



Legislation Details (With Text)

File #:	AI 13-1517	Version:	2	Name:	BIG Conversion - LGI Homes
Type:	Action Item	Status:		Status:	Reported from Committee
File created:	4/4/2017	In control:		In control:	Board of Directors
On agenda:	4/25/2017	Final action:		Final action:	5/9/2017
Title:	Consider recommendation from the Permits/Enforcement Committee to approve a conversion of base irrigation groundwater owned by LGI Homes - Texas, LLC, a Texas limited liability company, based on a change in land use.				

Sponsors:

Indexes:

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Attachments: 1. LGI Homes Conversion Map PDF, 2. LGI Homes Conversion Tech Summary, 3. LGI Homes Conversion Final Order - Signed_DF

Date	Ver.	Action By	Action	Result
5/9/2017	2	Board of Directors		
4/25/2017	1	Permits/Enforcement Committee		

Consider recommendation from the Permits/Enforcement Committee to approve a conversion of base irrigation groundwater owned by LGI Homes - Texas, LLC, a Texas limited liability company, based on a change in land use.

RECOMMENDED MOTION:

Move the board adopt a Final Order Granting Application to Convert Base Irrigation Groundwater for Initial Regular Permit No. P100-503 (BE00207) based on changes in land use submitted by LGI Homes - Texas, LLC, a Texas limited liability company.

SUMMARY:

The purpose of this agenda item is for the board to consider a Permits/Enforcement Committee recommendation to approve an Application to Convert Base Irrigation Groundwater to unrestricted irrigation groundwater based on a change in land use. Generally, irrigation Initial Regular Permit (IRP) holders cannot permanently change the place of use or the purpose of use for base irrigation groundwater (BIG) withdrawal rights. However, §711.342 of the EAA Rules allows IRP holders to convert BIG withdrawal rights to unrestricted irrigation groundwater (UIG) withdrawal rights if certain conditions are met under the following two scenarios:

Water Conservation: IRP holders must submit an application that demonstrates the conservation of water after the installation of water conservation equipment, or

Change in Land Use: IRP holders must submit an application to the EAA consistent with §711.342 of the Edwards Aquifer Authority Rules, demonstrating either sufficient physical development of the land or evidence that the land is no longer practicable to farm.

The IRP holder applying to convert BIG withdrawal rights must also provide supporting documentation. In addition to the information provided by the applicant, EAA staff reviews county records and performs a site inspection to verify the BIG withdrawal rights conversion application. In the application presented for consideration, these requirements have been met. Following is a summary of the BIG conversion application based on a change in land use presented for consideration.

P100-503 (BE00207) LGI Homes - Texas, LLC, a Texas limited liability company

IRP No. P100-503 (BE00207), originally approved by the board on July 28, 2005, is currently permitted for 265.720 acre-feet of BIG withdrawal rights.

On January 18, 2017, the applicant filed an Application to Convert Base Irrigation Groundwater for IRP No. P100-503 (BE00207) with the EAA. The applicant requested to convert 49.003 acre-feet of BIG withdrawal rights to unrestricted irrigation groundwater withdrawal rights due to a change in land use based on evidence that the land is no longer practicable to farm. EAA staff reviewed this application and determined that the BIG conversion application for 49.003 acre-feet meets the requirements of §711.342 of the EAA Rules. The historically irrigated land that is the subject of the Application is no longer practicable to farm due to limitations. The technical summary and map showing the place of use are attached to this item.

At the April 25 meeting, the Permits/Enforcement Committee voted to recommend the board adopt a Final Order granting the Application to Convert Base Irrigation Groundwater for IRP No. P100-503 (BE00207) to convert 49.003 acre-feet of BIG withdrawal rights to UIG withdrawal rights. The draft Final Order prepared by General Counsel is also attached to this item.

At the March 14 meeting, the board approved a temporary moratorium on the processing of certain applications to convert BIG. The moratorium does not apply to this application to convert BIG, which is based on the fact that at least 75% of the land has already been developed.

M/WBE PARTICIPATION:

This agenda item does not involve the procurement of goods or services by the EAA and, therefore, this section is not applicable.

STRATEGIC PLAN REFERENCE:

This agenda item does not relate to a specific goal or action step within the Strategic Plan, but supports the general EAA mission.

FISCAL IMPACT:

None.

