

**Renee Lyle**

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**From:** PUBCOMMENT-OCC  
**Sent:** Tuesday, September 26, 2023 10:30 AM  
**To:** PUBCOMMENT-OCC2; PUBCOMMENT-OPIC; PUBCOMMENT-ELD; Pubcomment-Dis  
**Cc:** Laurie Gharis; Deornette Monteleone  
**Subject:** FW: Public comment on Permit Number D06162023032  
**Attachments:** Persimmon Comments Zwiener.pdf

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**From:** Miguel.Arredondo@house.texas.gov <Miguel.Arredondo@house.texas.gov>  
**Sent:** Monday, September 25, 2023 4:15 PM  
**To:** PUBCOMMENT-OCC <PUBCOMMENT-OCC@tceq.texas.gov>  
**Subject:** Public comment on Permit Number D06162023032

**REGULATED ENTY NAME** PERSIMMON MUD

**RN NUMBER:** RN111758405

**PERMIT NUMBER:** D06162023032

**DOCKET NUMBER:**

**COUNTY:** HAYS

**PRINCIPAL NAME:** PERSIMMON MUNICIPAL UTILITY DISTRICT

**CN NUMBER:** CN606151900

**NAME:** THE HONORABLE Erin Zwiener

**EMAIL:** [Miguel.Arredondo@house.texas.gov](mailto:Miguel.Arredondo@house.texas.gov)

**COMPANY:** Texas State House of Representatives

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**COMMENTS:** To Whom It May Concern, I am writing to provide feedback regarding case hearing Docket No. D-06162023-032, which pertains to the petition filed by Bailey Land Investments for the creation of the Persimmon Municipal Utility District (MUD) in Buda, Texas. I represent the concerned residents and community members who are concerned about the ongoing Persimmon Development project and its potential impact on our beloved city. I'm asking the Texas Commission on Environmental Quality to favorably grant a contested case hearing and include the City of

Buda as an affected party because of the numerous concerns about the environmental and health impacts of the proposed MUD. The lack of a comprehensive agreement between Bailey Land Investments and either the City of Buda or the City of Austin has led to a wide gap in final plans for the MUD. The pressing environmental questions raised by this development as a result cannot be ignored. The lack of clarity regarding water and wastewater service, roadway infrastructure, and tree mitigation measures are causing significant unease within our community. These uncertainties may pose a direct threat to the environmental quality of our region. Given the current Stage 2 drought conditions in Buda, one of our primary concerns revolves around the critical issue of water and wastewater supply for the Persimmon Development project. Neither City of Austin nor City of Buda has confirmed provision of water and wastewater supply and are unlikely to in the absence of a development agreement with Bailey Land Investments. Without provision from one of the cities, Bailey Land Investments will be required to develop wells onsite to serve the property, or construct a wastewater treatment plant for this project, dramatically escalating the cost of water to its residents and the impact on the local aquifers and streams. Bailey Land Investments has not yet acquired permits for water or wastewater and may not be able to, given the environmental impact and TCEQ's guidance to regionalize services when possible. Further balkanization of water and wastewater in the I-35 corridor, the fastest growing area in the country, increases the risk of management failures, environmental degradation, and potential harm to Texans. In addition, the Garlic Creek Parkway roadway infrastructure must be completed in a timely manner to mitigate potential emissions that could negatively impact residents. Stop-and-go traffic areas multiply cars' PM2.5 and CO2 emissions. Lastly, verification of Bailey Land Investment's tree survey will give peace of mind to residents that proper tree mitigation and conservation is taking place to preserve Buda's environment. For the aforementioned reasons, I request that TCEQ grant a contested case hearing on this MUD application and include the City of Buda as an affected party. I appreciate your attention to this matter and look forward to engaging in the necessary proceedings to protect the interests and well-being of our community.