

ROAD MAP OF COMAL COUNTY TEXAS

Scale 2000 Yards to the Inch.
Compiled and Drawn by W. C. B. Co.
November, 1925



Synopsis:

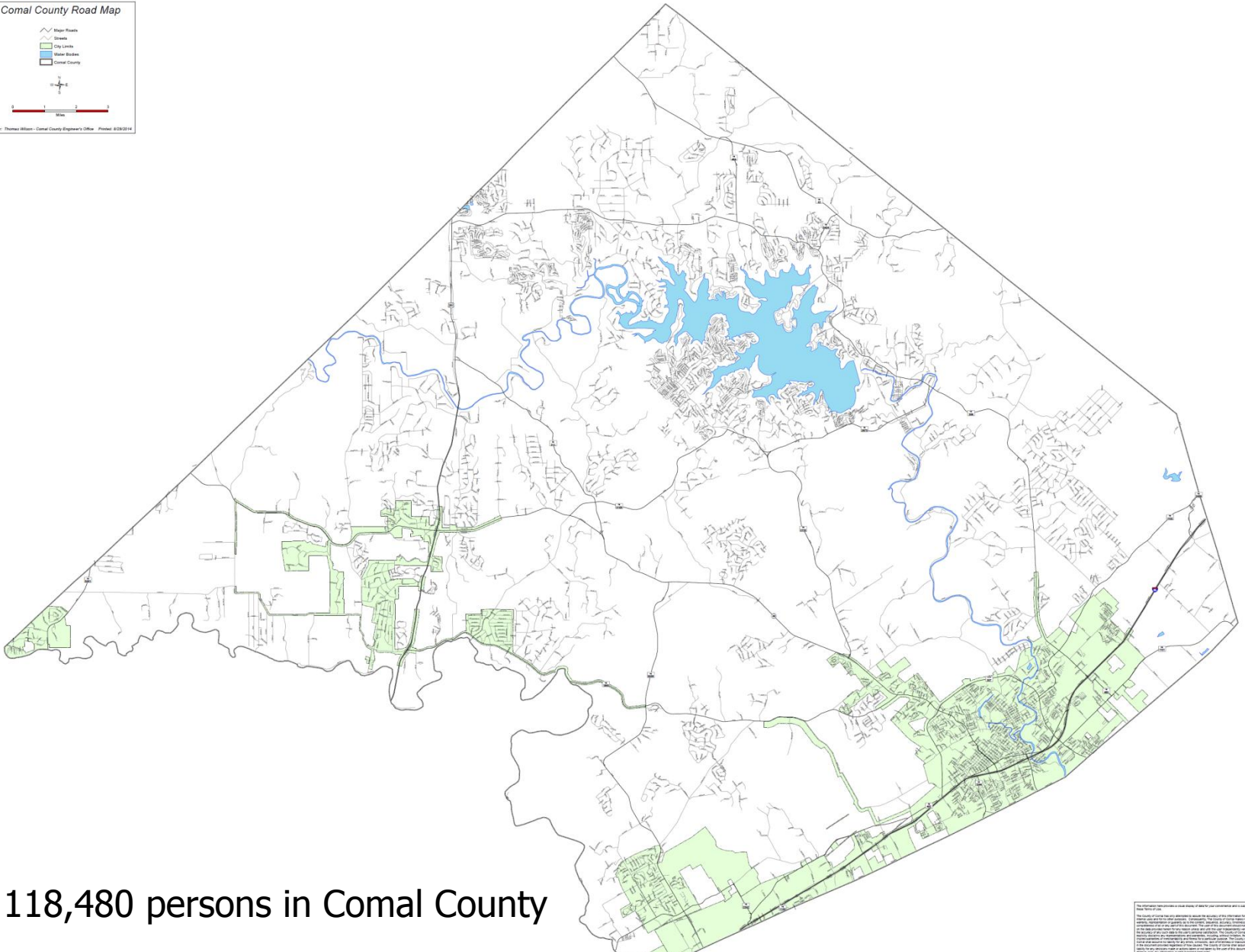
- State Highways ————
- First & Second Class Roads ————
- Third Class & Community Roads ————
- Local Routes ————
- Schoolhouses ————
- County Boundaries ————
- Precinct Boundaries ————

Comal County Road Map

- Major Roads
- Streets
- City Limits
- Water Bodies
- Comal County



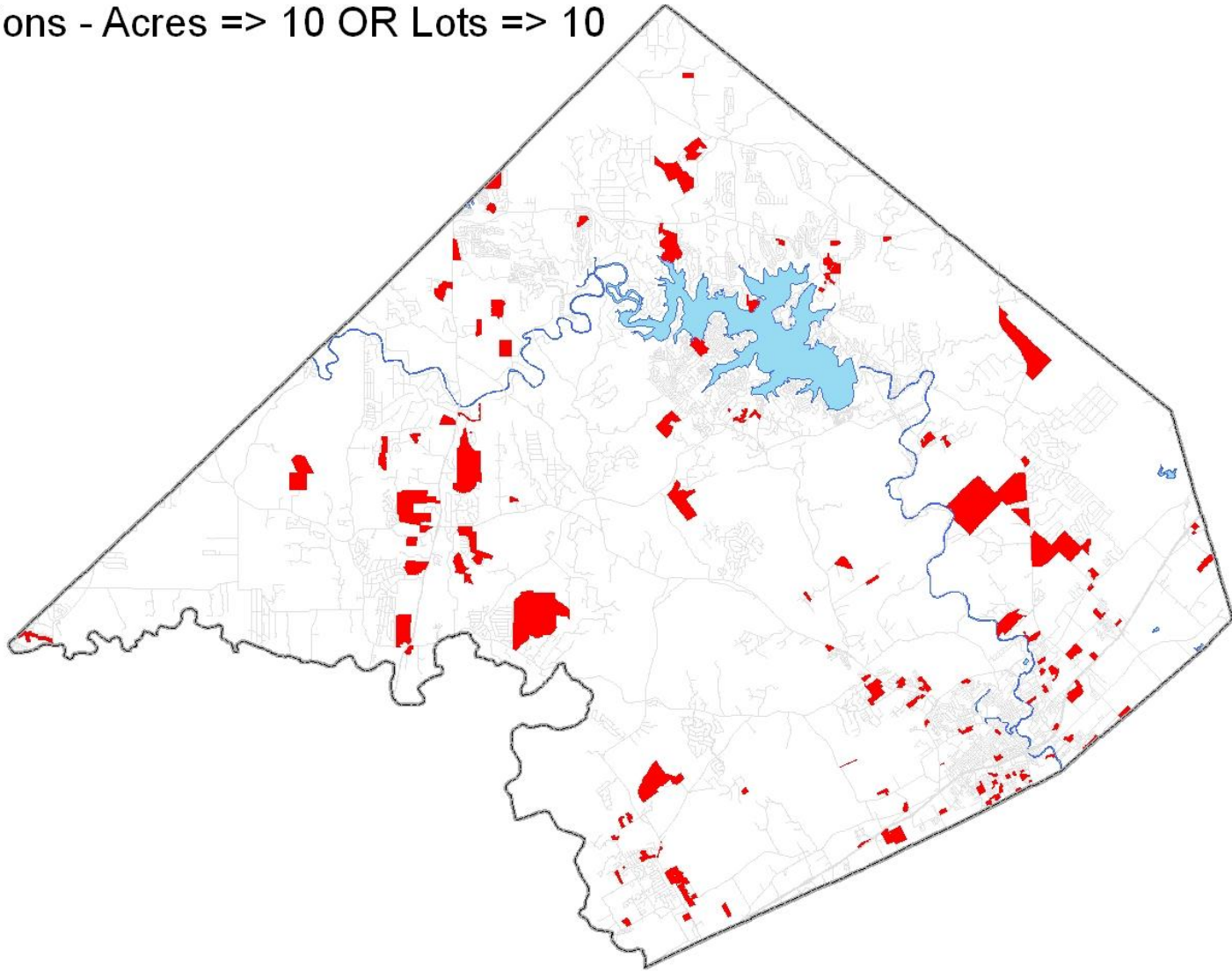
Author: Thomas Wilson - Comal County Engineer's Office Printed: 8/28/2014



