

TCEQ DOCKET NO. 2025-1295-MWD

APPLICATION BY
HAYS COMMONS DEVELOPMENT
INC. FOR NEW TCEQ PERMIT
NO. WQ0016373001

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BEFORE THE TEXAS
COMMISSION ON
ENVIRONMENTAL
QUALITY

EXECUTIVE DIRECTOR'S RESPONSE TO HEARING REQUESTS

I. INTRODUCTION

The Executive Director (ED) of the Texas Commission on Environmental Quality (the Commission or TCEQ) files this Response to Hearing Requests on the application submitted by Hays Commons Development Inc. for a new TCEQ permit, Texas Land Application Permit (TLAP) No. WQ0016373001 (draft permit), which authorizes the disposal of treated domestic wastewater (effluent), through land application (via surface irrigation of 60 acres of non-public access of land) at the proposed Hays Commons Wastewater Treatment Facility and disposal site (collectively “proposed facility”) The land application through irrigation is subject to the effluent limitations and conditions as described in the draft permit.

The TCEQ Chief Clerk's Office (CCO) received timely Hearing Requests (requests) from Karen Aboussie, Jonathan Ayres, Hannah Ballou, Alonna Beatty, Stuart Berkowitz, Darren Bien, Candace Blake, Philip Brisky, Andrew Brunone, Lydia Bryan-Valdez, Elizabeth and Jim Camo, Alfonsi Carlon, Lucia Carracedo, Katie Coyne, Diana Cunningham, Joel Depenning, John Dugdale, Erin and Chris Duke, Carol Gordon, Brandon and Christian Gaston, Krista and Jason Hall, Gerald Haschke, Jessica Hirn, Mark Holloway, Gina Jamison, Tesha Kammerdiener, Joshua Katz, Stacey and William Knight, Ken Kurzawski, Aimee Lakey, Scott Lauger, Kelly Lowder, Brenda Lozano, Mattia Marinus, Glenda Matthews, Linda and Gerald McKnight, Aedin Meagher, Andrew Miller, Eric Moccia, Monica Mugen, Tiffany and Rob Novak, Claudia Ochoa, David Patterson, Annalisa Peace, Carol Pennington, Paula Perlman, Kristen Ploeger, Kendra Potts, Barbara Reeves, Victoria Rose, Jeff Ross, Matt Ruff, Dustin Seymour, Dane Smith, Kyle Sorahan, Darlene and Michael Starr, Alexis Tancredo, Thomas Nichols, Mary Tinsley, Annelouise Tookoian, Deborah Trejo, Valerie Trombley, Charles Tuttle, G. Waters, Tina and Eloy Valdez, Dale Van Blokland, Carolyn Wood, and Lois Wright.

The requests from Mr. Bien, Ms. Coyne, Mr. Dugdale, Mr. Katz, Mr. Miller and Ms. Trejo, Ms. Peace, and Ms. Rose were submitted by these individuals on behalf of the following groups or organizations, Coves of Cimarron's Homeowners' Association (COCHOA), the Cities of Austin, Buda, and Hays, the Barton Springs Edwards Aquifer Conservation District (BSEACD), the Greater Edwards Aquifer Alliance (GEAA), and the Save Our springs Alliance (SOS), respectively.

II. ATTACHMENTS FOR COMMISSION CONSIDERATION

- Attachment A - ED's GIS Maps (2) and Appendix¹

¹ The requesters' locations on the ED's GIS Maps are the locations of the physical addresses provided by the requesters in their applicable hearing requests.

III. BACKGROUND

A. Application Request

The Applicant applied for the draft permit to serve the wastewater needs of the Hays Commons residential and commercial development, which is proposed to be in both Travis and Hays counties. The draft permit authorizes the land application of treated domestic wastewater (effluent) via surface irrigation of 60 acres of non-public access land at a flow rate not to exceed 0.05, 0.10, and 0.15 million gallons per day (MGD) in the Interim I, II, and Final phases, respectively.

B. Description of the Proposed Facility

If constructed, the proposed facility will be in the drainage basin of Onion Creek in Segment No. 1427 of the Colorado River Basin and will be located approximately 0.25 miles southwest of the intersection of Farm to Market Road 1626 and State Highway 45 Southwest in Hays County, Texas. The application indicates that the proposed facility will be a membrane bioreactor facility. Treatment units in the Interim I phase will include bar screens, an anoxic/equalization basin, a pre-aeration basin, a membrane basin, a sludge digester, and a chlorine contact chamber. Treatment units in the Interim II phase will include bar screens, an anoxic/ equalization basin, two pre-aeration basins, two membrane basins, two sludge digesters, and two chlorine contact chambers. Treatment units in the Final phase will include bar screens, an anoxic/equalization basin, three pre-aeration basins, three membrane basins, three sludge digesters, and three chlorine contact chambers.

The Application indicated that the proposed facility would include a storage pond with a total surface area of 5.34 acres and total capacity of 68.67 acre-feet for storage of treated effluent prior to irrigation of Bermuda grass and Rye grass during the cool season. Application rates for irrigation of the non-public access land must not exceed 2.80 acre-feet per year per acre irrigated. Table No. 1 below lists across all phases of the draft permit the proposed limits and monitoring requirements for flow 5-day Biochemical Oxygen Demand ("BOD₅"), Total Suspended Solids ("TSS"), Ammonia Nitrogen ("NH₃-N"), Total Phosphorus ("TP"), Total Chlorine Residual ("TCR"), and Ph. The limits are consistent with the TCEQ rules in 30 TAC Chapter 309, and Table No. 1 of 30 TAC § 309.4. All flow limits are expressed in Million Gallons Per Day (MGD), and all pH values are expressed in standard units (SU). Concentration values are expressed in Milligrams per Liter (mg/L).

IV. TABLE NO. 1 EFFLUENT LIMITATIONS

Parameter/Pollutant	Daily Average	7-day Average	Daily Maximum	Single Grab
	mg/L	mg/L	mg/L	mg/L
MGD	0.05/ 0.10/ 0.15	N/A	N/A	N/A
BOD ₅	5.0	10.0	20.0	30.0
TSS	5.0	10.0	20.0	30.0
NH ₃ -N	2.0	5.0	10.0	15.0
TP	1.0	2.0	4.0	6.0
TCR	1.0 mg/L min.	-	4.0 mg/L	-
Ph	6.0 SU	-	9.0 SU	-

C. Procedural History

The TCEQ received the application on July 17, 2023, and declared it administratively complete on September 5, 2023. The Applicant published the Notice of Receipt and Intent to Obtain a Water Quality Permit (NORI) in Travis County, Texas in the *Austin American-Statesman* on October 3, 2023. The ED completed the technical review of the application on March 12, 2024, and prepared the draft permit. On March 25, 2024, the ED approved a Public Meeting on the application, and the Applicant published a Combined Notice of Public Meeting (NOPM) and Notice of Application and Preliminary Decision (NAPD) in Travis County, Texas in the *Austin American-Statesman* on June 12, 2024. On July 16, 2024, the public meeting requested by State Representative Erin Zwiener was held in Buda, Texas. The comment period for the application closed on July 25, 2024, to ensure that all those that attended the public meeting could submit comments.

