be used to protect groundwater quality and that the applicant will follow well plugging guidelines at the time of well closure; and
- 8) the applicant has provided the District with a time-stamped photograph(s) of the face plate of the meter showing its identification number and current reading.



Beneficial Use and Requested Volume

Rule Requirement:

The District must consider whether the proposed use is for a beneficial purpose and whether the requested volume is reasonable for the stated use and location. [**Rule 3.4(C)(3)**]

Staff Findings:

- Under Texas Water Code §36.001(9), irrigation is recognized as a beneficial use.
- Accordingly, staff finds that the proposed use of groundwater is dedicated to a beneficial use, as defined by statute.
- Requested annual volumes are consistent with estimated irrigation demand for the reported irrigated acreage and vegetation types.
- However, pumping at the requested levels would likely cause unreasonable impacts.



Unreasonable Impacts

Rule Requirement:

The District must consider whether the proposed use will unreasonably affect existing groundwater or surface water resources or permit holders, and whether such impacts can be avoided, minimized, or mitigated. [**Rule 3.4(C)(2)**]

Staff Findings:

Based on analytical modeling submitted by the Applicants, documented local groundwater-level declines, and cumulative pumping effects, requested production would likely:

- exacerbate existing declines in the Lower Trinity Aquifer;
- increase interference risk to nearby wells; and
- cause significant localized drawdown

Staff finds impacts would likely be unreasonable unless production is reduced and protective permit conditions are imposed.



Aquifer Testing and Projected Impacts

Aquifer testing was required for each proposed well.

Other proposed wells were used as observation wells during testing to evaluate aquifer response.

Hydrogeologic reports were submitted with each application that:

- Described testing procedures and test results;
- Estimated aquifer properties; and
- Projected pumping impacts.

Staff finds the data generally sufficient to estimate aquifer properties and pumping effects.

Although uncertainty is inherent in projecting future aquifer response, the analyses used accepted methods and the best available site-specific data.



Projected Impacts

Modeling Assumptions (Theis)

- Homogeneous and isotropic aquifer
- Uniform aquifer thickness
- Infinite lateral extent
- Fully penetrating wells
- No recharge
- Constant pumping rate

Results reflect pumping by the proposed Ledgestone wells only.

Projections do not account for additional drawdown that may result from:

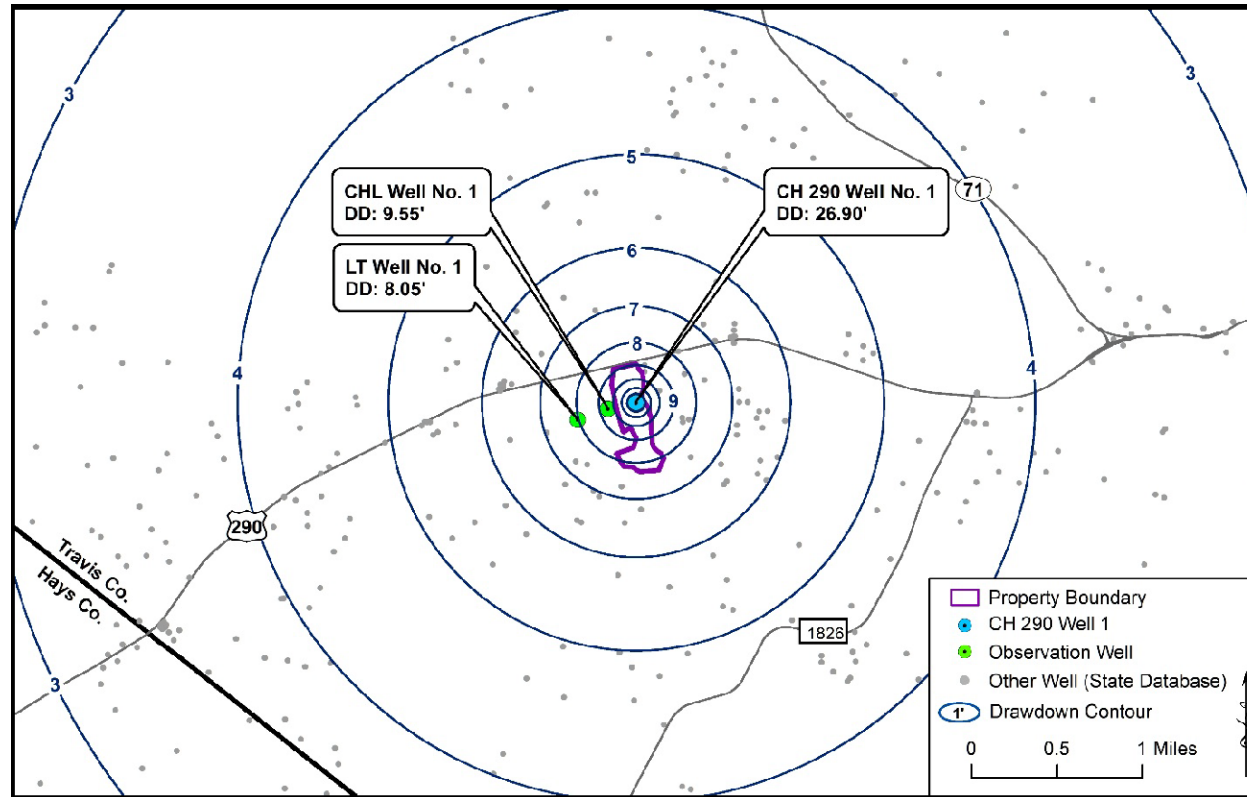
- pumping by other nearby wells;
- ongoing regional groundwater-level declines; or
- drought conditions.

Application	At Well	1 Mile	2 Miles	3 Miles	Figure
OP III ATX Ledgestone II, LP	27 feet	6 feet	4.5 feet	3.5 feet	Figure 2
OP III ATX Ledgestone I, LP	29 feet	6 feet	4.5 feet	3.5 feet	Figure 3
OP III ATX Ledgestone I TH, LP	25 feet	3.5 feet	2 feet	1.5 feet	Figure 4

Estimated Drawdown After 7 Years of Individual Well Pumping. **Data source:** Hydrogeologic Reports submitted with respective applications.