118,480 persons in Comal County

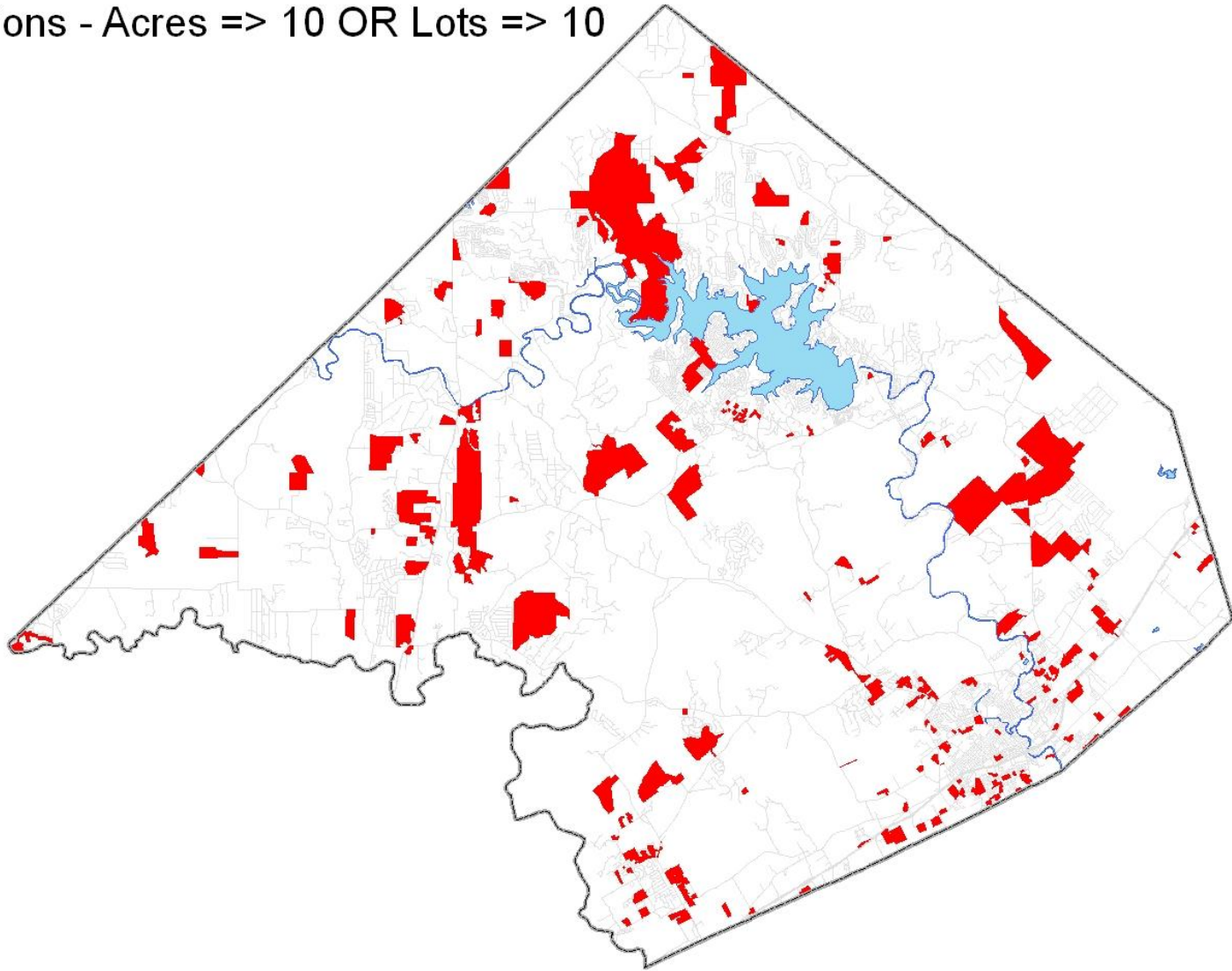
This document was prepared to assist the State of Texas in its efforts to provide a comprehensive and accurate road map of the State of Texas. The map is intended for informational purposes only and should not be used for legal or financial purposes. The map is subject to change without notice. The map is provided as a service to the public and is not intended to be a substitute for professional advice. The map is provided as a service to the public and is not intended to be a substitute for professional advice.

