



A Unified Framework for Texas Water & Land Stewardship

Securing Clear Surface Water Protections, Groundwater Sovereignty, and Common-Sense Local Authority. Put people first.

The Challenge

Texas is experiencing unprecedented population growth and rapid commercial overdevelopment. Our laws favor developers over local communities and hand out billions to data center developers.

Our vital surface-water reservoirs, like Canyon Lake, and our critical underground aquifers face severe, interconnected threats from treated sewage discharge, industrial runoff, and predatory commercial pumping. Because current state law restricts county oversight and exposes local water districts to expensive developer lawsuits, local communities are left defenseless against irreversible ecological and economic damage. Data centers receive billions of our tax dollars and can create water and electricity shortages.

The Solution: A Unified Water Defense Framework

We champion a multi-pronged, common-sense strategy to bypass bureaucratic gridlock utilizing **direct legislation, TCEQ administrative rulemaking petitions, and joint legislative resolutions** to establish clear, protective local standards. This platform protects existing property owners, keeps infrastructure costs on developers, and safeguards our Texas water heritage without expanding top-down government overreach.

Key Policy Pillars

1. Surface Water & Reservoir Safeguards (Chapter 311 Standards)

We support expanding historic Chapter 311 watershed protections—already successfully utilized to protect the pristine water quality of the Texas Highland Lakes—to Canyon Lake and similar critical reservoirs.

- **Designated Water Quality Areas:** Establish strict watershed boundaries encompassing entire contributing basins.
- **Total Wastewater Discharge Ban:** Prohibit the permitting of any new direct domestic or industrial treated sewage discharges into source waters.
- **Mandatory Closed-Loop Water Reuse:** Require all new large-scale master-planned developments to deploy advanced water recycling and land-application infrastructure that updates dynamically to match modern technology.
- **Statutory Stream Buffers & Chemical Controls:** Enforce 10- to 15-mile buffer zones on critical upstream tributaries and place strict guidelines on large-scale commercial chemical applications, while fully exempting family farms and residential lawns.

2. Groundwater District Sovereignty & Aquifer Protection

We must modernize Texas groundwater laws to protect existing property owners from having their family wells dried up by massive, out-of-basin commercial operations.

- **Curtail excessive commercial pumping:** Empower local Groundwater Conservation Districts (GCDs) to curtail excessive commercial pumping using peer-reviewed, state-approved scientific aquifer models.
- **Rule of Capture Modernization:** Secure the Rule of Capture for existing property owners by balancing individual pumping rights with the property rights of neighboring well owners.
- **GCD Legal Defense Fund:** Create a state-backed legal defense shield to stop deep-pocketed developers from using predatory lawsuits to bully or bankrupt local elected water boards.

3. Common-Sense County Commissioner Court Authority

Developers frequently exploit unincorporated areas just outside city limits to bypass environmental accountability. We support giving county leaders the common-sense tools necessary to manage growth responsibly.

- **Unincorporated Infrastructure Controls:** Amend Chapter 232 of the Texas Local Government Code to grant County Commissioners explicit regulatory authority over infrastructure capacity, public safety boundaries, and utility scaling.
- **Precedent for Local Conservation:** Replicate established Texas statutory precedents—such as those granted to Gulf Coast and barrier island counties—allowing local commissioners to enforce native landscaping standards and ecological buffer zones to protect fragile local ecosystems from commercial erosion.

4. Put a Moratorium on Data Centers

Texas is giving away billions of dollars to data center developers. These data centers use excessive water and energy. Surrounding neighborhoods are about 5 degrees warmer, and the noise harms livestock and people. Some communities have pledged that if water runs low, they will cut it off for residents before cutting it off for data centers. Texans deserve a seat at the table when deciding where we put data centers, and what the repercussions will be if the municipality runs low on water.

- **Impose a moratorium on data centers:** The legislature needs to enact real restrictions that protect local communities.
- **Protect electricity for residents and local businesses:** Data centers have raised electricity prices by 70% in some cases.
- **Data centers contribute to water shortages and rising prices:** Even “closed loop” systems use a tremendous amount of water.
- **Data centers do not create long-term jobs:** They create a short boom while the center is being built, then employment drops drastically. AI is also destroying jobs through automation.
- **Protect humans and livestock:** Ranchers near data centers report a dramatic increase in stillborn calves: Research the impact on fertility of livestock and humans in areas near data centers to determine if the relationship is causal.

Why This Framework Wins for Texas

- **Defends Private Property Rights:** By shifting the focus to balancing rights, this platform legally protects existing families' property values and water access from predatory commercial exploitation.
- **Fiscal Responsibility:** Ensures that massive new master-planned developments are required to scale responsibly and pay for their own infrastructure footprint rather than shifting the financial burden onto local taxpayers.
- **Local Control:** Restores Texas communities' right to protect their drinking water, economies, and public health from top-down bureaucratic stagnation.