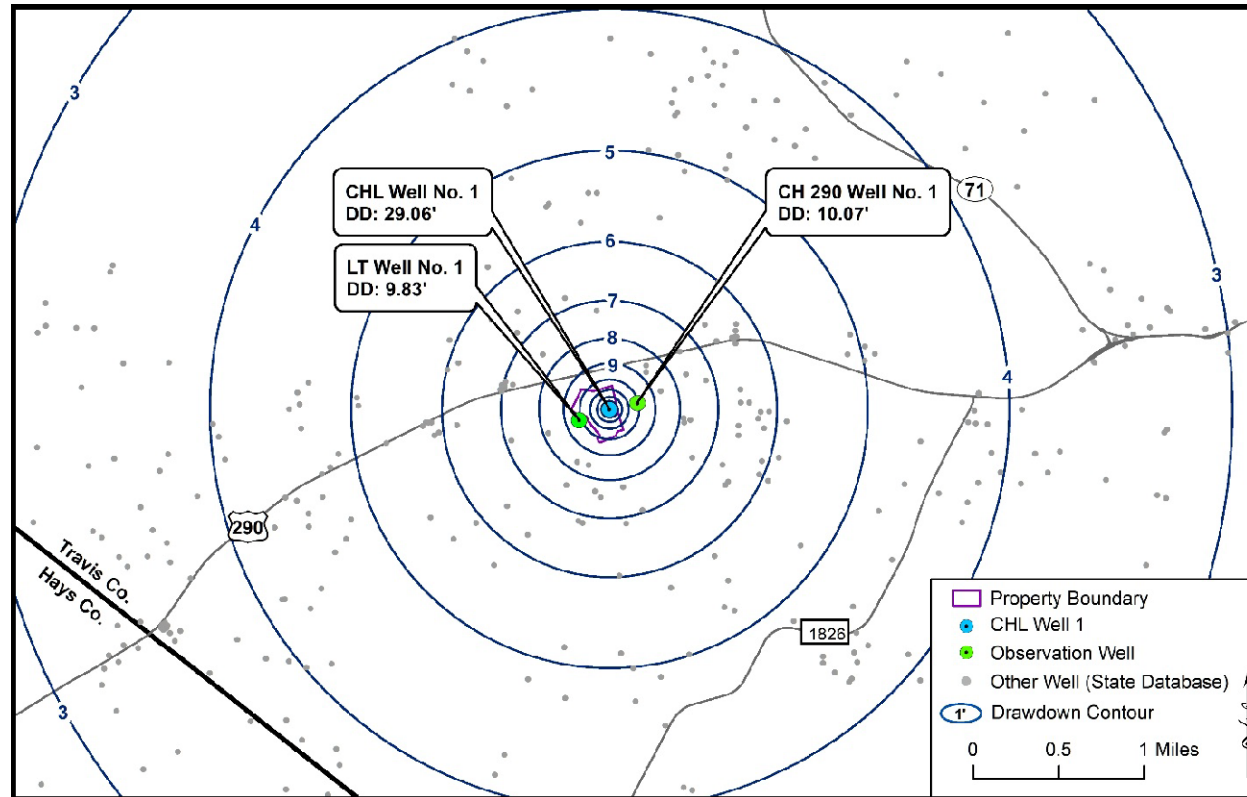
Projected Impacts – Ledgestone II, LP



Estimated drawdown after 7 years of pumping for the proposed OP III ATX Ledgestone II, LP well. Map labels correspond to the applications as follows: LT Well No. 1 (OP III ATX Ledgestone I TH, LP), CHL Well No. 1 (OP III ATX Ledgestone I, LP), and CH 290 Well No. 1 (OP III ATX Ledgestone II, LP). **Data source:** From Figure 20 of the Hydrogeologic Report submitted with the OP III ATX Ledgestone II, LP application.



