

Filed
Tarrant County Clerk
12:47 pm, Jun 14 2024
Mary Louise Nicholson
County Clerk
by LMWillis

AGENDA

for
NOTICE OF PUBLIC MEETING
of the
BOARD OF DIRECTORS
of the

NORTHERN TRINITY GROUNDWATER CONSERVATION DISTRICT
Wednesday, June 26, 2024, at 2:00 PM

PERMIT HEARING ON GRANDFATHERED USE PERMITS and OPERATING PERMIT,
and
REGULAR BOARD MEETING

MEETING LOCATION:
Board Room located at 1100 Circle Drive, Fort Worth, TX 76119

Permit Hearing

The Permit Hearing will begin at 2:00 PM. All interested parties are invited to attend.

Notice is hereby given that the Board of Directors of the Northern Trinity Groundwater Conservation District (District) will hold a Permit Hearing and may discuss, consider, and take all necessary action regarding the subject matters of the hearing, including but not limited to approving the application(s) listed below.

Agenda:

1. Call to order; establish a quorum; declare the meeting open to the public; introduction of the Board.
2. Review the Grandfathered Use Permit Application(s) of:

Applicant: Badohal Holdings, LLC

Location of Well: 3201 N Freeway, Fort Worth, TX 76106

N-2017-078 - Latitude: 32.801944° N Longitude: -97.321750° W

Purpose of Use: Commercial (car wash)

Requested Annual Production: 1,226,440 gallons

Production Capacity of Well: 60 GPM

Aquifer: Paluxy

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Applicant: The City of White Settlement

Location of Well System: CCN service area- White Settlement, TX 76108

Well 1- N-2016-1436 - Latitude: 32.755126° N Longitude: -97.445822° W

Well 2- N-2016-1437 - Latitude: 32.755111° N Longitude: -97.445917° W

Well 3- N-2016-1438 - Latitude: 32.755806° N Longitude: -97.472222° W

Well 4- N-2016-1439 - Latitude: 32.768150° N Longitude: -97.472500° W

Well 5- N-2016-1440 - Latitude: 32.768055° N Longitude: -97.472500° W

Well 6- N-2016-1442 - Latitude: 32.747500° N Longitude: -97.465278° W

Well 7- N-2016-1443 - Latitude: 32.743472° N Longitude: -97.456944° W

Well 8- N-2018-0035 - Latitude: 32.743428° N Longitude: -97.456739° W

Purpose of Use: PWS

Requested Annual System Production: 214,638,000 gallons

Capacity (GPM): Well 1-163 Well 2-46 Well 3-57 Well 4-105 Well 5-105 Well 6-155 Well 7-64 Well 8-90

Aquifer: Well 1-TM Well 2-P Well 3-P Well 4-TM Well 5-P Well 6-TM Well 7-TM Well 8- P

Applicant: The City of White Settlement

Location of Well: 8731 Gibbs Dr., White Settlement, TX 76108

N-2016-1441 - Latitude: 32.749449° N Longitude: -97.470833° W

Purpose of Use: Irrigation

Requested Annual Production: 4,252,000 gallons

Production Capacity of Well: 130

Aquifer: Paluxy

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Applicant: The City of Grand Prairie

Location of Well System: 2833 England Parkway, Grand Prairie, TX 75054

Well 1- N-2020-0232 - Latitude: 32.590371° N Longitude: -97.052774° W

Well 2- N-2020-0233 - Latitude: 32.590485° N Longitude: -97.052561° W

Purpose of Use: Pond and Irrigation

Requested Annual System Production: 12,342,700 gallons

Capacity (GPM): Well 1-150 Well 2-35

Aquifer: Well 1-Paluxy Well 2-Woodbine

Applicant: Fowlers RV Park/First Place Investments, LLC

Location of Well: 12465 Business Hwy 287, Fort Worth, TX 76179

N-2021-0123 - Latitude: 32.954267° N Longitude: -97.421403° W

Purpose of Use: PWS

Requested Annual Production: 2,511,500 gallons

Capacity (GPM): 14 GPM

Aquifer: Antlers

Applicant: BN Leasing Corporation (BNSF Railroad)