Subdivisions - Acres => 10 OR Lots => 10



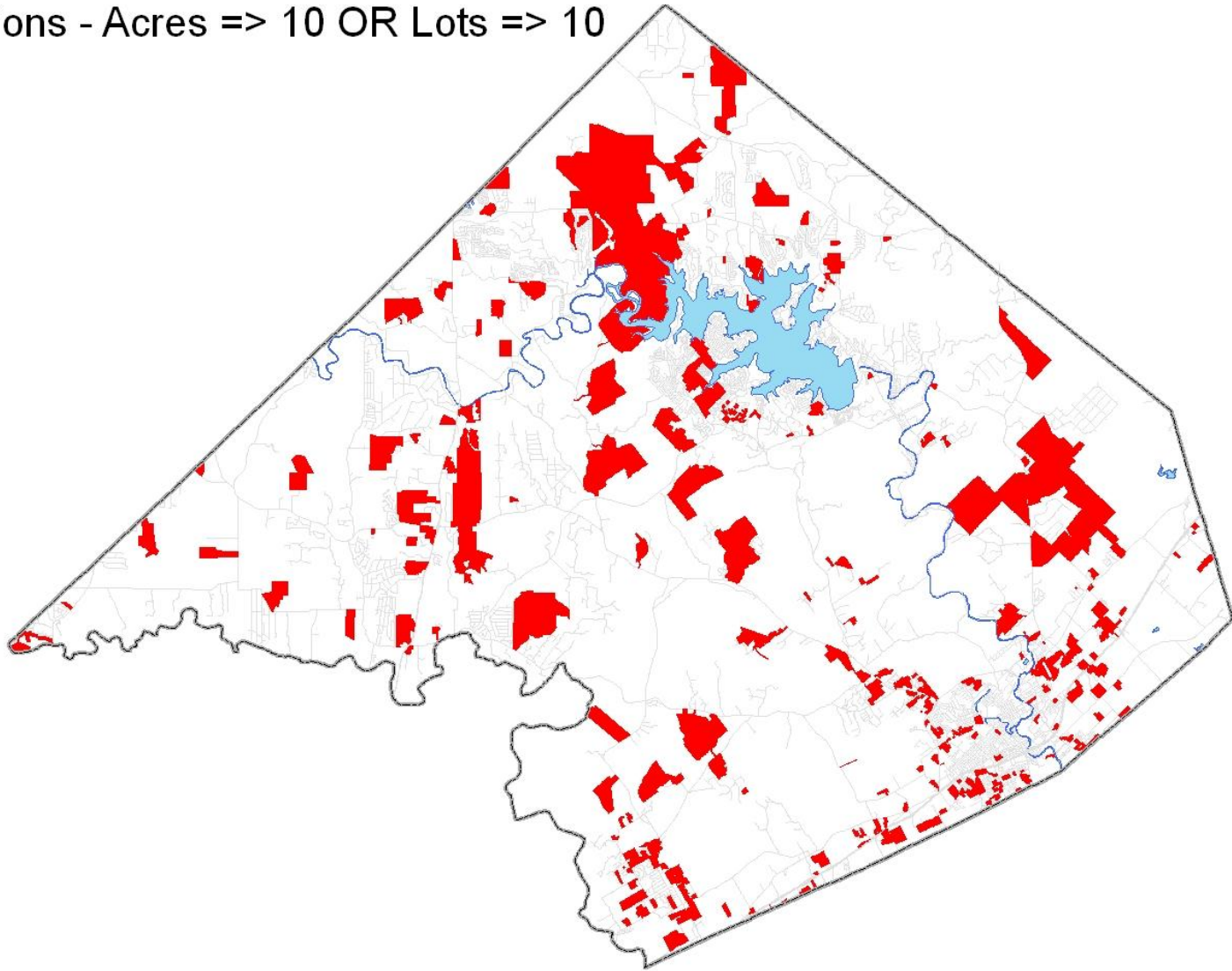
Starting in 1995, going to 2000.

Subdivisions - Acres => 10 OR Lots => 10



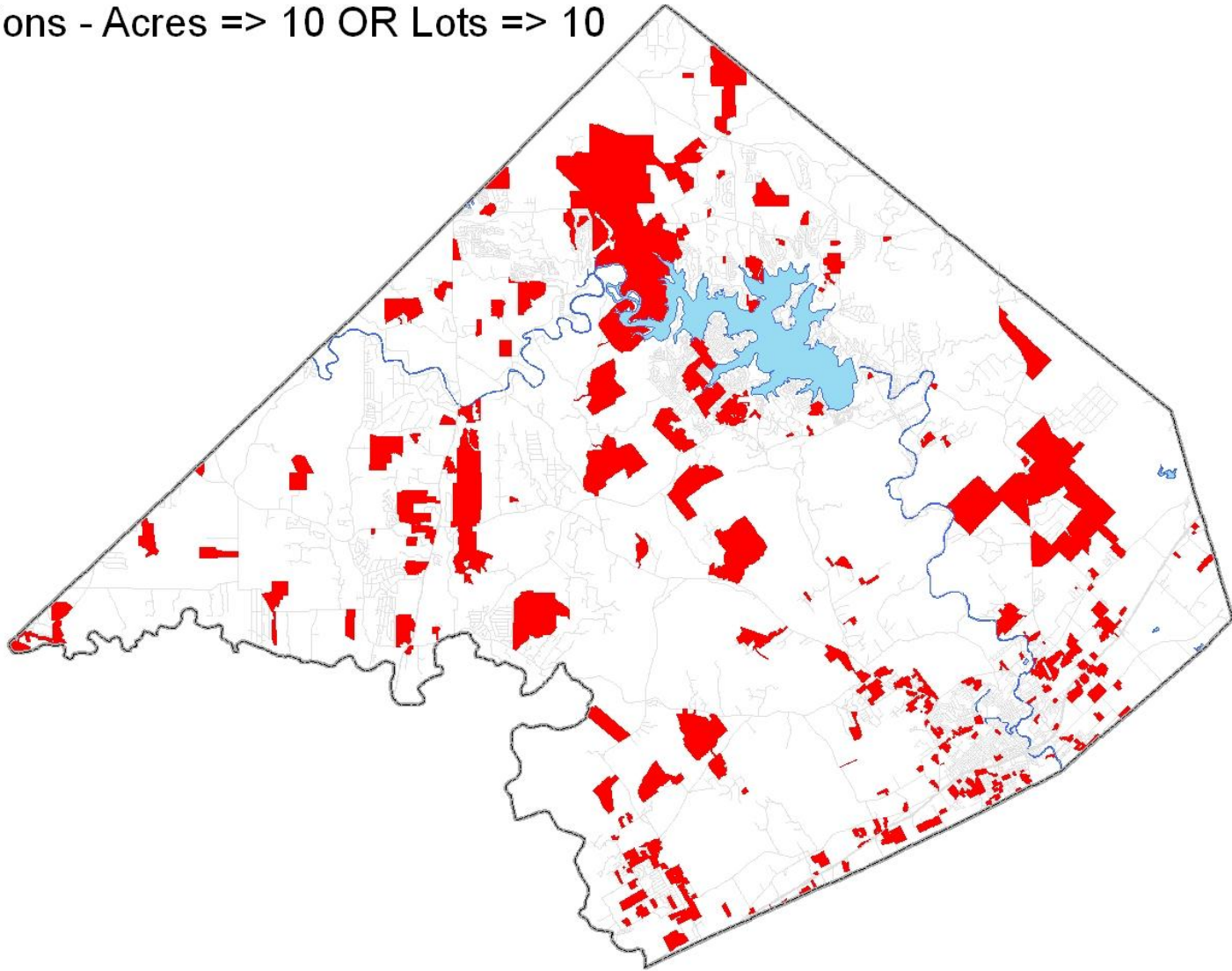
add 5 years, the 10 years between 1995 to 2005...