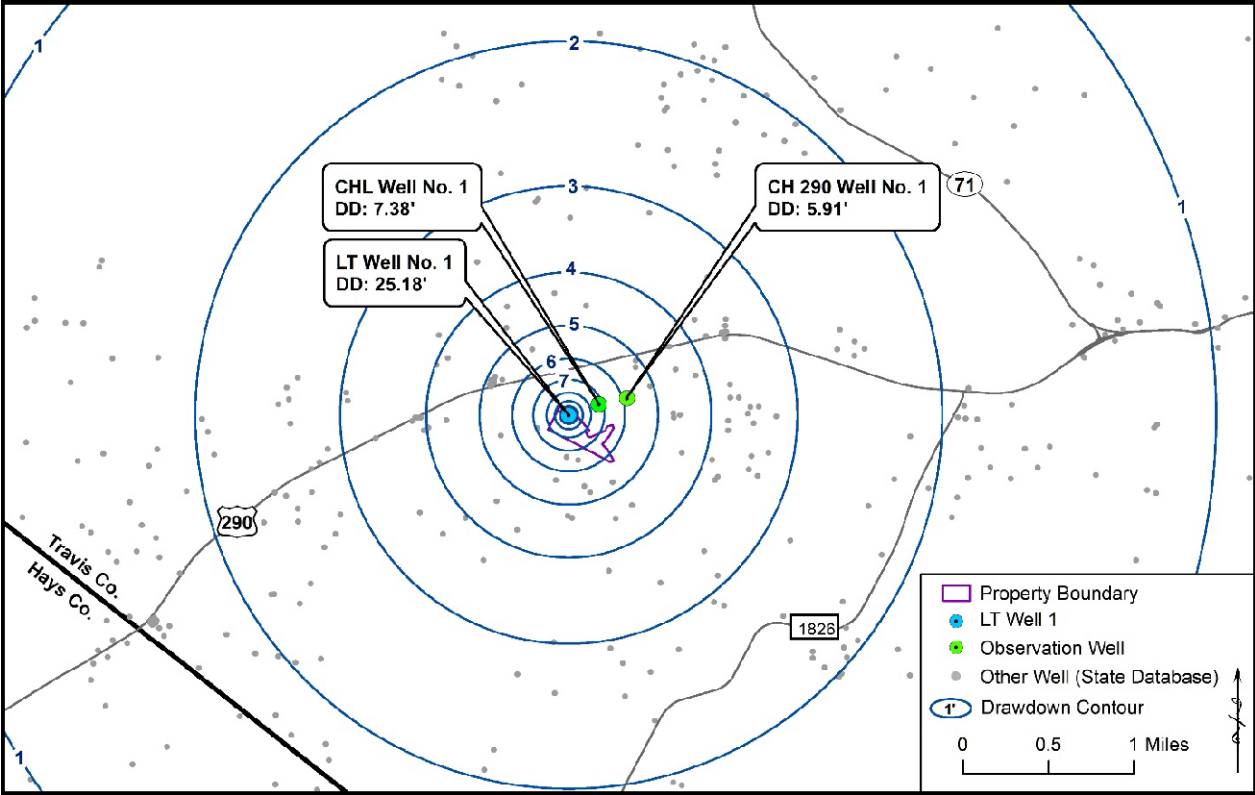
Projected Impacts – Ledgestone I, LP



Estimated drawdown after 7 years of pumping for the proposed OP III ATX Ledgestone I, LP well. Map labels correspond to the applications as follows: LT Well No. 1 (OP III ATX Ledgestone I TH, LP), CHL Well No. 1 (OP III ATX Ledgestone I, LP), and CH 290 Well No. 1 (OP III ATX Ledgestone II, LP). **Data source:** From Figure 20 of the Hydrogeologic Report submitted with the OP III ATX Ledgestone I, LP application.



