Comparison of Water Availability Rules, Hill Country Counties
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	Bandera County	Blanco County	Hays County	Medina County
GW District	Springhills Water Management District	Pedernales-Blanco Groundwater Conservation District	Hays Trinity Groundwater Conservation District	Medina County Groundwater Conservation District
Special Designations	Hill Country Priority Groundwater Management Area	Hill Country Priority Groundwater Management Area	Hill Country Priority Groundwater Management Area	Hill Country Priority Groundwater Management Area
Aquifers	Edwards-Trinity and Trinity Group Aquifers	Trinity Group, Ellenburger–San Saba, and Hickory Aquifers	Edwards and Trinity Group Aquifers	Edwards, Trinity Group, Carrizo-Wilcox, Glen Rose, Anacha, and Leona Gravel Aquifers
Subdivision Rules				
Exemptions	Follow Local Government Code Chp 232.0015, including: ▪ Subdivisions with all lots > 10 acres ▪ Veterans Land Board sales ▪ Owner is a political subdivision ▪ Family transfers ▪ Land is transferred to owners of undivided tract ▪ Land is state owned ▪ Land is used for agriculture, farming, wildlife management, or timber production ▪ Land is in floodplain ▪ Lots are sold to adjoining landowners ▪ One part is retained by owner and other will be further subdivided and subject to platting requirements	▪ Family transfers ▪ Subdivisions with all lots at least 25 acres ▪ Court ordered partitions ▪ Boundary line transactions ▪ Joint tenant transactions ▪ Transfer of rights-of-way or easements	▪ Subdivisions with all lots at least 20 acres where each has direct access to public road ▪ Family transfers of no more than 4 lots, each at least 5 acres in size	▪ Subdivisions with all lots at least 25 acres where each has direct access to public road ▪ Family transfers
Lot Sizing	Platting exemption: > 10 acres In Subdivision Rules: • With individual water well and individual OSSF: lots must be at least 5 acres • Public water supply and individual OSSF: at least 2 acres • Public water supply and public sewage: at least ½ acre	Platting exemption: ≥ 25 acres In OSSF Rules ▪ With private water well and individual OSSF: lots must be at least 5 acres ▪ Public water supply and individual septic: at least 3 acres	Platting exemption: ≥ 20 acres In OSSF Rules, sizing based on location in respect to Edwards Aquifer recharge/contributing zones: ▪ With public sewer and surface water/rainwater: In recharge, contributing and other: no min. ▪ Public sewer and public water: In recharge zone 0.75 acres, contributing 0.5, and other no min. ▪ Public sewer and private well: In recharge 0.75 acres, contributing 0.5, and other 0.25	Platting exemption: ≥ 25 acres In OSSF Rules: ▪ Individual OSSF = 30,000 ft^2 ▪ Public water supply and organized disposal system (or evapotranspiration unit) may be between 30,000 ft^2 and 15,000 ft^2

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			▪ Class I system and surface water/rainwater: In recharge 1.5 acres, contributing 1 and other 0.5 ▪ Class I system and public water: In recharge 2.5 acres, contributing 1.5, and other 1 ▪ Class I system and private well: In recharge 3 acres, contributing 2, and other 1.5 ▪ Septic system and surface water/rainwater: In recharge 2 acres, contributing 1.5 and other 1 ▪ Septic system and public water: In recharge 4.5 acres, contributing 2.5, and other 1.5 ▪ Septic system and private well: In recharge 5 acres, contributing 3, and other 2	
Stormwater / Floodplain	None	None	Must submit Drainage Plan Must follow Edwards Aquifer Rules where applicable.	Stormwater runoff must be kept at predevelopment rates. Must follow Edwards Aquifer Rules where applicable.
Landscaping Ordinances	None	None	None	None

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Water Availability	TNRCC Certification of Groundwater Availability for Platting form (TAC §230.1-230.11) to include: ▪ Proposed subdivision information ▪ Projected water demand estimate ▪ General groundwater resource information: geology, aquifer characteristics, ambient water quality ▪ Locate and map existing wells within subdivision boundaries ▪ Perform 24-hour aquifer test using at least 2 wells ▪ lithologically and geophysical log boreholes ▪ Calculate aquifer characteristics – rate of yield and drawdown, specific capacity, well efficiently, transmissivity, coefficient of storage, hydraulic conductivity, recharge or barrier boundaries, and aquifer thickness ▪ Water quality analysis including bacteria and chemical ▪ Provide groundwater availability and usability statements o Estimated 10-year and 30-year drawdowns o Estimated cone of depression over 10-year and 30-year period o Minimum well spacing and yield requirements County will deliver copy to Springhills Water Management District for recommendation prior to final approval.	<u>Exemptions:</u> ▪ Subdivisions where platting is not required ▪ Subdivisions where all lots are at least 25 acres <u>Private Wells and New Public Water Supply:</u> Submit Water Availability Data derived from at least 2 wells/100 acres (1 test, 1 monitor) ▪ Geologic map, marked with test wells and all wells within 1,000 feet of boundary ▪ Static water level measurements ▪ Perform 24-hour aquifer pump test ▪ Calculate aquifer characteristics –estimated yield, transmissivity ▪ Certification of adequate supply in quantity and quality by registered professional engineer * Plat note saying this information is available at the County Clerk's Office. <u>Public Water Supply:</u> Map of system service area, contact information for provider, and certification of adequate supply and quality.	<u>Exemptions:</u> ▪ Subdivisions of not more than 5 lots where all lots average at least 2 acres ▪ Subdivisions of not more than 10 lots where all lots are greater than > 10 acres ▪ Lots are restricted to rainwater collection or surface water ▪ Family transfers with lots averaging at least 2 acres, and each is used for residence. <u>Private Wells:</u> ▪ Map with all wells within 1,000 feet of boundary ▪ Static water level measurements ▪ Perform 24-hour pump test using at least 2 wells (performed by registered professional engineer or hydrogeologist) ▪ Calculate aquifer characteristics – transmissivity, hydraulic conductivity, storage coefficient ▪ Calculate cumulative drawdown for up to 1,000 feet or to where measurable affects are known ▪ Water quality analysis including bacteria and chemical * Provide purchaser summary of data, and include plat note stating declining water supply with encouragement of rainwater collection system. <u>Public Water Supply:</u> Provide proof of capacity and quality, map with CCN, projection of water usage, and map with wells within 1,000 feet of boundary.	* Plat note advising property owner to question seller about groundwater availability.