Subdivisions - Acres => 10 OR Lots => 10



add 5 more years, the 15 years between 1995 to 2010...

Subdivisions - Acres => 10 OR Lots => 10

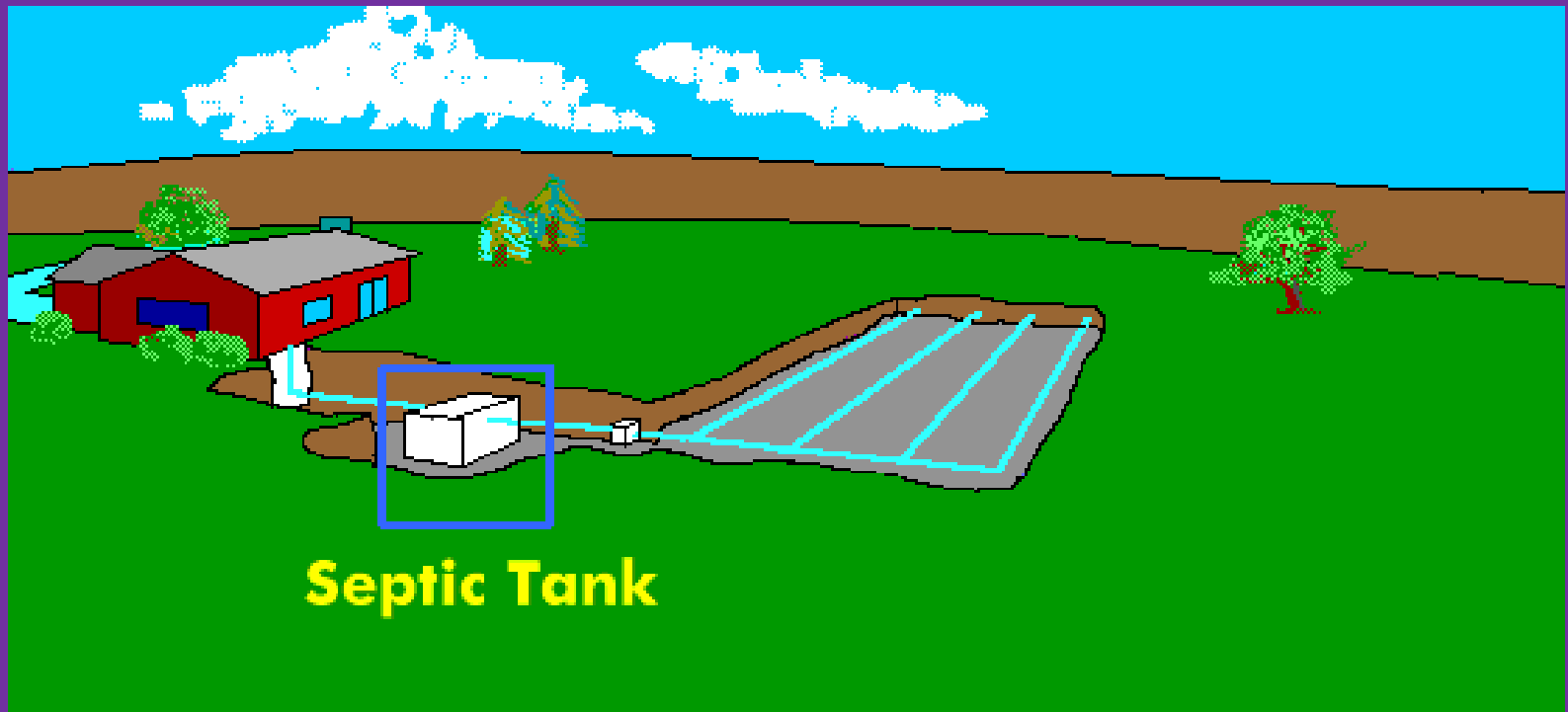


Finally, the 18 years between 1995 to 2013...

During those years, what was guiding the land development activity in the unincorporated areas of Comal County?