V. ACCESS TO RULES, LAWS AND RECORDS

Please see below the applicable rules and regulations for TCEQ permits:

- All administrative rules: Secretary of State Website: www.sos.state.tx.us
- TCEQ rules: Title 30 of the Texas Administrative Code: www.sos.state.tx.us/tac/ (select TAC Viewer on the right then Title 30 Environmental Quality)
- Texas statutes: www.statutes.capitol.texas.gov
- TCEQ website: www.tceq.texas.gov (for downloadable rules in WordPerfect or Adobe PDF formats select “Rules Policy & Legislation” then “Current TCEQ Rules” then “Download TCEQ Rules”)
- Federal rules: Title 40 of the Code of Federal Regulations (C.F.R.) http://www.ecfr.gov/cgi-bin/text-idx?tpl=/ecfrbrowse/Title40/40tab_02.tpl
- Federal environmental laws: <http://www.epa.gov/lawsregs/>

For information about this permit application or the permitting process please contact TCEQ’s Public Education Program at (800) 687-4040 or the website below. The TCEQ’s community outreach initiatives which aim to educate the public about pollution prevention and water conservation can be found on the Take Care of Texas Program’s website below:

- <https://www.tceq.texas.gov/agency/decisions/participation/permitting-participation>
- www.takecareoftexas.org

El aviso de idioma alternativo en español está disponible en (Alternative language notice in Spanish is available at):

- www.tceq.texas.gov/permitting/wastewater/plain-language-summaries-and-public-notices

Commission records for this facility are available for viewing and copying at TCEQ’s central office in Austin 12100 Park 35 Circle Building F 1st Floor (Chief Clerk’s Office (CCO)) for the current application until final action is taken. Some documents located in CCO may also be found in the Commissioners’ Integrated Database.

- www.tceq.texas.gov/goto/cid

The permit application has been available for viewing and copying at the Kyle Public Library located at 550 Scott Street, Kyle, Texas 78640 since publication of the NORI. The final permit application proposed permit statement of basis/technical

summary and the ED's preliminary decision have been available for viewing and copying at the same location since the publication of the Combined NOPM & NAPD.

The ED has determined that the proposed permit, which establishes the conditions under which the proposed facility must operate, if issued, meets all statutory and regulatory requirements and is protective of the environment, water quality and human health. However, if individuals wish to file a complaint about the proposed facility concerning its compliance with the provisions of its permit or with TCEQ rules, the TCEQ's Office of Compliance and Enforcement (OCE) should be contacted. The TCEQ Regional OCE Office in Austin Texas (Region 11) may be contacted at (512) 339-2929 or the statewide toll-free number at 1-888-777-3186 to address potential permit violations. In addition, complaints may be filed electronically through the link to the TCEQ's compliance website below or sending an email to:

- complaint@TCEQ.Texas.gov
- www.tceq.texas.gov/compliance/complaints

If an inspection by the TCEQ finds that the Applicant is not complying with all requirements of the proposed permit or that the proposed facility is out of compliance with TCEQ rules, enforcement actions may arise.

VI. EVALUATION OF HEARING REQUESTS

Because the application was received after September 1, 2015, and declared administratively complete after September 1, 1999, it is subject to both the procedural requirements adopted pursuant to House Bill 801 (HB-801), 76th Legislature, 1999, and requirements of Senate Bill 709 (SB-709), 84th Legislature, 2015, which are implemented through the TCEQ rules in 30 TAC Chapters 39, 50, and specifically 55, the TCEQ's Contested Case Hearing rules.

House Bill 801 established statutory procedures for public participation in certain environmental permitting proceedings, specifically regarding public notice and public comment and the Commission's consideration of hearing requests (Requests). The Commission implemented HB 801 by adopting procedural rules in 30 TAC chapters 39, 50, and 55. Senate Bill 709 revised the requirements for submitting public comment and the commission's consideration of Hearing Requests.

A. Legal Authority to Respond to Hearing Requests

The ED may submit written responses to requests. Responses to hearing requests must specifically address:

1. whether the requestor is an affected person;
2. whether issues raised in the hearing request are disputed;
3. whether the dispute involves questions of fact or law;
4. whether the issues were raised during the public comment period;
5. whether the hearing request is based on issues raised solely in a public comment withdrawn by the commenter by filing a written withdrawal letter with the chief clerk prior to the filing of the ED's Response to Comment;
6. whether the issues are relevant and material to the decision on the application;
and
7. a maximum expected duration for the contested case hearing.

B. Hearing Request Requirements

To consider a request, the Commission must first conclude that the requirements of the TCEQ's Contested Case Hearing rules found at 30 TAC §§ 55.201 and 55.203, are met as follows.

A request for a contested case hearing by an affected person must be in writing, filed with the chief clerk within the time provided . . . , based only on the requester's timely comments, and not based on an issue that was raised solely in a public comment withdrawn by the commenter in writing by filing a withdrawal letter with the chief clerk prior to the filing of the ED's Response to Comment.

A hearing request must substantially comply with the following:

- (1) give the name, address, telephone number, and where possible, fax number of the person who files the request. If the request is made by a group or association, the request must identify one person by name, address, daytime telephone number, and where possible, fax number, who is responsible for receiving all official communications and documents for the group;
- (2) identify the person's justiciable interest affected by the application, including a brief, but specific, written statement explaining in plain language the requestor's location and distance relative to the facility or activity that is the subject of the application and how and why the requestor believes he or she will be adversely affected by the facility or activity in a manner not common to members of the general public;
- (3) request a contested case hearing;
- (4) for applications filed;
 - (B) on or after September 1, 2015, list all relevant and material disputed issues of fact that were raised by the requestor during the public comment period and that are the basis of the hearing request. To facilitate the commission's determination of the number and scope of issues to be referred to hearing, the requestor should, to the extent possible, specify any of the ED's responses to the requestor's comments that the requestor disputes, the factual basis of the dispute, list any disputed issues of law; and
- (5) provide any other information specified in the public notice of application.

C. Provisions for Affected-Person Status

To grant a contested case hearing request, the commission must determine, pursuant to the TCEQ's Contested Case Hearing rules, that a requestor is an "affected person" according to the provisions of 30 TAC § 55.203.

- (a) For any application, an affected person is one who has a personal justiciable interest related to a legal right, duty, privilege, power, or economic interest affected by the application. An interest common to members of the public does not qualify as a personal justiciable interest.
- (b) Governmental entities, including local governments and public agencies with authority under state law over issues raised by the application may be considered affected persons.
- (c) In determining whether a person is an affected person, all factors shall be considered, including, but not limited to, the following:

- (1) whether the interest claimed is one protected by the law under which the application will be considered;
 - (2) distance restrictions or other limitations imposed by law on the affected interest;
 - (3) whether a reasonable relationship exists between the interest claimed and the activity regulated;
 - (4) likely impact of the regulated activity on the health and safety of the person, and on the use of property of the person;
 - (5) likely impact of the regulated activity on use of the impacted natural resource by the person; and
 - (6) whether the requester timely submitted comments on the application which were not withdrawn; and
 - (7) for governmental entities, their statutory authority over or interest in the issues relevant to the application.
- (d) In making this determination, the commission may also consider, to the extent consistent with case law:
- (1) the merits of the underlying application and supporting documentation in the commission's administrative record, including whether the application meets the requirements for permit issuance;
 - (2) the analysis and opinions of the ED; and
 - (3) any other expert reports, affidavits, opinions, or data submitted by the ED, the applicant, or hearing requestor.

D. Requests by a Group or Association

To grant a hearing request from a group or association under the TCEQ's Contested Case Hearing rules, the commission must determine that the group or association has complied with all the required provisions found in 30 TAC § 55.205(b)(1)-(4) to be found "affected" and granted Associational Standing.