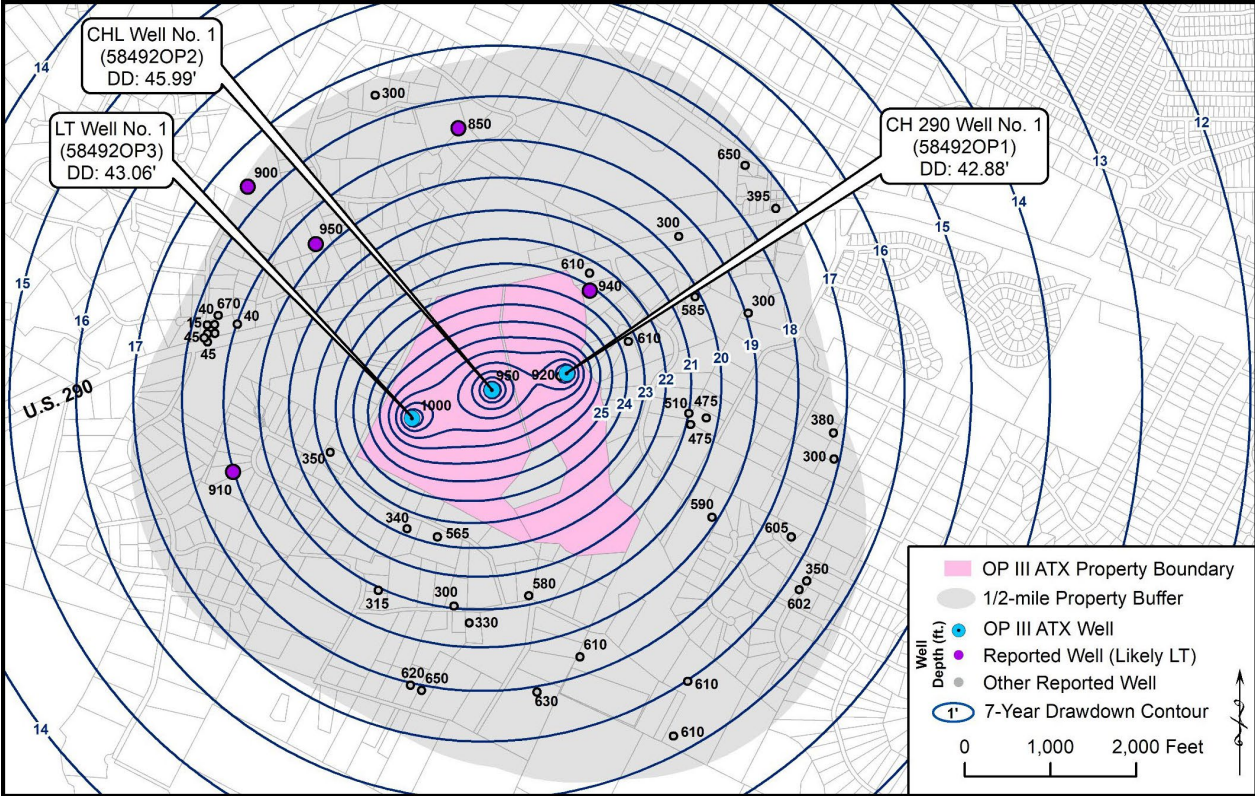
Projected Impacts – Ledgestone I TH, LP



Estimated drawdown after 7 years of pumping for the proposed OP III ATX Ledgestone I TH, LP well. Map labels correspond to the applications as follows: LT Well No. 1 (OP III ATX Ledgestone I TH, LP), CHL Well No. 1 (OP III ATX Ledgestone I, LP), and CH 290 Well No. 1 (OP III ATX Ledgestone II, LP). **Data source:** From Figure 20 of the Hydrogeologic Report submitted with the OP III ATX Ledgestone I TH, LP application.



Projected Impacts – Combined Pumping



Estimated drawdown after 7 years of combined pumping. Map labels correspond to the applications as follows: LT Well No. 1 (OP III ATX Ledgestone I TH, LP), CHL Well No. 1 (OP III ATX Ledgestone I, LP), and CH 290 Well No. 1 (OP III ATX Ledgestone II, LP). **Data source:** Applicants' response dated March 13, 2026 to District request for additional information.



Desired Future Conditions (DFCs) Achievement

Rule Requirement:

The District must consider whether the proposed use is consistent with its Management Plan and will allow the District to achieve applicable Desired Future Condition (DFC). [Rule 3.4(C)(4)]

Staff Findings:

- Significant declines in the Lower Trinity Aquifer in the project area already exceed maximum drawdown allowed.
- Additional pumping at requested levels would likely exacerbate this trend.
- Staff finds that requested production would likely hinder DFC achievement unless volumes are reduced and protective conditions are imposed.