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On-Site Sewage Treatment Rules				
On-site Sewage Treatment Facilities	Subdivision Regulations ▪ Must meet state and county regulations and pass inspection standards on percolation tests ▪ Must not drain into dedicated areas, Medina lake and its tributaries, or any other waterway ▪ Permit required through Bandera County Inspection and Permits Office OSSF Regulations Follows TNRCC rules for setbacks from OSSF components (30 TAC Chp. 285, Table X).	Subdivision Regulations Septic set back liners must be at least 50 ft from property OSSF Regulations Follows 30 TAC 285, except: Setbacks from subdivision boundary must be 50 ft for tanks or wells	Subdivision Regulations Defer to OSSF Regulations OSSF Regulations ▪ Allows for lot size averaging ▪ Allows and encourages cluster and innovative development Setbacks from: Water bodies 150’ Property lines, gardens, and orchards 20’	Subdivision Regulations Defer to OSSF Regulations OSSF Regulations Setbacks from: Tank Field Water wells 50’ 150’ Water body 100’ 100’
GW Conservation District Plans				
GW District	Springhills Water Management District	Pedernales-Blanco Groundwater Conservation District	Hays Trinity Groundwater Conservation District	Medina County Groundwater Conservation District
Management Plan	The District may deny a well permit or limit groundwater withdrawals. It may also amend or revoke any permits after notice and hearing. Goals and Objectives: ▪ Measure 60 % of wells in 6 well network for: water levels, water quality ▪ Review well network every 2 years ▪ Keep district database up to date with results of water levels and water quality ▪ Disseminate educational information 1 article/year or through public speaking ▪ Initiate public water quality testing program ▪ Implement program to create standards for more efficient groundwater management practices ▪ Assess drought triggers ▪ Coordinate emergency/drought contingency planning with public water supply purveyors	*District is currently drafting Management Plan*	*District unable to draft Management plan under current 1911 status*	▪ Support Aquifer Storage and Recovery research and projects ▪ Provide automatic timer devices for lawn irrigation ▪ Provide educational materials and public outreach to newspapers and general public on waste issues on 6 occasions/year ▪ Provide informative speakers to schools/civic groups at least 2 times/year

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District Rules	All wells: ▪ Developer must disclose water availability and water quality results to potential customers Wells producing no more than 25,000 gpd: ▪ Must be registered Wells producing > 25,000 gpd: ▪ Must have permit ▪ Must pay Administrative Fee set by the Ditrict Requirements for subdivisions without a water system: • Two well 24-hour pump test • Determine storage coefficient • Water quality analysis • Full disclosure of water availability and quality to customers by developer	*District is currently drafting district rules*	All Wells: ▪ Must follow water availability requirements in Subdivision Regulations Wells producing no more than 25,000 gpd: ▪ If for human consumption, must register ▪ Must pay $150.00 registration fee Wells producing > 25,000 gpd: ▪ Must have Permit ▪ Must pay $500.00 permit fee Public water supply charged at most $0.17 per 1,000 gallons. Must submit records quarterly (pumpage, water quality, groundwater levels) District reviews all subdivision Water Availability applications	All wells: ▪ Must be spaced at least 50 feet from property line ▪ Maximum permitted production amount is cumulative 10gpm per contiguous acre ▪ Maximum annual production can not exceed 2 AF/acre/year ▪ Transfer of gw outside of district requires transport permit All new wells: ▪ Must have $50 Well Drilling Permit ▪ Must have Well Construction Permit Application (except leachate, monitoring, or de-watering wells) prior to drilling ▪ Newly completed wells must file for an Operating Permit Application prior to operation ▪ Rules allow for aggregation of withdrawals Exemptions from Operating Permit: ▪ Wells incapable of producing >25,000 gpd. ▪ Wells used to supply domestic needs of 10 or fewer households and there are relations amongst well owner and household (family, employees, etc.) ▪ Wells for watering or feeding livestock or poultry ▪ Wells used for hydrocarbon production ▪ Jet wells for domestic needs Rules also cover: ASR Projects, Recharge Facilities, Capping of Wells, Plugging and abandoned or deteriorating wells, reworking and replacing a well, well location and completion, waste and beneficial use, and Hearing procedures.