- (b) For applications filed on or after September 1, 2015, a request by a group or association for a contested case may not be granted unless all of the following requirements are met:
- (1) comments on the application are submitted timely by the group or association;
 - (2) the request identifies, by name and physical address, one or more members of the group or association that would otherwise have stood to request a hearing in their own right;
 - (3) the interests the group or association seeks to protect are germane to the organization's purpose; and
- (c) neither the claim asserted, nor the relief requested requires the participation of the individual members in the case.

E. Referral to the State Office of Administrative Hearings

“When the commission grants a request for a contested case hearing, the commission shall issue an order specifying the number and scope of the issues to be referred to State Office of Administrative Hearing (SOAH) for a hearing.” “The commission may not refer an issue to SOAH for a contested case hearing unless the commission determines that the issue:

- (1) involves a disputed question of fact or a mixed question of law and fact;
- (2) was raised during the public comment period by an affected person; and
- (3) is relevant and material to the decision on the application.”

F. Requests for Reconsideration

TCEQ’s Contested Case Hearing rules state that any person may file a Request for Reconsideration (RFR) of the ED’s decision no later than 30 days after TCEQ Chief Clerk’s Office (CCO) mails the ED’s decision and Response to Comments (RTC). According to TCEQ’s Contested Case Hearing rules found at 30 TAC § 55.201(e), the RFR must be in writing, timely filed with CCO, and expressly state that the person is requesting reconsideration of the ED’s decision and give the reasons why the decision should be reconsidered.

VII. ANALYSIS OF THE HEARING REQUESTS

For this application the period for the public to file comments on the application ended on July 25, 2024, the ED’s RTC and Final Decision letter was mailed on May 27, 2025, and the period for filing a Hearing Request (request) or a Request for Reconsideration (RFR) ended on June 26, 2025. The ED’s analyses below determined whether the requests submitted on the application conformed with TCEQ rules, if the requestor qualified as an affected person, if the group or association met all applicable requirements for associational standing (“affectedness”), the issues to be referred for a hearing, and the length of any hearing.

A. Hearing Request Requirements

Due to the volume of requests received for this application by TCEQ’s CCO, the ED first organized the requests from individuals into four groups according to compliance with the Hearing Request Requirements in TCEQ’s contested case hearing rules.

The requests from Group Nos. 1 and 2 are characterized as noncompliant on their face because the requests fail to comply with requirements of TCEQ’s rules in 30 TAC §§ 55.201(c) or (d) and cannot, by the information provided, identify a personal justiciable interest affected by the application.

The requests from Group Nos. 3 and 4 are characterized as complaint on their face because the requests comply with the requirements in 30 TAC §§ 55.201(c) and (d) and can identify a personal justiciable interest.

B. Affected Person Provisions

The requests of Group No. 3, while characterized as compliant with TCEQ rules on their face, do not include the substance necessary to identify a personal justiciable interest affected by the application.

The requests of Group No. 4, characterized as valid on their face because of compliance with TCEQ's rules at 30 TAC §§ 55.201(c)-(d), include the substance necessary to identify a personal justiciable interest affected by the application, and the address provided in the requests are in relevant proximity to the proposed facility.

C. Whether the requests comply with TCEQ's rules at 30 TAC § 55.201(c) and (d)

Group No. 1: Brandon Gaston, Christian Gaston, Gina Jamison, Tesha Kammerdiener, Scott Lauger, Mattia Marinus, Eric Moccia, Kristen Ploeger, Dustin Seymour, Dane Smith, Mary Tinsley, Dale Van Blokland, and Erin & Chris Duke all filed timely requests that provided the requisite contact information and requested a hearing.

However, the requests of the individuals of Group No.1 failed to comply with the requirements of 30 TAC § 55.201(c) by not basing their requests on comments that they made during the applicable comment period. Because these requests did not comply on their face with TCEQ rules, these requests failed to identify a personal, justiciable interest affected by the application. Therefore, the ED's analysis does not include an analysis of the requirements of 30 TAC § 55.201(d) as they relate to the requests of Group No. 1.

The ED recommends finding that the requests of the individuals listed in Group No. 1 did not substantially comply with 30 TAC §§ 55.201(c).

Group No. 2: Lucia Carracedo, Aimee Lakey, Monica Megan, Tiffany Novak, Jeff Ross, Alexis Tancred, Nicholas Thomas, Annelouise Tookian, Valerie Trombley, Eloy Valdez, Tina Valdez, G. Waters, Carolyn Wood, Lois Wright, Krista & Jason Hall, Stacey & William Knight, and Tiffany & Rob Novak all filed timely requests that provided the requisite contact information, requested a hearing that was based on comments the individual made during the comment period that they did not withdraw in writing prior to the filing of the ED's RTC.

While the requests of the individuals of Group No. 2 complied with the requirements of 30 TAC § 55.201(c), these requests lacked written explanations plainly describing the individuals' locations and distances relative to the proposed facility, the relevant and material issues the individuals raised, and why the individuals believe they will be affected by the application in a way not common to the public. Because these requests did not comply on their face with TCEQ rules, these requests failed to identify a personal, justiciable interest affected by the application. Therefore, the ED's analysis of the requests of Group No. 2 does not include analysis of the Affected Person provisions in 30 TAC § 55.203.

The ED recommends finding that the requests of the individuals listed in Group No. 2 did not substantially comply with 30 TAC §§ 55.201(d).

Group No. 3: Karen Aboussie, Jonathan Ayers, Alonna Beatty, Stuart Berkowitz, Darren Bien, Philip Brisky, Andrew Brunone, Alfonso Carlon, Diana Cunningham, Carol Gordon, Gerald Haschke, Jessica Hirn, Mark Holloway, Ken Kurzawski, Kelly Lowder, Brenda Lozano, Glenda Matthews, Aedin Meagher, Claudia Ochoa, David Patterson, Carol Pennington, Paula Perlman, Kendra Potts, Barbara Reeves, Matt Ruff, Kyle Sorahan, and Elizabeth & Jim Camp all filed timely requests that provided the requisite contact information, requested a hearing that was based on comments the individual made during the comment period that they did not withdraw in writing prior to the filing of the ED's Response to Comment, and included written explanations plainly describing the individuals' locations and distances relative to the proposed facility, the

relevant and material issues the individuals raised, and why the individuals believe they will be affected by the application in a way not common to the public.

The ED recommends finding that the requests of the individuals listed in Group No.3 substantially complied with 30 TAC §§ 55.201(c) and (d).

Group No. 4: Candace Blake, Hannah Ballou, Joel Depenning, Charles Tuttle, Lydia Bryan-Valdez & Antonio Sanchez Valdez, Linda & Gerald McKnight, Darlene & Michael Starr, Andrew Miller, Deborah Trejo, and Joshua Katz all filed timely requests that provided the requisite contact information, requested a hearing that was based on comments the individual made during the comment period that they did not withdraw in writing prior to the filing of the ED's Response to Comment, and included written explanations plainly describing the individuals' locations and distances relative to the proposed facility, the relevant and material issues raised by individuals and why those individuals believe they are affected by the application in a way not common to the general public.

The ED recommends finding that the requests of the individuals listed in Group No.4 substantially complied with 30 TAC §§ 55.201(c) and (d).

D. Whether the Requestor is an Affected Person under 30 TAC § 55.203

Group No. 3: The requests of the individuals of Group No. 3 complied with TCEQ rules on their face and raised relevant issues, but requests failed to identify a personal, justiciable interest affected by the application because the requests' written explanations did not describe a personal justiciable interest in the application because the requests of the individuals of Group No. 3 provided addresses that are not in proximity to any relevant feature of the proposed facility. Because of the lack of proximity, the requests of Group No. 3 cannot be used to establish affectedness because they fail to demonstrate a reasonable relationship exists between the interests claimed and the activity regulated, which decreases the likelihood the individuals in Group No. 3 may be affected in a way not common to the public.