Location of Well: 3017 Lou Menk Dr, Fort Worth, TX 76131

N-2018-0635 - Latitude: 32.862800° N Longitude: -97.319556° W

Purpose of Use: PWS

Requested Annual Production: 2,324,540 gallons

Capacity (GPM): 50 GPM

Aquifer: Paluxy

Applicant: Armet WFW, LP

Location of Well: 11255 Camp Bowie West Blvd, Fort Worth, TX 76008

N-2023-0045 - Latitude: 32.719767° N Longitude: -97.515056° W

Purpose of Use: PWS

Requested Annual Production: 993,930 gallons

Production Capacity of Well: 15 GPM

Aquifer: Paluxy

Applicant: City of Hurst (North Pressure Plane)

Location of Well: 2400 Norwood Drive, Hurst, TX 76054

N-2016-1351 - Latitude: 32.859444° N Longitude: -97.174444° W

Purpose of Use: PWS

Requested Annual Production: 41,390,000 gallons

Production Capacity of Well: 724 GPM

Aquifer: Twin Mountains

Applicant: City of Hurst (South Pressure Plane)

Location of Well System: CCN service area- City of Hurst, TX 76054

Well 1- N-2016-1347 - Latitude: 32.810278° N Longitude: -97.174444° W

Well 2- N-2016-1348 - Latitude: 32.823056° N Longitude: -97.168611° W

Well 3- N-2016-1349 - Latitude: 32.827222° N Longitude: -97.189444° W

Well 4- N-2016-1350 - Latitude: 32.832500° N Longitude: -97.177222° W

Well 5- N-2016-1352 - Latitude: 32.816944° N Longitude: -97.197500° W

Purpose of Use: PWS

Requested Annual System Production: 34,200,000 gallons

Capacity (GPM): Well 1-680 Well 2-481 Well 3-694 Well 4-779 Well 5-620

Aquifer: Well 1-TM Well 2- TM Well 3- TM Well 4-TM Well 5- TM

Applicant: 5C SL Park Village, LLC

Location of Well: 300 S Carrol Ave, Southlake, TX 76092

N-2016-0010 - Latitude: 32.937889° N Longitude: -97.135028° W

Purpose of Use: Pond and Irrigation

Requested Annual Production: 3,700,000 gallons

Production Capacity of Well: 40 GPM

Aquifer: Paluxy

Applicant: Project Handup dba The Gatehouse

Location of Well: 670 Westport Parkway, Grapevine, TX 76051

N-2016-0639 - Latitude: 32.909806° N Longitude: -97.091222° W

Purpose of Use: Irrigation

Requested Annual Production: 2,338,100 gallons

Production Capacity of Well: 77 GPM

Aquifer: Paluxy

Applicant: Project Handup dba The Gatehouse

Location of Well: 670 Westport Parkway, Grapevine, TX 76051

N-2020-0205 - Latitude: 32.906083° N Longitude: -97.093000° W

Purpose of Use: Pond

Requested Annual Production: 723,120 gallons

Production Capacity of Well: 23 GPM

Aquifer: Woodbine

Applicant: Town of Lakeside

Location of Well System: CCN service area- Lakeside, TX 76108

Well 1- N-2016-1072 - Latitude: 32.818344° N Longitude: -97.478931° W

Well 2- N-2016-1073 - Latitude: 32.818296° N Longitude: -97.478927° W

Well 3- N-2016-1074 - Latitude: 32.817430° N Longitude: -97.478816° W

Well 4- N-2016-1075 - Latitude: 32.816965° N Longitude: -97.479599° W

Well 5- N-2016-1076 - Latitude: 32.817249° N Longitude: -97.480147° W

Well 6- N-2016-1077 - Latitude: 32.823439° N Longitude: -97.496658° W

Well 7- N-2016-1078 - Latitude: 32.824414° N Longitude: -97.496094° W

Well 8- N-2018-1079 - Latitude: 32.823446° N Longitude: -97.495402° W

Well 9- N-2016-1080 - Latitude: 32.819070° N Longitude: -97.499279° W

Well 10- N-2016-1063 - Latitude: 32.817270° N Longitude: -97.480727° W

Well 11- N-2016-1064 - Latitude: 32.824000° N Longitude: -97.496292° W

Well 12- N-2016-1066 - Latitude: 32.818920° N Longitude: -97.477417° W

Well 13- N-2016-1065 - Latitude: 32.818922° N Longitude: -97.477367° W

Well 14- N-2016-1067 - Latitude: 32.819032° N Longitude: -97.499270° W

Well 15- N-2016-1068 - Latitude: 32.823423° N Longitude: -97.495456° W

Purpose of Use: PWS

Requested Annual System Production: 102,036,700 gallons

Capacity (GPM): Well 1-102 Well 2-85 Well 3-51 Well 4-116 Well 5-30 Well 6-25 Well 7-30 Well 8-31
Well 9-33 Well 10-40 Well 11-107 Well 12-41 Well 13-35 Well 14-60 Well 15-75