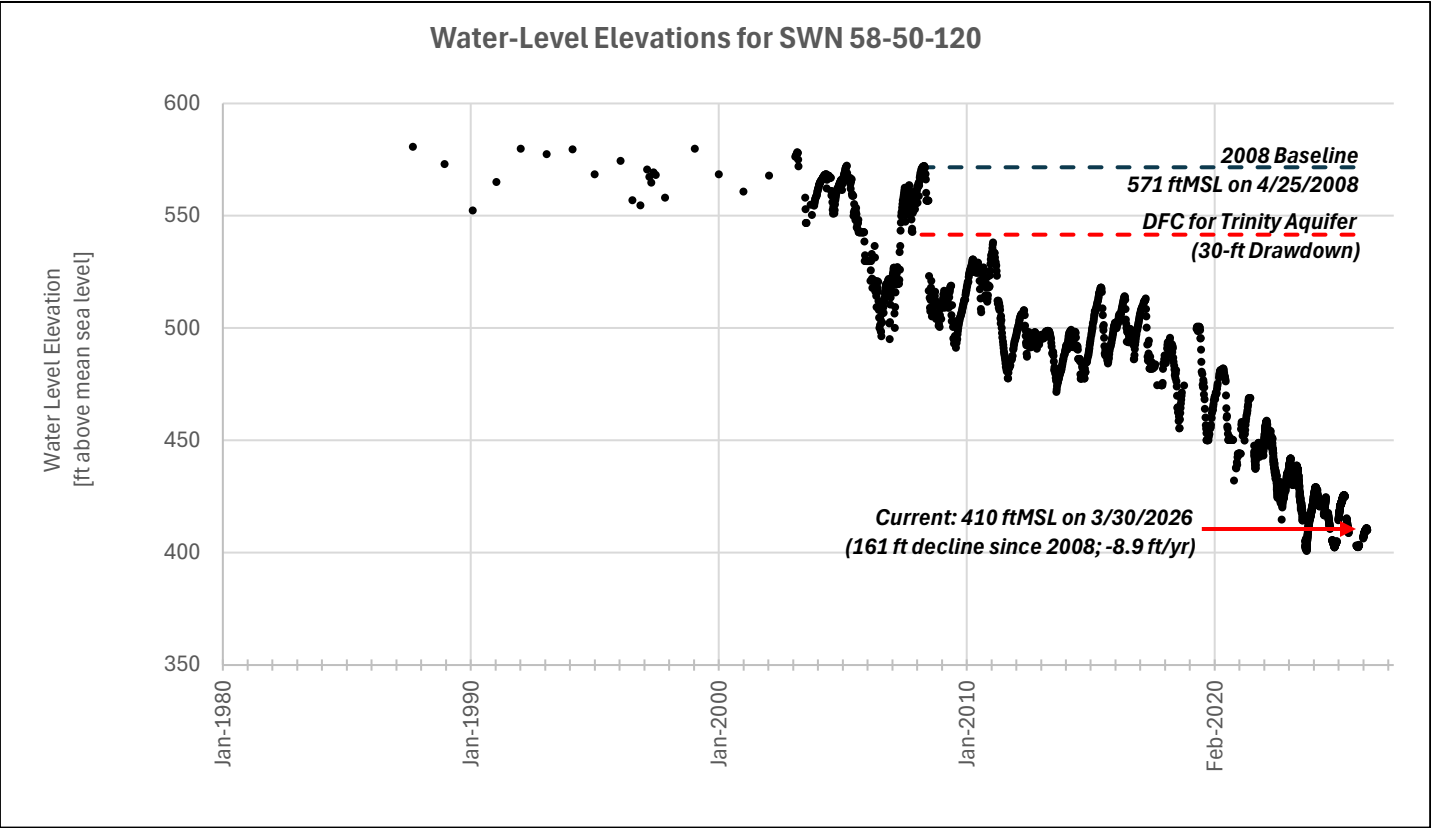
Desired Future Conditions (DFCs)

The District must manage groundwater consistent with the DFCs adopted for Groundwater Management Area 9 (GMA 9).

Current DFC for the Trinity Aquifer in GMA 9: average drawdown not to exceed 30 feet from 2008 baseline conditions by 2060.