The ED recommends that the Commission find that Karen Aboussie, Jonathan Ayers, Alonna Beatty, Stuart Berkowitz, Darren Bien, Philip Brisky, Andrew Brunone, Alfonso Carlon, Diana Cunningham, Carol Gordon, Gerald Haschke, Jessica Hirn, Mark Holloway, Ken Kurzawski, Kelly Lowder, Brenda Lozano, Glenda Matthews, Aedin Meagher, Claudia Ochoa, David Patterson, Carol Pennington, Paula Perlman, Kendra Potts, Barbara Reeves, Matt Ruff, Kyle Sorahan, and Elizabeth & Jim Camp are not Affected Persons under 30 TAC § 55.203.

Group No. 4: The requests of the individuals of Group No. 4 complied with TCEQ rules on their face, provided written explanations plainly describing the individuals' locations and distances relative to the proposed facility, the relevant and material issues the individuals raised, and why the individuals believe they will be affected by the application in a way not common to the public.

The requests from Candace Blake, Hannah Ballou, Linda & Gerald McKnight, and Darlene & Michael Starr raised concerns about odors, which was the subject of their timely comments on the application, and the GIS Map and its Appendix prepared by the ED's staff locate the individuals' addresses in proximity to relevant features of the proposed facility.

The requests from Charles Tuttle, Joel Depenning, and Lydia Bryan-Valdez and Antonio Sanchez Valdez raised concerns about the quality of groundwater available for

their nearby water wells, which was the subject of their timely comments on the application, the addresses provided by these individuals are in proximity to relevant features of the proposed facility, and the requests described the proximity of the proposed facility to the individuals' private water well.

The location of the addresses provided in the requests of Group No. 4 (organized by distance to facility, storage pond, and land application areas) is as below.

- Candace Blake's distances are 0.81, 0.79, and .22 miles.
- Hannah Ballou's distances are 0.69, 0.67, and 0.16 miles.
- Joel Depenning's distances are 0.62, 0.59, and 0.11 miles.
- Linda & Gerald McKnight's distances are 0.93, 0.90, and 0.23 miles.
- Darlene & Michael Starr's distances are 1.33, 1.30, and 0.42 miles.
- Lydia B. Valdez & Antonio Sanchez's distances are 0.76, 0.73, and 0.06 miles.
- Charles Tuttle's distances are 0.54, 0.48, and 0.92 miles.

These distances, also included in the Appendix to the ED's GIS Maps, establish that the requests of these individuals demonstrate a reasonable relationship exists between the interests claimed and the activity regulated. The existence of that reasonable relationship increases the likelihood that these individuals may be affected in a way unique to them and not common to the public.

The ED recommends the Commission find Candace Blake, Hannah Ballou, Joel Depenning, Charles Tuttle, Lydia Bryan-Valdez & Antonio Sanchez Valdez, Linda & Gerald McKnight, Darlene & Michael Starr Affected Persons under 30 TAC § 55.203.

E. Requests by Cities and Districts

For the requests from the governmental entities of Cities of Austin, Buda, and Hays, and the BSEACD to be granted and these entities found affected, the requests must show that the entities commented on the application and the requests must identify statutory authority over, or interests in, issues relevant to the application.

While the Cities of Austin and Buda commented on the application, the requests on behalf of the Cities of Austin and Buda did not include substance that identified any statutory authority over, or interests in issues relevant to the application that would entitle either to be found affected. Additionally, the cities' boundaries are not in any relevant proximity to the proposed facility. The requests of the Cities of Austin and Buda failed to demonstrate a reasonable relationship between the statutory authority and interests claimed and the activity to be regulated, which decreases these cities' likelihood of being affected in a way not common to the public.

The ED recommends that the Commission find that the Cities of Austin and Buda are not affected persons under 30 TAC § 55.203(c)(7).

The requests on behalf of the City of Hays explained that the boundaries of the city are adjacent to the proposed facility, and that as a Public Water System, the city supplies water to area residents while relying on water wells in proximity to the proposed facility for its source water. The city submitted timely comments on the application with concerns about the proposed facility's proximity to its source water wells, which are used to supply water to its customers. The requests of the City of Hays demonstrate that a reasonable relationship exists the statutory authority it claims related to protecting water quality for its customers, as a public water system, and the activity to be regulated by the draft permit.

The ED recommends that the Commission find that the City of Hays is a governmental entity that is an affected person under 30 TAC § 55.203(c)(7).

The requests on behalf of BSEACD explained that it is a groundwater conservation district created in 1986, validated by the Texas Legislature in 1987, and that the proposed facility is located within its boundaries. BSEACD's request also explained that it has the powers, duties, authority, and responsibilities provided by Texas Water Code, Chapter 36, which includes the authority to adopt rules to protect water quality. Additionally, prior Commission precedent holds that a duly authorized Groundwater Conservation District can be an affected person in a contested case hearing for water quality permit applications because it has statutory authority over relevant issues related to water quality within its jurisdiction. The ED's GIS Maps locate the proposed facility wholly within the boundaries of the BSEACD. Because BSEACD's proximity to the proposed facility, and the statutory authority over water quality related issues, establishes the existence of the required reasonable relationship between the statutory authority claimed (protecting water quality) and the activity to be regulated.

F. Whether the Groups and Organizations are Affected under 30 TAC § 55.205

For the Coves of Cimarron's Homeowners' Association (COCHOA), the Greater Edwards Aquifer Alliance (GEAA), and Save Our springs Alliance (SOS) to be found affected and be granted Associational Standing, the groups' requests comply with the requirements of 30 TAC §§ 55.203(b)(1)-(4), meaning the requests must (1) indicate that the group timely commented on the application, (2) identify by name and physical address, one or more members of the group or association that would otherwise have standing to request a hearing in their own right, (3) show that the interests that group or organization seek to protect are germane to the organization's purpose; and (4) show that neither the claim asserted nor the relief requested requires the participation of the individual members identified in the groups' requests.

While the requests on behalf of COCHOA complied with 30 TAC § 55.203(b)(1), the request failed to identify one or more members of the association that would otherwise have standing to request a hearing and be deemed "affected" in their own right. COCHOA's identified member, Darren Bien, is an individual the ED recommends above be denied standing in his own right because Mr. Bien is not located in proximity to any relevant feature of the proposed facility. Additionally, COCHOA's request failed to articulate an interest that the association seeks to protect and is germane to the association's purpose, nor did the request elaborate on whether the relief requested requires the participation of the individual members identified.

The ED recommends that the Commission find that COCHOA is not an Affected Group or Association under 30 TAC § 55.205(b).

The requests on behalf of GEAA also complied with 30 TAC § 55.203(b)(1) but failed to identify one or more members of the association that would otherwise have standing to request a hearing and be deemed "affected" in their own right. GEAA's requests did not identify any members or their addresses for the ED to conduct an "affectedness" evaluation.

The ED recommends that the Commission find that GEAA is not an Affected Group or Association under 30 TAC § 55.205(b).

The requests on behalf of SOS demonstrated that the organization fulfilled the requirements of 30 TAC 55.205(b)(1)-(4). First, the request raised concerns about the quality of groundwater, which was the subject of the timely comments by SOS on the

application. Second, the requests identified, as members of SOS, individuals that the ED recommends finding affected in their own right (Lydia Bryan-Valdez and the Starrs). Third, the interests SOS seeks to protect are germane to its purpose; and lastly, neither the claim asserted, nor the relief requested, requires the participation of Lydia Bryan-Valdez or the Starrs.