OSSF's

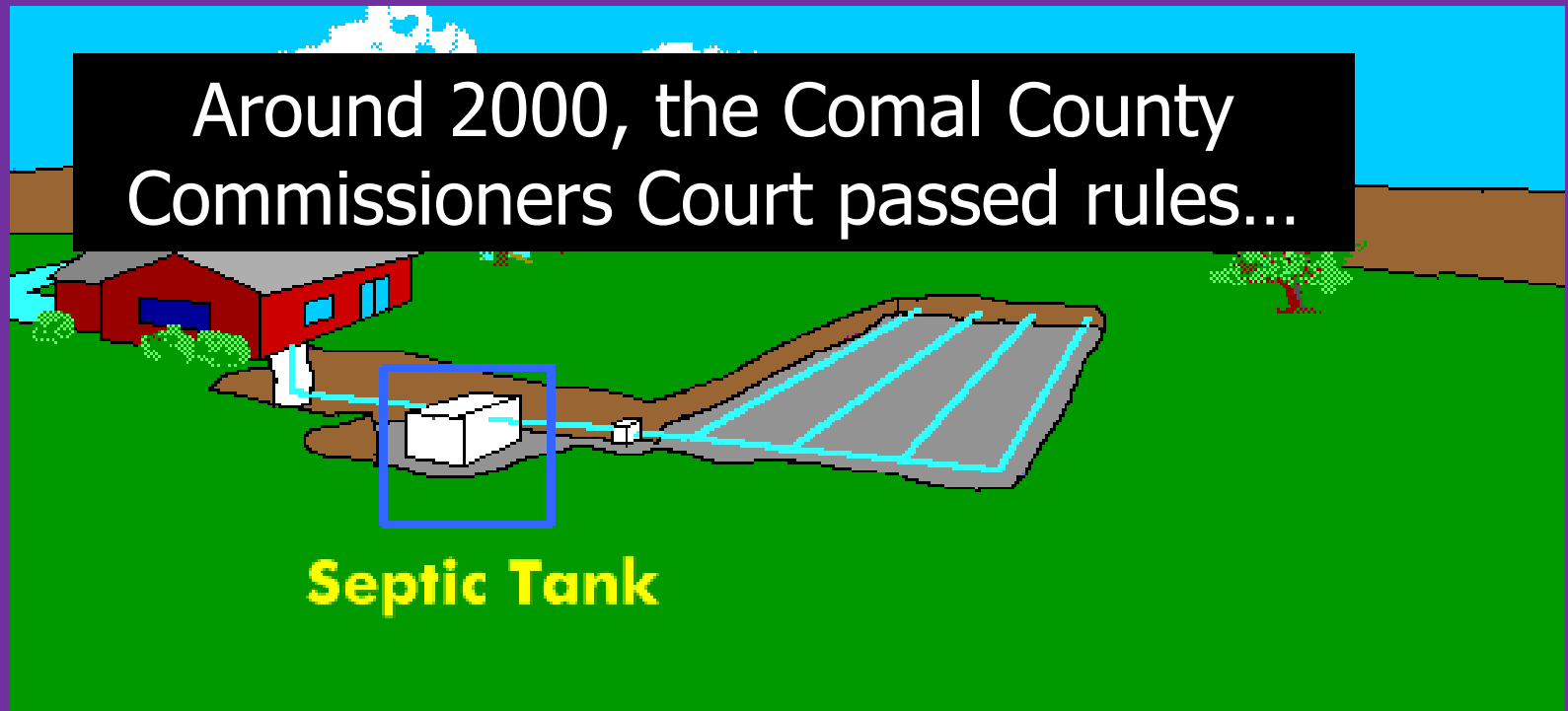
On-Site Sewage Facilities



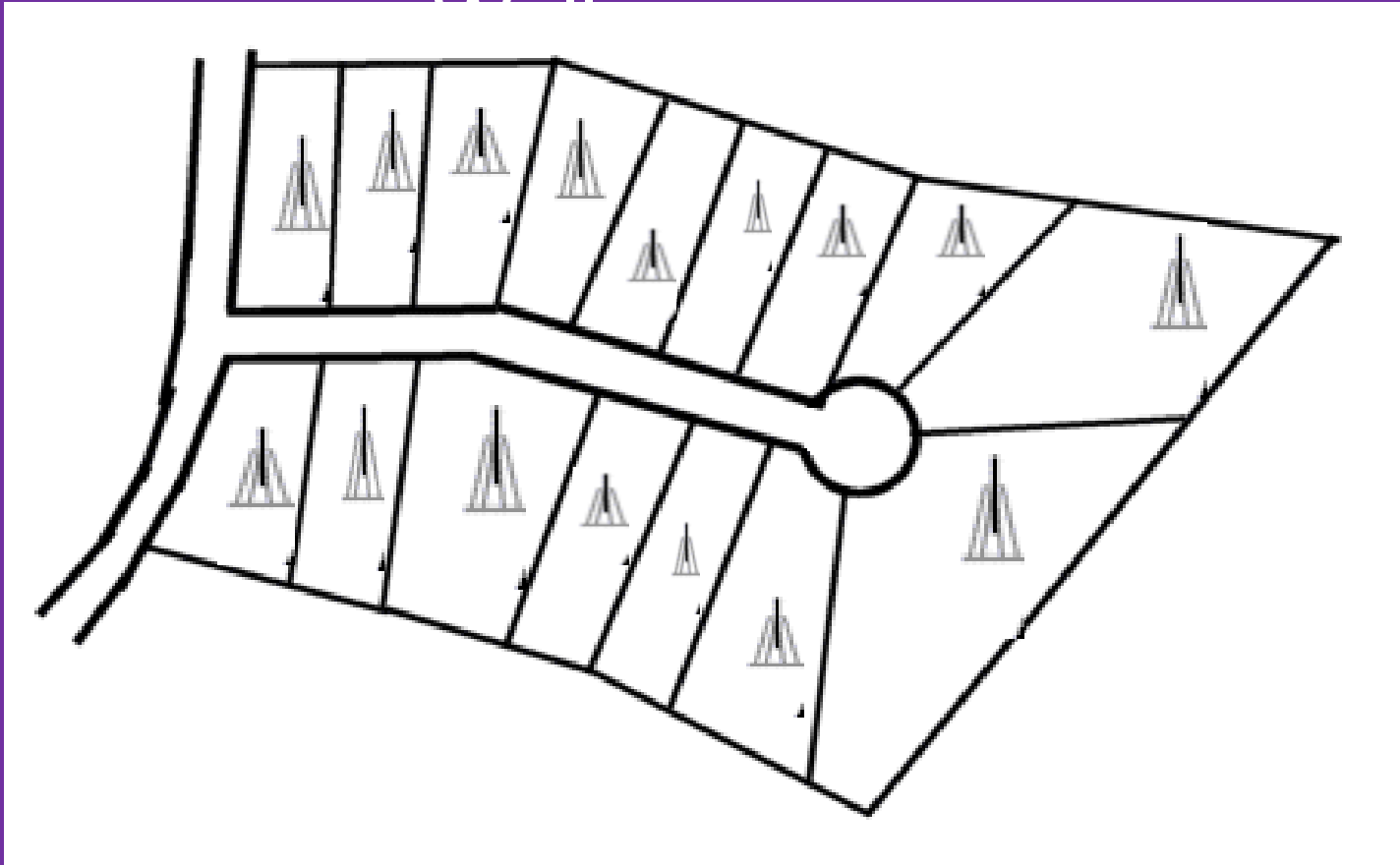
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OSSF's