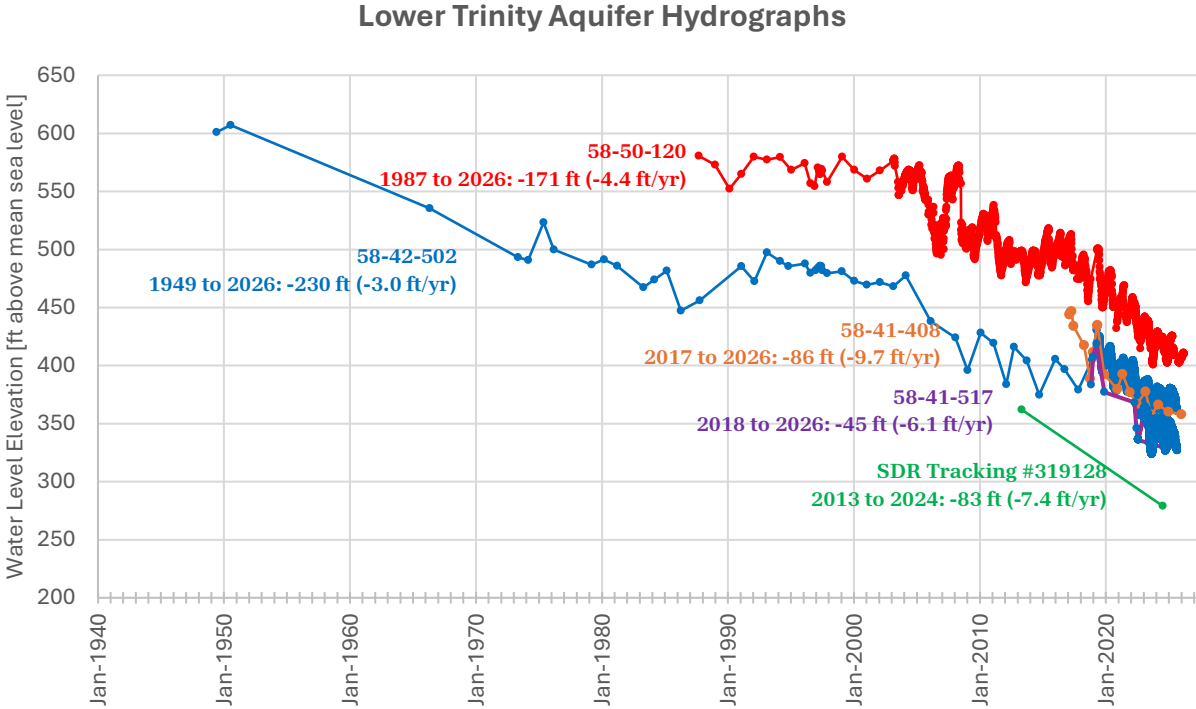
Existing Groundwater-Level Trends



Data source: TWDB Groundwater Database



Existing Groundwater-Level Trends



Water levels, in feet above mean sea level (ftMSL), over time for Lower Trinity Aquifer wells in the project area and surrounding vicinity. **Data sources:** TWDB Groundwater Database, Submitted Drillers Report Database, and District groundwater monitoring network



Waste Avoidance and Water Conservation

Rule Requirement:

The District must consider whether the applicant has agreed to avoid waste and achieve water conservation. [Rule 3.4(C)(6)]

Staff Finding:

- Each application includes a User Conservation Plan.
- Applicants agree to specified conservation measures for groundwater use and irrigation.
- Materials indicate proposed use of captured stormwater for portions of irrigation demand (native landscaped areas) through separate irrigation systems, which may reduce groundwater demand.



Staff Recommendations

Staff reviewed the applications using the best available data, science, and analytical tools

Requested production is projected to contribute to localized drawdown, reduced artesian pressure, and impacts to nearby wells.

Staff recommends approval at reduced volumes that balance applicant demand, groundwater protection, and long-term aquifer sustainability.

Staff recommends issuance of permits at 70 percent of requested annual volume, with a maximum pumping rate of 20 gallons per minute, subject to special conditions.



Recommended Permit Volumes & Pumping Rates

Description	OP III ATX Ledgestone II, LP	OP III ATX Ledgestone I, LP	OP III ATX Ledgestone I TH, LP
Requested Volume	2,810,000 gallons (8.62 acre-feet)	2,980,000 gallons (9.15 acre-feet)	2,640,000 gallons (8.10 acre-feet)
Recommended Volume	1,967,000 gallons (6.04 acre-feet)	2,086,000 gallons (6.40 acre-feet)	1,848,000 gallons (5.67 acre-feet)
Requested Pumping Rate	35 gallons per minute	35 gallons per minute	35 gallons per minute
Recommended Pumping Rate	20 gallons per minute	20 gallons per minute	20 gallons per minute



Recommended Special Conditions: Monitoring

To assess the impacts of pumping, each permitted well must be equipped for water-level monitoring.