The ED recommends that the Commission find that SOS is an Affected Group or Association under 30 TAC § 55.205(b).

VIII. ISSUES RAISED IN THE HEARING REQUESTS:

The following issues were raised in the hearing requests that the ED recommends the Commission grant.

1. **Whether the conditions and provisions of the draft permit meant to protect surface and groundwater quality, specifically, the monitoring requirements, the land application rate, and effluent limits, comply with Texas Surface Water Quality Standards in 30 TAC Chapter 307.**

(RTC Response Nos. 1, 2, 3, 4, 5, 6, and 10) These are issues of fact. If it can be shown that these issues are factually accurate, that information would be relevant and material to a decision on the application.

2. **Whether the draft permit's provisions are protective of endangered species, wildlife, and terrestrial life, in accordance with the Texas Surface Water Quality Standards in 30 TAC Chapter 307.**

(RTC Response No. 11) This is an issue of fact, which if shown to be factually accurate, would be relevant and material to a decision on the application.

3. **Whether the draft permit complies with TCEQ's Edwards Aquifer Rules.**

(RTC Response No. 1) This is an issue of fact, which if shown to be factually accurate, would be relevant and material to a decision on the application.

4. **Whether the draft permit's nuisance odor provisions comply with the applicable TCEQ rules.**

(RTC Response Nos. 7) This is an issue of fact, which if shown to be factually accurate, would be relevant and material to a decision on the application.

5. **Whether the public notices for the application complied with the applicable TCEQ rules.**

(RTC Response No. 9) This is an issue of fact, which if shown to be factually accurate, would be relevant and material to a decision on the application.

The ED concludes these issues are relevant and material, and if this case is referred to SOAH, the ED recommends the Commission refer these issues.

IX. CONTESTED CASE HEARING DURATION

If the Commission grants a hearing on this application, the ED recommends that the duration of the hearing be 180 days from the preliminary hearing to the presentation of a proposal for decision to the Commission.

X. REQUESTS FOR RECONSIDERATION

Alonna Beatty, Alfonso Carlon, Lucia Carracedo, John Dugdale, Erin and Chris Duke, Brandon and Christian Gaston, Gina Jamison, Liz Johnston, Tesha Kammerdiener, Stacey Knight, William Knight, Aimee Lakey, Scott Lauger, Mattia Marinus, Eric Moccia, Thomas Nichols, Claudia Ochoa, Kristen Ploeger, Barbara Reeves, Dustin Seymour, Dane Smith, Darlene and Michael Starr, Mary Tinsley, Dale Van Blokland, Edgar Zavaleta, John Dugdale on behalf of the City of Buda, and Liz Johnston on behalf of the City of Austin all filed RFRs. However, all the RFRs failed to raise any new information for the ED to analyze. Therefore, the ED recommends denying all RFRs.

XI. EXECUTIVE DIRECTOR'S RECOMMENDATION

The ED recommends the following actions by the Commission:

1. Find that Candace Blake, Hannah Ballou, Joel Depenning, Charles Tuttle, Lydia Bryan-Valdez & Antonio Sanchez Valdez, Linda & Gerald McKnight, Darlene & Michael Starr, the City of Hays, the Barton Springs Edwards Aquifer Conservation District, and Save Our Springs Alliance is an affected group, district, governmental body, and persons under 30 TAC §§ 55.205(b)(1)-(4), 55.203(c)(7), & 55.203(c)(1)-(6).
2. Grant the requests of Candace Blake, Hannah Ballou, Joel Depenning, Charles Tuttle, Lydia Bryan-Valdez & Antonio Sanchez Valdez, Linda & Gerald McKnight, Darlene & Michael Starr, the City of Hays, the Barton Springs Edwards Aquifer Conservation District, and Save Our Springs Alliance.
3. Deny all other requests and all RFRs.
4. Should the Commission decide to refer this case to SOAH:
 - a. refer the case to Alternative Dispute Resolution for a reasonable time; and
 - b. refer the issues identified in section VII (1)-(5) above to SOAH for a contested case hearing.

Respectfully submitted,

Texas Commission on Environmental Quality

Kelly Keel, *Executive Director*

Phillip Ledbetter, *Director*
Office of Legal Services

Charmaine Backens, *Deputy Director*
Environmental Law Division



Michael T. Parr II, Staff Attorney
Environmental Law Division
State Bar No. 24062936
P.O. Box 13087, MC 173
Austin, Texas 78711 3087
Telephone No. 512-239 0611
Facsimile No. 512-239-0626

REPRESENTING THE EXECUTIVE DIRECTOR
OF THE TEXAS COMMISSION ON
ENVIRONMENTAL QUALITY

CERTIFICATE OF SERVICE

I certify that on September 26, 2025, the Executive Director's Response to Hearing Requests for TCEQ Permit No. WQ0016373001 was filed with the Texas Commission on Environmental Quality's Office of the Chief Clerk.