On-Site Sewage Facilities



Individual



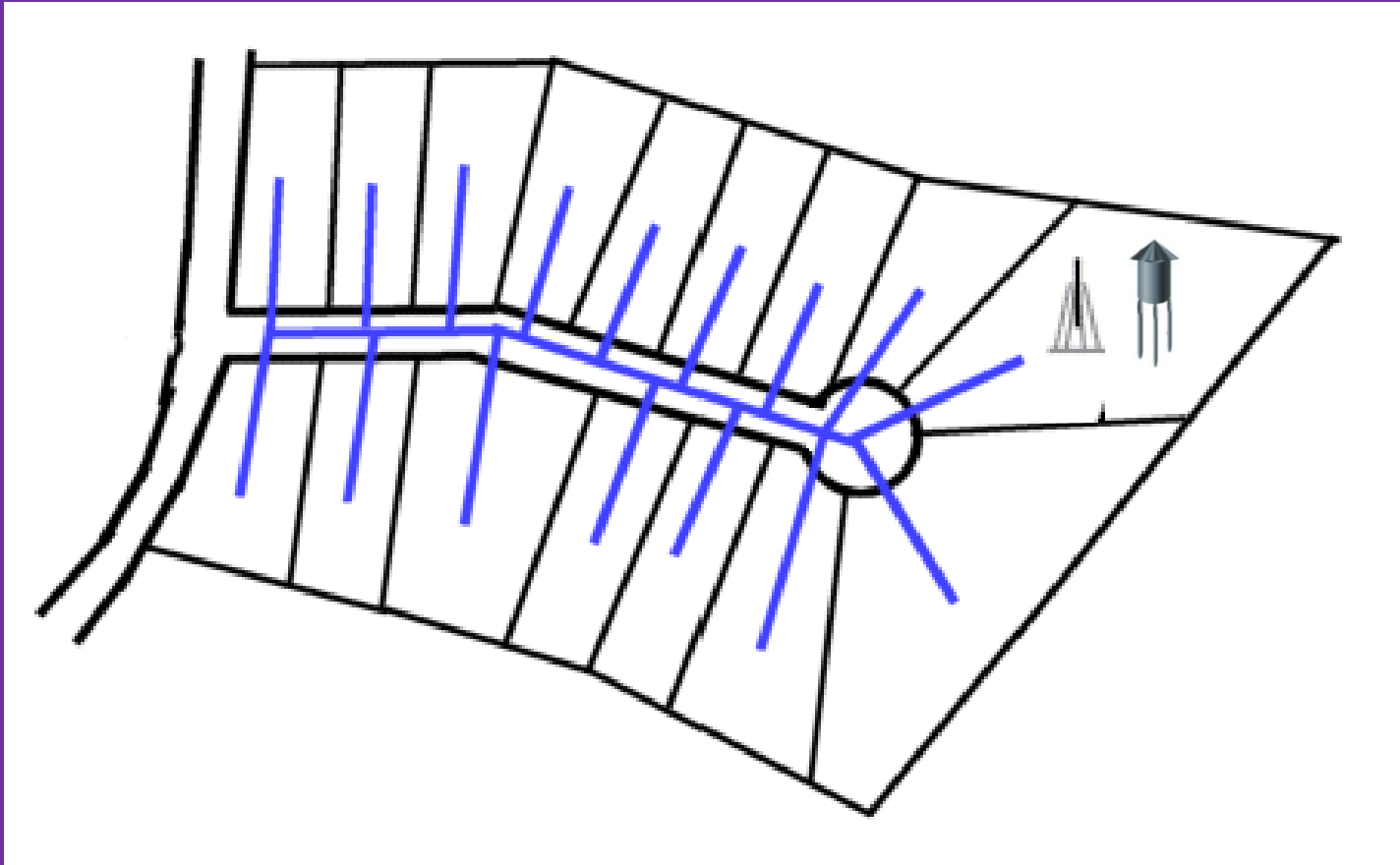
Lot Size must exceed 5 acres

Authority from Water Code
35.019

TCEQ Groundwater proof

Authority from Local Gov. Code
232.0032

New Water Public Groundwater System



Lot Size must exceed 1 acre

TCEQ Groundwater
proof

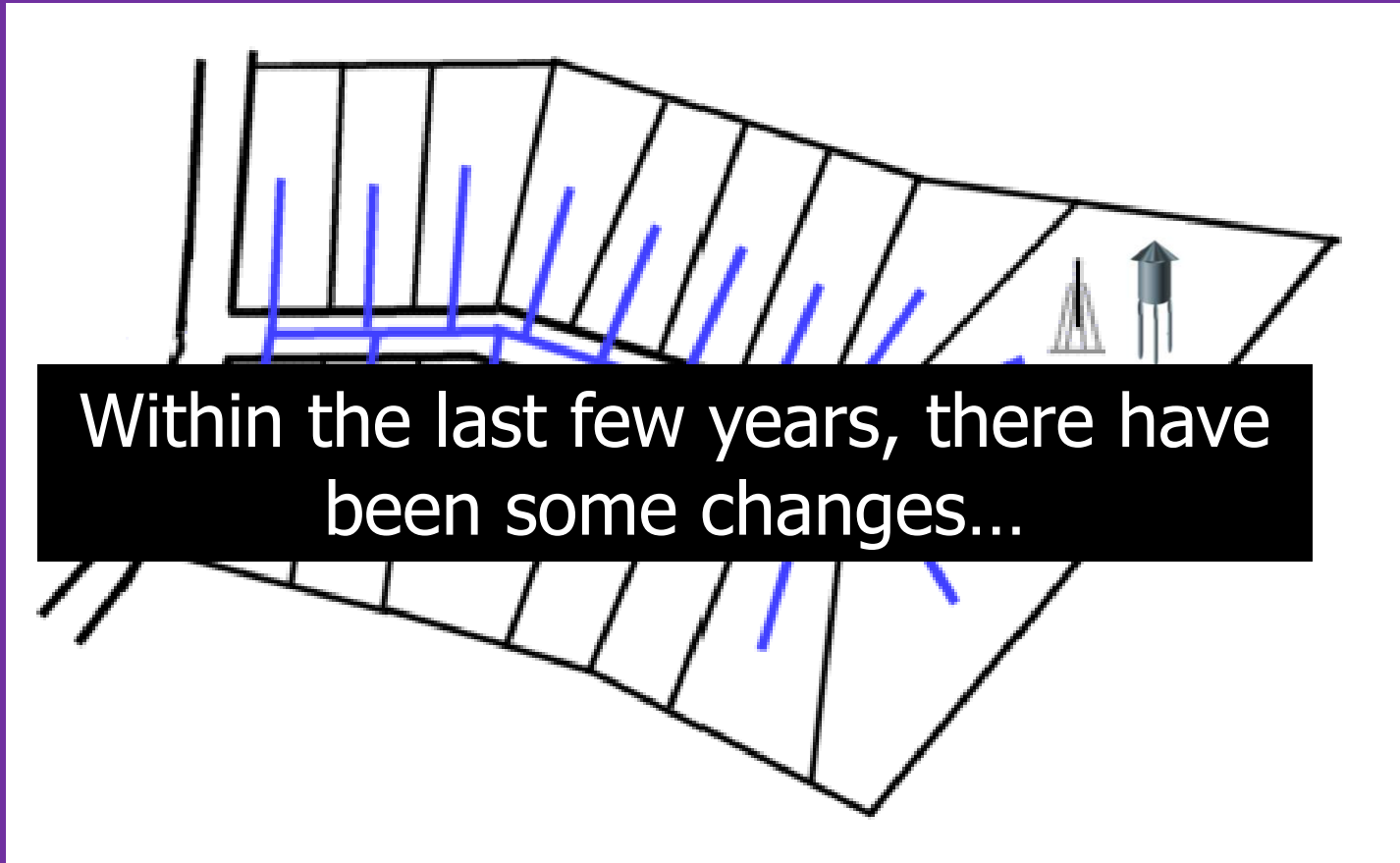
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New Water Public Groundwater System