Aquifer: Well 1-P Well 2-TM Well 3-P Well 4-TM Well 5-P Well 6-P Well 7-P Well 8- P

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Well 9-P Well 10-P Well 11-TM Well 12-TM Well 13-P Well 14-TM Well 15-TM

Applicant: Realty Income Properties 22, LLC (Golden Triangle)

Location of Well: 3251 Golden Triangle Blvd, Fort Worth, TX 76244

N-2018-0575 - Latitude: 32.934211° N Longitude: -97.310417° W

Purpose of Use: Commercial (Car Wash)

Requested Annual Production: 3,837,150 gallons

Production Capacity of Well: 25 GPM

Aquifer: Glen Rose

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Applicant: Victron Stores, LP

Location of Well: 4311 South Bowen Road, Arlington, TX, 76016

N-2016-0089 - Latitude: 32.675465° N Longitude: -97.149198° W

Purpose of Use: Commercial (Car Wash)

Requested Annual Production: 8,000,000 gallons

Production Capacity of Well: 80 GPM

Aquifer: Paluxy

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Applicant: City of Pelican Bay

Location of Well System: CCN service area- Pelican Bay, TX 76020

Well 1- N-2016-1366 - Latitude: 32.919754° N Longitude: -97.520609° W

Well 2- N-2016-1365 - Latitude: 32.912234° N Longitude: -97.519547° W

Well 3- N-2016-1355 - Latitude: 32.912294° N Longitude: -97.518852° W

Well 4- N-2016-1364 - Latitude: 32.912210° N Longitude: -97.519472° W

Well 5- N-2016-1357 - Latitude: 32.923943° N Longitude: -97.515724° W

Well 6- N-2016-1363 - Latitude: 32.930213° N Longitude: -97.522639° W

Well 7- N-2016-1362 - Latitude: 32.924282° N Longitude: -97.515737° W

Well 8- N-2018-1361 - Latitude: 32.923685° N Longitude: -97.515409° W

Well 9- N-2016-1360 - Latitude: 32.923872° N Longitude: -97.516075° W

Well 10- N-2016-1359 - Latitude: 32.930408° N Longitude: -97.522736° W

Well 11- N-2016-1358 - Latitude: 32.921210° N Longitude: -97.521839° W

Well 12- N-2016-1356 - Latitude: 32.930410° N Longitude: -97.522638° W

Well 13- N-2016-1354 - Latitude: 32.912291° N Longitude: -97.519351° W

Well 14- N-2016-1353 - Latitude: 32.924341° N Longitude: -97.515942° W

Well 15- N-2018-0560 - Latitude: 32.924200° N Longitude: -97.522039° W

Well 16- N-2018-0561 - Latitude: 32.922408° N Longitude: -97.522036° W

Purpose of Use: PWS

Requested Annual System Production: 43,427,100 gallons

Capacity (GPM): Well 1-30 Well 2-10 Well 3-15 Well 4-12 Well 5-9 Well 6-6 Well 7-13 Well 8-7

Well 9-7 Well 10-14 Well 11-25 Well 12-38 Well 13-35 Well 14-25 Well 15-28 16-28

Aquifer: Antlers

3. Public Comment on the Grandfathered Use Permit Application(s).
4. Consider and act upon the Grandfathered Use Permit Application(s), including the designation of parties and/or granting or denying the Grandfathered Use Permit Application(s) in whole or in part, as applicable.
5. Review the Operating Permit Application(s) of:

Applicant: Badohal Holdings, LLC

Location of Well: 3201 N Freeway, Fort Worth, TX 76106

N-2017-078 - Latitude: 32.801944° N Longitude: -97.321750° W

Purpose of Use: Commercial (car wash)

Requested Annual Production: Additional 1,773,560 gallons (totaling 3,000,000 gallons annually)

12:48 pm, Jun 14 2024

Production Capacity of Well: 60 GPM

Aquifer: Paluxy

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Applicant: City of Southlake

Location of Well: 3901 N White Chapel Blvd., Southlake, TX 76092
N-2016-0306 - Latitude: 32.986110° N Longitude: -97.156390° W