Michael T. Parr II, *Staff Attorney*
State Bar No. 24062936

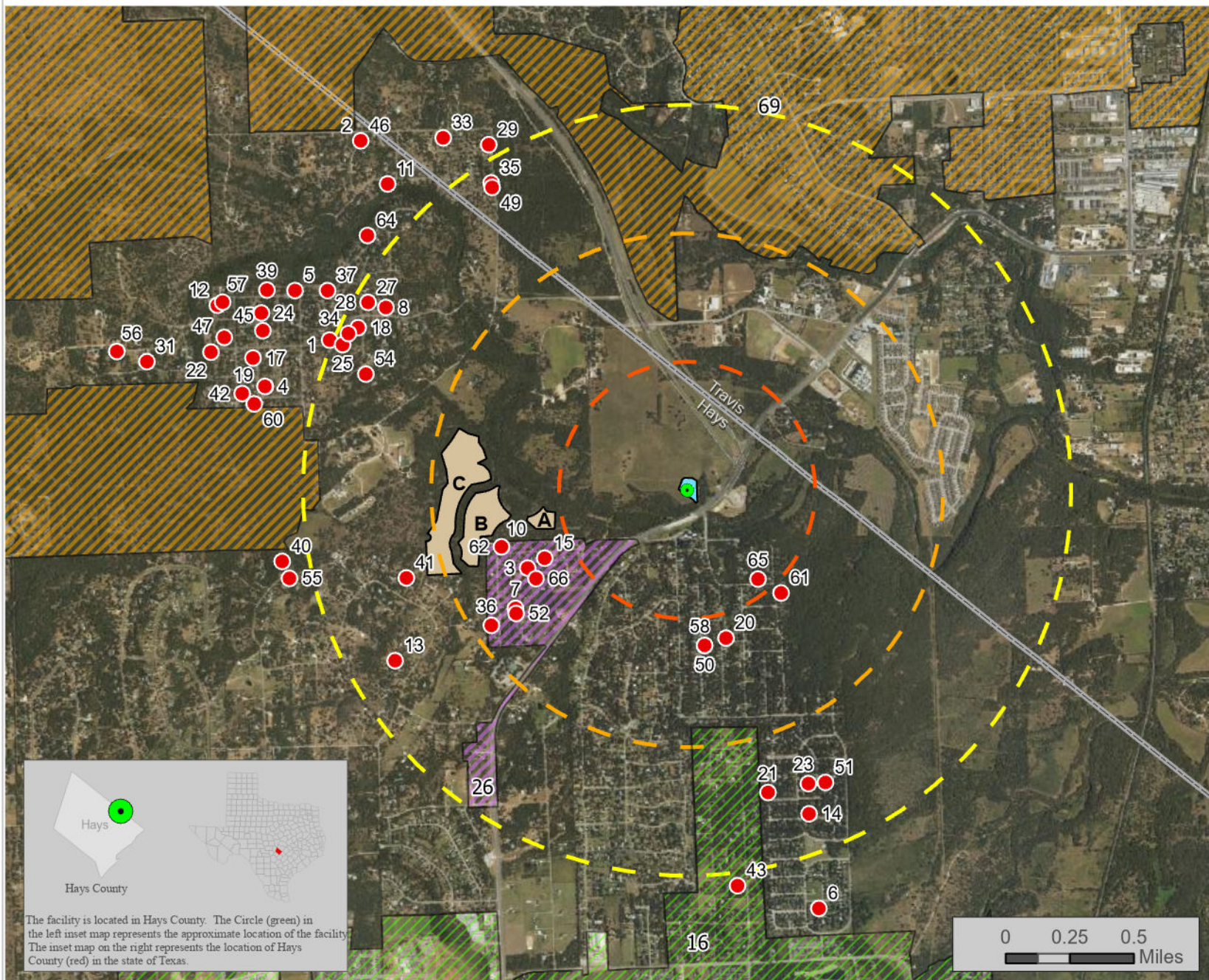
Attachment A

Hays Commons Development Inc. (WQ0016373001) GIS Map 1



Protecting Texas by
Reducing and
Preventing Pollution

Texas Commission on Environmental Quality
GIS Team (Mail Code 197)
P.O. Box 13087
Austin, Texas 78711-3087
Date: 9/4/2025
CRF 0126900
Cartographer: AProvenc



- Requesters
- Facility Point
- 0.5 Mile Radius
- 1.0 Mile Radius
- 1.5 Mile Radius
- Storage Pond
- Land Application Areas
- City of Austin
- City of Hays
- City of Buda
- County Boundary

Please see Appendix A for Requesters' distances to relevant features.

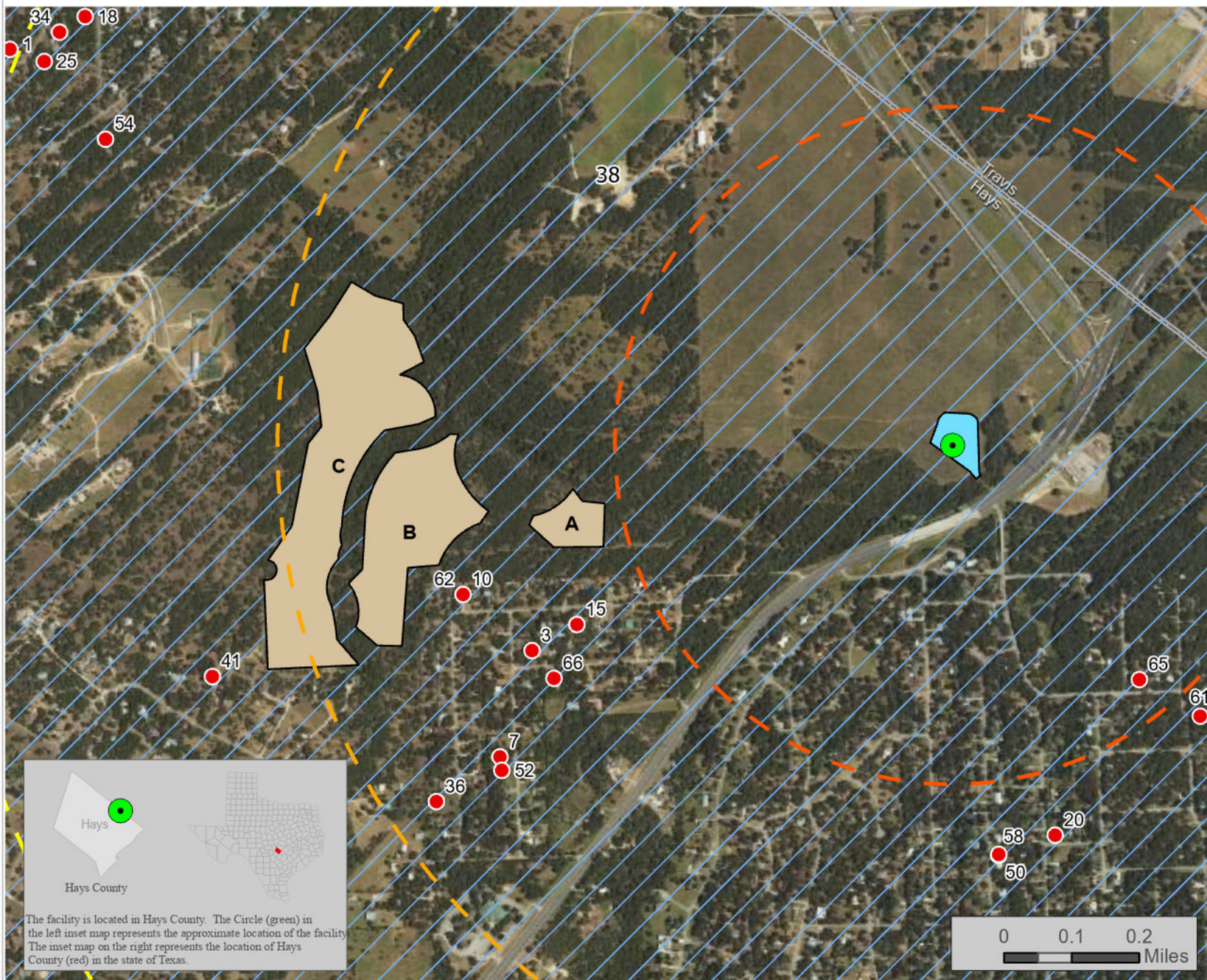
This map was requested by the Office of Legal Services (OLS) and is based on information provided in the application and hearing requests. The applicant provided site location information, and the hearing requesters provided physical addresses. The map is a visual representation and approximation.

Hays Commons Development Inc. (WQ0016373001) GIS Map 2



Protecting Texas by
Reducing and
Preventing Pollution

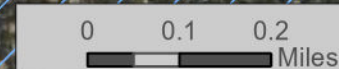
Texas Commission on Environmental Quality
GIS Team (Mail Code 197)
P.O. Box 13087
Austin, Texas 78711-3087
Date: 9/4/2025
CRF 0126900
Cartographer: AProvenc



- Requestors
- Facility Point
- 0.5 Mile Radius
- 1.0 Mile Radius
- 1.5 Mile Radius
- Storage Pond
- Land Application Areas
- Barton Springs/Edwards Aquifer Conservation District
- County Boundary

Please see Appendix A for Requesters' distances to relevant features.

This map was requested by the Office of Legal Services (OLS) and is based on information provided in the application and hearing requests. The applicant provided site location information, and the hearing requestors provided physical addresses. The map is a visual representation and approximation.



The facility is located in Hays County. The Circle (green) in the left inset map represents the approximate location of the facility. The inset map on the right represents the location of Hays County (red) in the state of Texas.