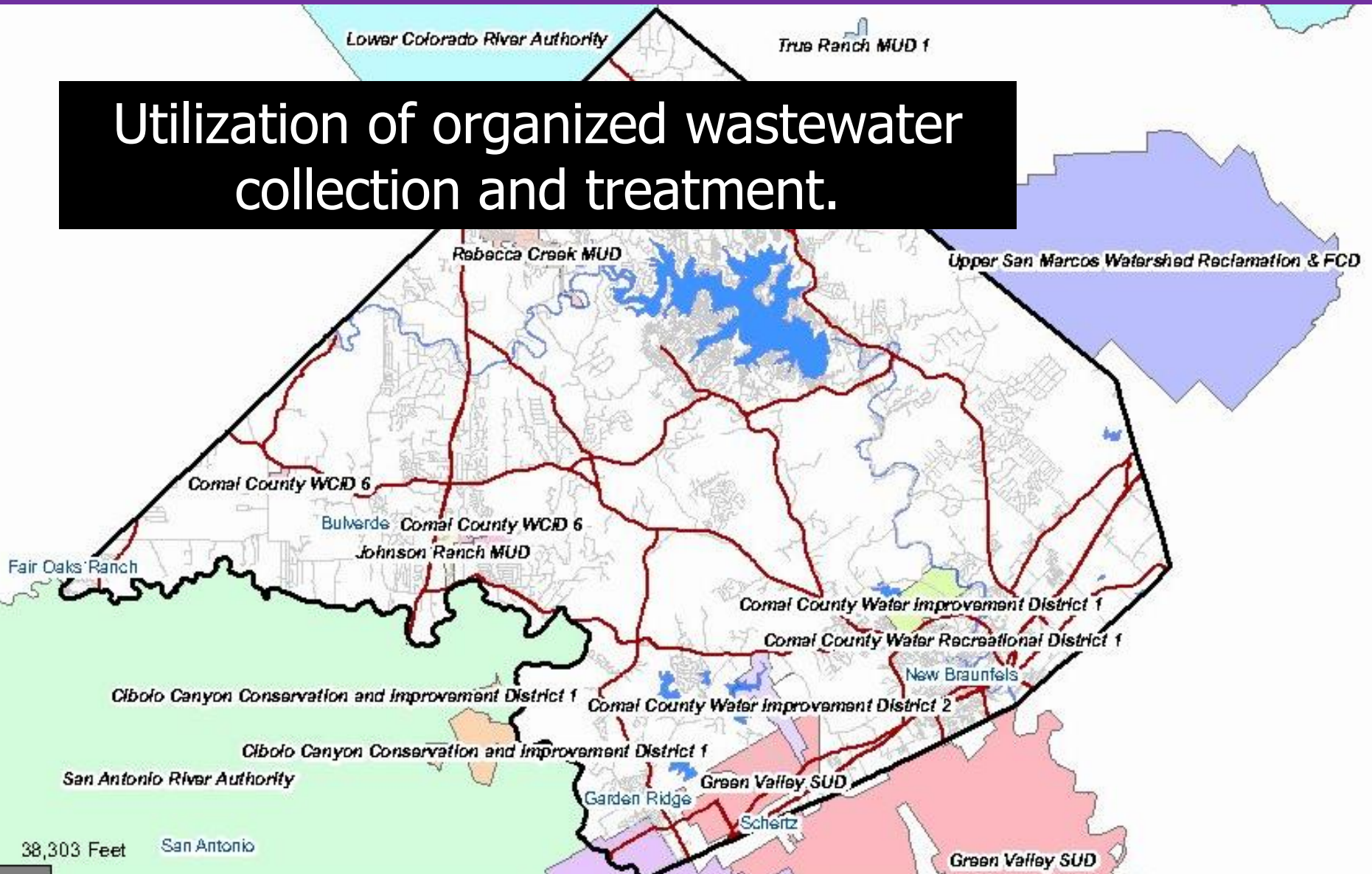
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proof

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Utilization of organized wastewater collection and treatment.