Permittees must provide access for installation, maintenance, and data collection.

Coordinate pumping schedules to allow recovery measurements and collection of representative aquifer data.

If needed, install a dedicated monitoring well at permittee expense.



Recommended Special Conditions: Response Measures

Annual compliance based on monitored groundwater levels.

Trigger levels would result in graduated production reductions for the following period.

Curtailments would range from 10 to 50 percent depending on aquifer conditions.

If drought restrictions are also in effect, the more restrictive reduction would apply.



Recommended Special Conditions: Response Measures

Compliance-Indexed Response Measures

Compliance Level	Trigger Water Level (feet above mean sea level)	Trigger Water Level (feet above aquifer ¹)	Response Measure	Comments
Level 1	387	100	10% reduction in permitted volume	Allows for seasonal fluctuations while initiating reductions to help prevent unconfined conditions
Level 2	362	75	20% reduction in permitted volume	
Level 3	337	50	30% reduction in permitted volume	
Level 4	312	25	40% reduction in permitted volume	
Level 5	287	0	50% reduction in permitted volume	Aquifer becomes unconfined at this level, risking loss of artesian pressure, reduced well yields, and dewatering



Recommended Special Conditions: Pumping Coordination

Coordinate irrigation pumping among all permitted wells and systems.

Avoid simultaneous pumping → Reduce well interference and localized drawdown.



Recommended Special Conditions: Neighboring Well Mitigation

If permitted production is determined to be the primary cause of material adverse impacts to nearby wells, permittees would be responsible for mitigation.

Possible measures include:

- pump lowering;
- well deepening; or
- replacement wells.

The District will establish reasonable reimbursement limits based on typical local costs.



Recommended Special Conditions: Alternative Supplies

Maximize use of captured rainwater for irrigation when available.

Design and operate systems to prioritize stored rainwater.

Evaluate additional alternative water supplies to reduce groundwater demand.



Conclusion

Staff Conclusions

- Proposed irrigation use is a recognized beneficial use.
- Requested production levels would likely cause unreasonable impacts under current conditions.
- Reduced authorized volumes and special conditions are necessary to protect groundwater resources and nearby wells.

Staff Recommendation

Approve each application with:

- annual volume reduced to 70 percent of requested amount;
- maximum pumping rate of 20 gallons per minute; and
- recommended special permit conditions.



References

Pittenger, D., 2014, Methodology for Estimating Landscape Irrigation Demand – Review and Recommendations: contract report prepared for Barton Springs/Edwards Aquifer Conservation District, 29 p.

5. Discussion and Possible Action on Applications for Operating Permit

- a. OP III ATX Ledgestone II, LP
- b. OP III ATX Ledgestone I, LP
- c. OP III ATX Ledgestone I TH, LP



6. Future Board Meetings and Agenda Items

- Regular May Meeting – Thursday, May 21, 2026, at 9:30 AM at the District office
- Continued Hearing on Operating Permit Applications (if necessary)



7. Adjournment



A photograph of two utility workers in a field. One worker, wearing a grey shirt, blue jeans, and a straw hat, stands with his back to the camera looking towards two utility poles. The other worker, wearing a white shirt and dark pants, is bent over working on a piece of blue equipment. A dog is sitting on the ground between the workers. In the foreground, there is a pile of long, rusty metal pipes leaning against a small black metal box. The background consists of tall grass, some trees, and a blue sky with wispy clouds.

Questions or Comments?

Please Contact Lane Cockrell at
generalmanager@swtcgcd.org

Extra Slides