Appendix A for Hays Commons Development Inc. GIS Maps (WQ0016373001)

ID	Name	State	Lat	Long	Distance to Facility Point (Miles)	Distance to Pond (Miles)	Closest Land Application Area	Distance to Land Application Area (Miles)
1	ABOUSSIE, KAREN	TX	30.136404	-97.885425	1.51	1.48	C	0.61
2	AYRES, JONATHAN	TX	30.147626	-97.883146	1.86	1.82	C	1.18
3	BALLOU, HANNAH	TX	30.123311	-97.872796	0.69	0.67	A	0.16
4	BEATTY, ALONNA	TX	30.133847	-97.889673	1.70	1.66	C	0.74
5	BERKOWITZ, STUART	TX	30.139238	-97.887619	1.72	1.68	C	0.84
6	BIEN, DARREN <i>COCHOA</i>	TX	30.10377	-97.854236	1.71	1.65	A	1.80
7	BLAKE, CANDACE	TX	30.121048	-97.87364	0.81	0.79	B	0.22
8	BRISKY, PHILIP	TX	30.138184	-97.881713	1.37	1.34	C	0.55

ID	Name	State	Lat	Long	Distance to Facility Point (Miles)	Distance to Pond (Miles)	Closest Land Application Area	Distance to Land Application Area (Miles)
9	BRUNONE, ANDREW	TX	30.106388	-97.904554	2.92	2.89	C	1.90
10	BRYAN-VALDEZ LYDIA	TX	30.124541	-97.874476	0.76	0.73	B	0.06
11	CAMP, JIM & ELIZABETH	TX	30.145161	-97.881446	1.67	1.63	C	0.99
12	CARLON, ALFONSO	TX	30.138492	-97.892699	1.97	1.94	C	1.05
13	CARRACEDO, LUCIA	TX	30.118223	-97.881552	1.32	1.29	C	0.36
14	CUNNINGHAM, DIANA	TX	30.109125	-97.854755	1.35	1.29	A	1.49
15	DEPENNING, JOEL	TX	30.123851	-97.871674	0.62	0.59	A	0.11
16	DUGDALE, JOHN COB	TX	30.418947	-97.751071	21.15	21.09	C	21.20
17	DUKE, ERIN & CHRIS	TX	30.13547	-97.890443	1.77	1.74	C	0.82
18	GORDON, CAROL	TX	30.137075	-97.88355	1.43	1.40	C	0.56

ID	Name	State	Lat	Long	Distance to Facility Point (Miles)	Distance to Pond (Miles)	Closest Land Application Area	Distance to Land Application Area (Miles)
19	GASTON, BRANDON & CHRISTIAN	TX	30.133856	-97.8897	1.70	1.66	C	0.74
20	HALL, KRISTA & JASON	TX	30.119141	-97.859947	0.59	0.54	A	0.79
21	HASCHKE, GERALD	TX	30.110375	-97.857404	1.22	1.16	A	1.32
22	HIRN, JESSICA	TX	30.135851	-97.89318	1.94	1.90	C	0.98
23	HOLLOWAY, MARK	TX	30.110833	-97.854761	1.24	1.18	A	1.40
24	JAMISON, GINA	TX	30.138008	-97.88984	1.80	1.77	C	0.89
25	KAMMERDIENE, TESHA	TX	30.136129	-97.884583	1.46	1.43	C	0.56
26	KATZ, JOSHUA <i>COH</i>	TX	30.26049	-97.79112	10.10	10.05	C	10.27
27	KNIGHT, STACEY	TX	30.138491	-97.882872	1.44	1.41	C	0.61
28	KNIGHT, WILLIAM	TX	30.138491	-97.882872	1.44	1.41	C	0.61

ID	Name	State	Lat	Long	Distance to Facility Point (Miles)	Distance to Pond (Miles)	Closest Land Application Area	Distance to Land Application Area (Miles)
29	KURZAWSKI, KEN	TX	30.147268	-97.874801	1.55	1.50	C	1.11
30	LAKEY, AIMEE	TX	30.098295	-97.861822	2.01	1.96	B	1.93
31	LAUGER, SCOTT	TX	30.135381	-97.897368	2.17	2.14	C	1.20
32	**LOWDER, KELLY	TX	30.095595	-97.861483	2.20	2.15	B	2.11
33	LOZANO, BRENDA	TX	30.147703	-97.877767	1.67	1.62	C	1.13
34	MARINUS, MATTIA	TX	30.136751	-97.884191	1.46	1.42	C	0.57
35	MATTHEWS, GLENDA	TX	30.145105	-97.874688	1.42	1.37	C	0.96
36	MCKNIGHT, GERALD & LINDA	TX	30.120117	-97.875234	0.93	0.90	C	0.23
37	MEAGHER, AEDIN	TX	30.139202	-97.885498	1.60	1.57	C	0.74
38	MILLER, ANDREW <i>BSEACD</i>	TX	30.297975	-97.747023	13.62	13.56	C	13.86

ID	Name	State	Lat	Long	Distance to Facility Point (Miles)	Distance to Pond (Miles)	Closest Land Application Area	Distance to Land Application Area (Miles)
39	MOCCIA, ERIC	TX	30.139295	-97.889451	1.82	1.78	C	0.92
40	MUGAN, MONICA	TX	30.123953	-97.888793	1.61	1.57	C	0.56
41	NOVAK, ROB & TIFFANY	TX	30.122886	-97.880714	1.15	1.12	C	0.08
42	OCHOA, CLAUDIA	TX	30.133477	-97.891196	1.78	1.75	C	0.81
43	PATTERSON, DAVID	TX	30.105144	-97.859509	1.55	1.50	A	1.56
44	PEACE, ANALISA GEAA	TX	29.462807	-98.508128	60.01	60.00	C	59.12
45	**PENNINGTON CAROL	TX	30.137006	-97.889765	1.77	1.74	C	0.85
46	PERLMAN, PAULA	TX	30.147626	-97.883146	1.86	1.82	C	1.18
47	PLOEGER, KRISTEN	TX	30.136666	-97.892293	1.90	1.87	C	0.96
48	**POTTS, KENDRA	TX	30.353297	-97.754911	16.83	16.77	C	16.95

ID	Name	State	Lat	Long	Distance to Facility Point (Miles)	Distance to Pond (Miles)	Closest Land Application Area	Distance to Land Application Area (Miles)
49	REEVES, BARBARA	TX	30.144851	-97.874637	1.40	1.36	C	0.95
50	ROSS, JEFF	TX	30.118735	-97.861356	0.61	0.56	A	0.74
51	RUFF, MATT	TX	30.110878	-97.853647	1.26	1.20	A	1.45
52	SEYMOUR, DUSTIN	TX	30.120759	-97.873601	0.82	0.80	B	0.23
53	**SMITH, DANE	TX	30.096245	-97.858413	2.17	2.11	B	2.15
54	STARR, DARLENE & MICHAEL	TX	30.13444	-97.883103	1.33	1.30	C	0.42
55	TANCREDO, ALEXIS	TX	30.122988	-97.88834	1.59	1.56	C	0.54
56	THOMAS, NICHOLAS	TX	30.135988	-97.899316	2.29	2.26	C	1.33
57	TINSLEY, MARY	TX	30.13866	-97.892355	1.96	1.92	C	1.04
58	TOOKOIAN, ANNELOUISE	TX	30.118753	-97.861351	0.61	0.55	A	0.74

ID	Name	State	Lat	Long	Distance to Facility Point (Miles)	Distance to Pond (Miles)	Closest Land Application Area	Distance to Land Application Area (Miles)
59	TREJO, DEBORAH <i>BSEACD</i>	TX	30.297975	-97.747023	13.62	13.56	C	13.86
60	TROMBLEY, VALERIE	TX	30.132878	-97.890419	1.72	1.69	C	0.76
61	TUTTLE, CHARLES	TX	30.12163	-97.856301	0.54	0.48	A	0.92
62	SANCHEZ-VALDEZ, ANTONIO	TX	30.124541	-97.874476	0.76	0.73	B	0.06
63	**VALDEZ, ELOY & TINA	TX	30.098411	-97.905888	3.29	3.27	C	2.32
64	VAN BLOKLAND DALE	TX	30.14227	-97.882827	1.59	1.55	C	0.83
65	WOOD, CAROLYN	TX	30.122439	-97.857788	0.44	0.38	A	0.82
66	WRIGHT, LOIS	TX	30.122708	-97.872267	0.68	0.66	A	0.19
67	**SOROHAN, KYLE	TX	30.221138	-98.003939	10.65	10.61	C	9.79
68	*WATERS,G	TX						

ID	Name	State	Lat	Long	Distance to Facility Point (Miles)	Distance to Pond (Miles)	Closest Land Application Area	Distance to Land Application Area (Miles)
69	COYNE, KATIE COA	TX						
70	**ROSE, VICTORIA SOS	TX	30.228825	-97.801312	7.88	7.83	C	8.1

*Not mapped because the only address provided in the hearing request was a Post Office Box number.