Purpose of Use: Irrigation and Pond

Requested Annual Production: Additional 1,700,000 gallons (totaling 8,773,700 gallons annually)

Production Capacity of Well: 65 GPM

Aquifer: Paluxy and Glen Rose

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Applicant: City of Southlake

Location of Well: 450 W Southlake Blvd., Southlake, TX 76092
N-2018-0678- Latitude: 32.941967° N Longitude: -97.157561° W

Purpose of Use: Irrigation and Pond

Requested Annual Production: Additional 1,030,000 gallons (totaling 3,950,000 gallons annually)

Production Capacity of Well: 65 GPM

Aquifer: Paluxy

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Applicant: City of Southlake

Location of Well: 200 E Dove Rd, Southlake, TX 76092
N-2018-0679- Latitude: 32.971667° N Longitude: -97.146111° W

Purpose of Use: Irrigation and Pond

Requested Annual Production: Additional 970,000 gallons (totaling 10,095,000 gallons annually)

Production Capacity of Well: 110 GPM

Aquifer: Paluxy and Glen Rose

- 6. Public Comment on the Operating Permit Application(s).
- 7. Consider and act upon the Operating Permit Application(s), including the designation of parties and/or granting or denying the Operating Permit Application(s) in whole or in part, as applicable.
- 8. Adjourn or continue Permit hearing.

Regular Board Meeting

The Regular Board Meeting will begin upon the adjournment of the above-noticed Permit Hearing.

All interested parties are invited to attend.

The Board may consider, discuss, and take action, including expending funds, on any of the following agenda items:

AGENDA:

- 1. Call to order, establish a quorum, and declare the meeting open to the public.
- 2. Public Comment.
- 3. **Consent Agenda:** Each of these items is recommended by the Staff, and approval thereof will be strictly on the basis of the Staff's recommendations. Approval for the Consent Agenda authorizes the General Manager or his designee to implement each item in accordance with the Staff recommendations. The Consent Agenda will be approved as a block. Any Board member who has questions regarding any item on the Consent Agenda may have the item pulled and considered as a regular item on the agenda. Any items so pulled for separate discussion will be considered as the first items following approval of the Consent Agenda.
 - A. Approval of minutes from the Board meeting on March 26, 2024.

- B. Approval of Current Budget Performance - Operating and Investment account statements.
 - C. Payment of bills/invoices received.
 - D. Reimburse the General Manager, Field Tech, and/or Office Manager for invoices/bills paid on behalf of the District.
4. Any items from the Consent Agenda that were pulled for further discussion.
 5. Receive Quarterly Investment Report
 6. Discuss, Consider, and Act on the 2023 NTGCD Draft Audit.
 7. Discuss, Consider, and Act on the 2023 NTGCD Draft Annual Report.
 8. Discuss, consider, and possible action on a potential Interlocal Agreement with Tarrant County related to Title 30 of the Texas Administrative Code, Chapter 230.
 9. G M Report
 - GMA 8 Model Update
 - GMA 8 RFQ for Development of DFCs
 - TREC- Realtor Continuing Education Course
 - Realtor Training and Groundwater Education- Ashton Agency
 - Texas Water Leaders Program
 - Monitor Well Update
 - TCEQ Landfill Permit
 - Sandy Beach Groundwater Plume Meeting
 10. Board Reports
 11. Other Business / Setting of next meeting
 12. Adjourn.

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The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

The Northern Trinity Groundwater Conservation District is committed to public access. To request an accommodation for a person with a disability who wishes to attend the meeting, contact Laura Schumacher at 817.249.2062 at least one business day prior to the posted meeting.

At any time during the meeting and the permit hearing in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated, the Northern Trinity Groundwater Conservation District Board may meet in executive session on any of the above agenda items or other lawful items for consultation concerning attorney-client matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gifts (§551.073); personnel matters (§551.074); and deliberation regarding security devices (§551.076). Any subject discussed in executive session may be subject to action during an open meeting.

Certificate:

This is to certify that I, Corey Jones, posted the above agenda, giving notice of the meeting, on the bulletin board at the Office of Northern Trinity GCD, 1100 Circle Drive, Suite 300, Fort Worth, TX 76119. I also provided this agenda to the County Clerk in Tarrant County, Texas, with a request that it be posted on or before 2:00 PM, March 15, 2024.



 Corey Jones, General Manager

062624.NTGCD Agenda