

**Conversion of Base Irrigation Groundwater Application Summary
Conversion Based on Change in Land Use
Holland & Lee Properties, LLC**

Permit Number: P107-905 (ME00305)
Purpose of Use: Irrigation
Place of Use: Medina County
Original Permitted Amount: 80.765 acre-feet
Irrigation Base Amount: 80.765 acre-feet
Irrigation Unrestricted Amount: 0.000 acre-feet
Date Board Issued Regular Permit: February 09, 2016

EAA WELL NO.	LOCATION	MEASURING METHOD	WITHDRAWAL RATE
W100-948 (ME00305-001)	29-21.00-2.90 / 99-10.00-52.30	Meter	1800 gpm
W100-949 (ME00305-002)	29-22.00-2.50 / 99-10.00-58.30	Meter	1100 gpm

Number of acre-feet applicant originally requested to be converted from base irrigation to unrestricted irrigation groundwater:

80.765 acre-feet

(80.765 acre-feet due to change in land use)

Number of acre-feet staff recommends to be converted from base irrigation to unrestricted irrigation groundwater:

80.765 acre-feet

(80.765 acre-feet due to change in land use)

Place of Use for Permit:

125.523 acres

The tract(s) of land more fully described in Special Warranty Deed dated 8/15/2011 as recorded with Clerk as Document # 2011005016, Volume 823, Pages 446 - 452, Official Public Records, Medina County, Texas; and the tract(s) of land more fully described in Special Warranty Deed dated 1/18/2013 as recorded with Clerk as Document # 2013000595, Volume 878, Pages 610 - 618, Official Public Records, Medina County, Texas.

Current Physical Description of Place of Use:

Holland & Lee Properties, LLC owns 125.523 acres more or less located just south of the South Texas Regional Airport of Hondo near 700 Vandenberg Rd. Hondo, TX 78861. On February 9, 2016, the EAA issued Regular Permit P107-905 (ME00305) to Holland & Lee Properties, LLC for 80.765 acre-feet of Base Irrigation Groundwater (BIG) based on the sale of 125.523 acres total of land from the City of Hondo containing 80.765 historically irrigated acres ("HIA").

Description of Change in Land Use:

The 125.523 acres that make up the place of use for Regular Permit P107-905 (ME00305), are within the City of Hondo's corporate city limits. Also, in August of 2013, the property was rezoned as an "HI" High Industrial District, and does not allow for agriculture as a permitted use for the land. The historically irrigated acres that make up the permit place of use have not been irrigated within the last 5 years (verified using annual use reports and affidavits).

Staff Calculations:

EAA Rule 711.342 (6)(B) states that a base conversion can be granted due to a change in land use for a historically irrigated tract of land if two or more of the following limitations are met: (1) the land is located within a city's corporate limits or the city's extraterritorial jurisdiction (2) the land is sufficiently bordered by development (3) the land has been rezoned such that it can no longer be used for agricultural purposes in unison with the land having not been irrigated for 5 or more years. Staff determined that the lands subject to the application have not been irrigated in five or more years. The lands are located within the City of Hondo's corporate city limits and the lands have been rezoned such that they can no longer be used for agricultural purposes. Based on these findings, EAA staff has determined that the lands subject to the application are eligible for base conversion in the amount of 80.765 acre feet.

Staff Recommendation:

Staff recommends a conversion be granted for 80.765 acre-feet. The application will be reviewed at the October 25, 2016 Permits/Enforcement Committee meeting and the November 8, 2016 board meeting.