** Not pictured because too great of a distance from address provided in the hearing request to relevant features.

ORGANIZATIONAL REQUESTER ABBREVIATIONS

“BSEACD” - Barton Springs Edwards Aquifer Conservation District "GEAA” - Greater Edwards Aquifer Alliance

“COA” - City of Austin

“COH”- City of Hays

“COB” – City of Buda

“SOS” - Save Our Springs Alliance

“COCHOA” - Coves of Cimarron Home Owners Association

MAILING LIST
Hays Commons Development, Inc.
TCEQ Docket No. 2025-1295-MWD; Permit No. WQ0016373001

FOR THE APPLICANT

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Austin, Texas 78756

Daniel Ryan, P.E., Vice President &
Lauren Crone, P.E. Senior Project Manager
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RESOLUTION

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via eFilings:

Docket Clerk
Texas Commission on Environmental
Quality Office of Chief Clerk, MC-105
P.O. Box 13087
Austin, Texas 78711
<https://www.tceq.texas.gov/goto/efilings>

REQUESTER(S)

See attached list.

REQUESTER(S)

Aboussie, Karen
2402 Chaparral Park Rd
Manchaca Tx 78652

Ballou, Hannah
530 Tanglewood Trl
Buda Tx 78610

Beatty, Alonna Michelle
903 Bluebird Dr
Manchaca Tx 78652

Berkowitz, Stuart
2500 Robin Rd
Manchaca Tx 78652

Bien, Darren
1002 Magnolia Cv
Buda Tx 78610

Blake, Candace
12620 Live Oak Ln
Buda Tx 78610

Brisky, Philip
2200 Chaparral Park Rd
Manchaca Tx 78652

Brunone, Andrew
330 Woodland Oaks Trl
Buda Tx 78610

Bryan-Valdez, Lydia
Valdez, Antonio Sanchez
546 Country Ln
Buda Tx 78610

Camp, Elizabeth and Jim
3803 Cattleman Dr
Manchaca Tx 78652

Carlon, Alfonso D
2805 Robin Rd
Manchaca Tx 78652

Carracedo, Lucia
21 Country Oaks Dr
Buda Tx 78610

Coyne, Katie
PO Box 1088
Austin Tx 78767

Cunningham, Diana
208 Buttercup Trl
Buda Tx 78610

Depenning, Joel Thomas
523 Country Ln
Buda Tx 78610

Dugdale, John
11675 Jollyville Rd
Austin Tx 78759

Duke, Chris
912 Bluebird Dr
Manchaca Tx 78652

Duke, Erin
912 Bluebird Dr
Manchaca Tx 78652

Gordon, Carol
920 Hawk Dr
Manchaca Tx 78652

Gaston, Brandon
903 Bluebird Dr
Manchaca Tx 78652

Gaston, Christian
903 Bluebird Dr
Manchaca Tx 78652

Hall, Jason
12607 Crystal Creek Dr
Buda Tx 78610

Hall, Krista
12607 Crystal Creek Dr
Buda Tx 78610

Haschke, Gerald
308 Fox Holw
Buda Tx 78610

Hirn, Jessica N
2901 Chaparral Park Rd
Manchaca Tx 78652

Holloway, Mark Alan
213 Dewberry Cv
Buda Tx 78610

Jamison, Gina
1011 Bluebird Dr
Manchaca Tx 78652

Kammerdiener, Tesha
2313 Chaparral Park Rd
Manchaca Tx 78652

Katz, Joshua D
1601 S Mopac Expy
Austin Tx 78746

Knight, Stacey
2208 Chaparral Park Rd
Manchaca Tx 78652

Knight, William L
2208 Chaparral Park Rd
Manchaca Tx 78652

Kurzawski, Ken
3445 Bliss Spillar Rd
Manchaca Tx 78652

Lakey, Aimee
1165 Clark Brothers Dr
Buda Tx 78610

Lauger, Scott
1006 Post Oak Path
Manchaca Tx 78652

Lowder, Kelly
1359 Heep Run
Buda Tx 78610

Lozano, Brenda K
13102 Turkey Roost Dr
Manchaca Tx 78652

Marinus, Mattia
2309 Chaparral Park Rd
Manchaca Tx 78652

Matthews, Glenda
3415 Bliss Spillar Rd
Manchaca Tx 78652

McKnight, Linda And Gerald
12628 Red Bud Trl
Buda Tx 78610

Meagher, Aedin
2402 Robin Rd
Manchaca Tx 78652

Miller, Andrew S
2905 San Gabriel St
Austin Tx 78705

Moccia, Eric N
2602 Robin Rd
Manchaca Tx 78652

Mugan, Monica
16001 Scenic Oaks Trl
Buda Tx 78610

Novak, Rob
40 Country Oaks Dr
Buda Tx 78610

Novak, Tiffany
40 Country Oaks Dr
Buda Tx 78610

Ochoa, Claudia
901 Quail Rd
Manchaca Tx 78652

Patterson, David
16220 Remuda Trl
Buda Tx 78610

Peace, Annalisa
1809 Blanco Rd
San Antonio Tx 78212

Pennington, Carol
1005 Bluebird Dr
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Perlman, Paula
Ayres, Jonathan
13301 Ramrod Dr
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Manchaca Tx 78652

Potts, Kendra
3575 Far West Blvd
Austin Tx 78731

Reeves, Barbara
3411 Bliss Spillar Rd
Manchaca Tx 78652

Rose, Victoria Ann
3201 Menchaca Rd
Austin, Tx 78704 -5941

Rose, Victoria Ann
4701 West Gate Blvd
Austin, Tx 78745 -1479

Ross, Jeff
12607 Taylor Dr
Buda Tx 78610

Ruff, Matt
207 Dewberry Cv
Buda Tx 78610

Seymour, Dustin
12622 Live Oak Ln
Buda Tx 78610

Smith, Dane
135 Jay Gould Way
Buda Tx 78610

Sorahan, Kyle
13301 Trail Driver
Austin, Tx, 78737

Starr, Darlene And Michael
2301 Sparrow Dr
Manchaca Tx 78652

Tancredo, Alexis
16002 Scenic Oaks Trl
Buda Tx 78610

Thomas, Nicholas
2003 Spanish Oak Trl
Manchaca Tx 78652

Tinsley, Mary Jeannine
2803 Robin Rd
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Tookoian, Annelouise
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Buda Tx 78610

Trejo, Deborah C
2905 San Gabriel St
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Trombley, Valerie
2701 Cardinal Dr
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Tuttle, Charles L
12503 Shady Acres Dr
Buda Tx 78610

Valdez, Eloy
211 Oak Forest Dr
Buda Tx 78610

Valdez, Tina
211 Oak Forest Dr
Buda Tx 78610

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Waters, G
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527 Tanglewood Trl
Buda Tx 78610