Utility Districts

Johnson Ranch
Park Village
Singing Hills
Meyer Ranch
4S

Comal County WCID 6

Comal County WCID 6

Johnson Ranch MUD

38,303 Feet San Antonio

Cibola Canyon Conservation and Improvement District 1

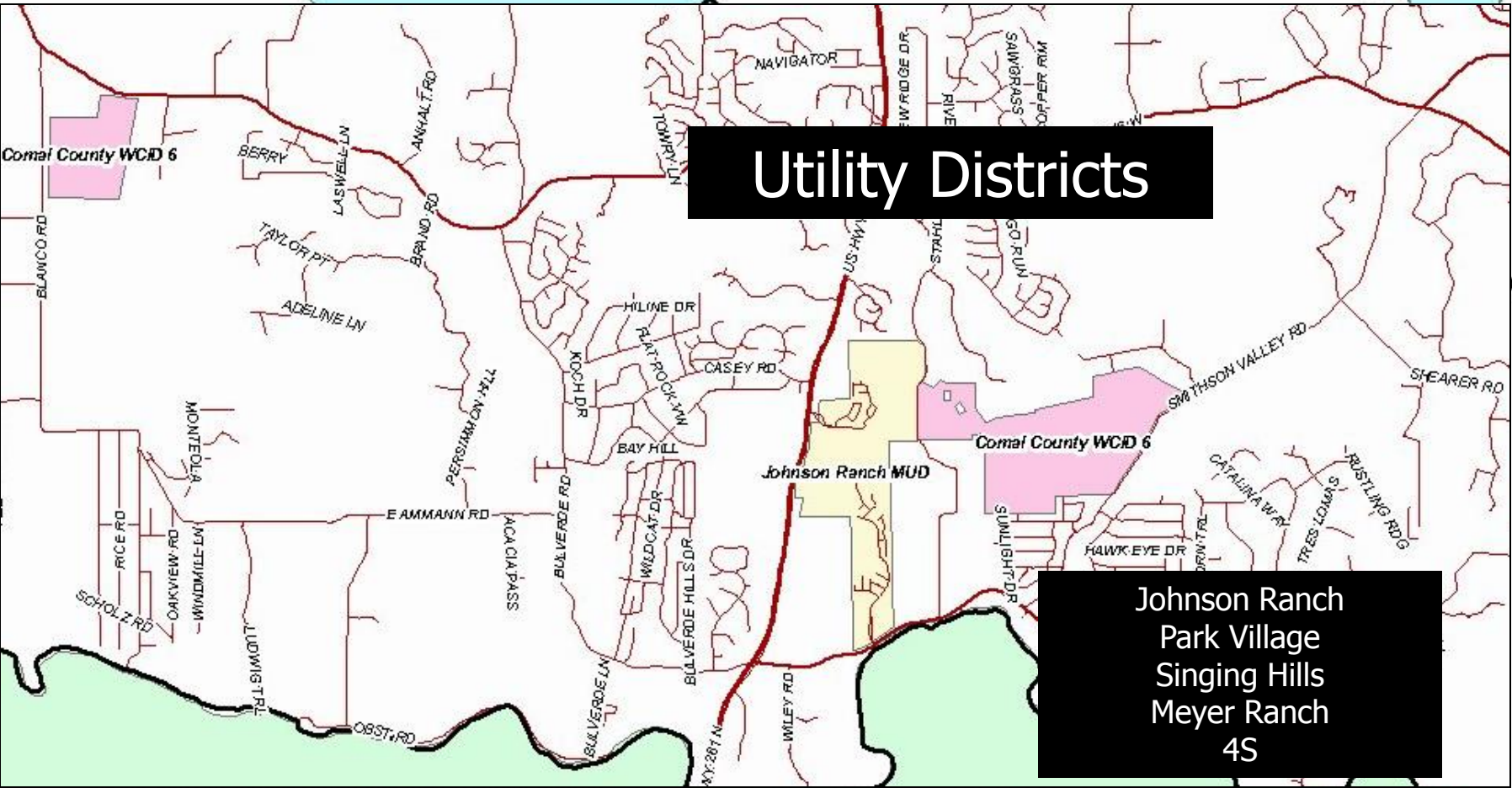
San Antonio River Authority

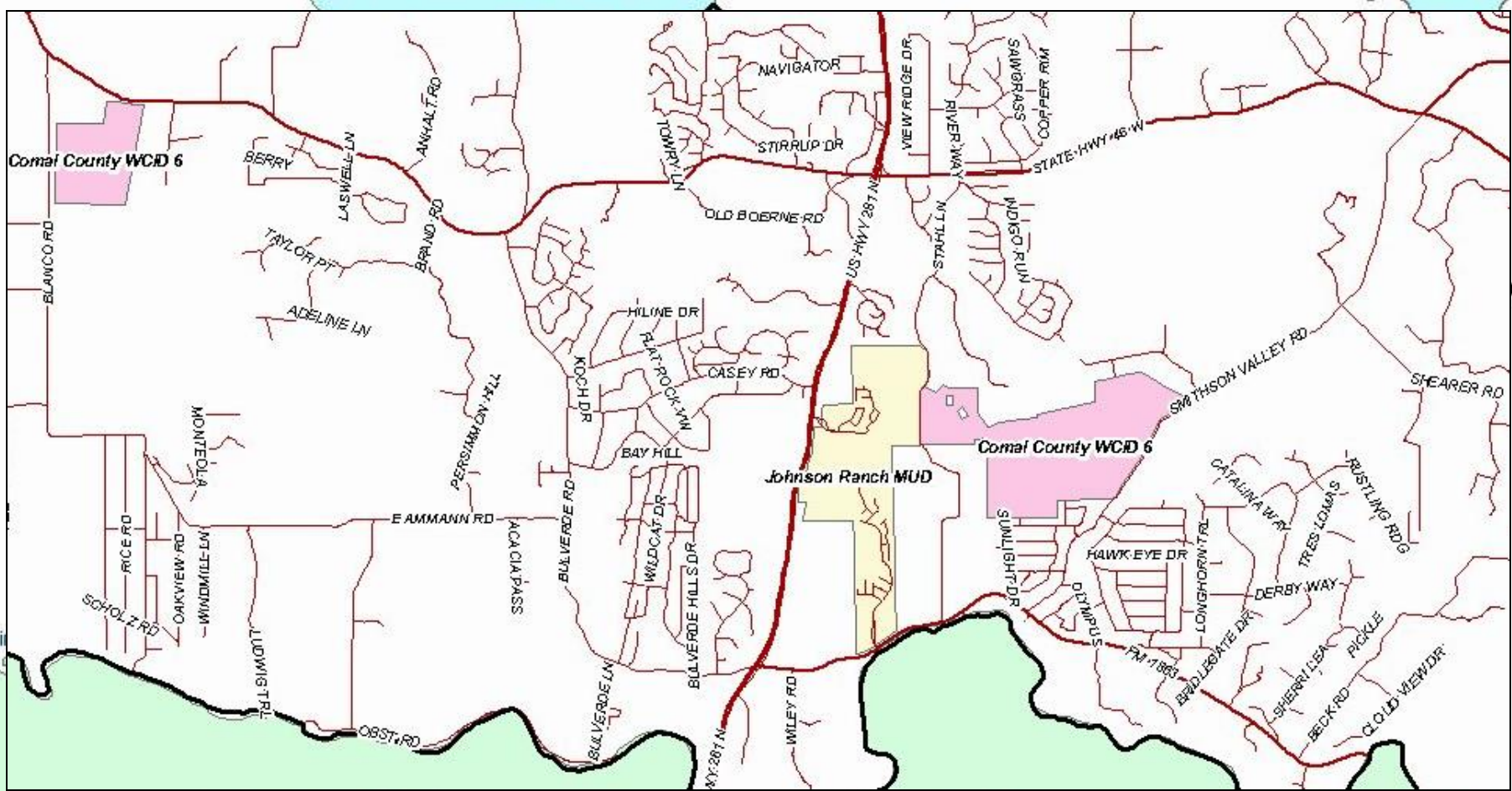
Garden Ridge

Green Valley SUD

Schertz

Green Valley SUD



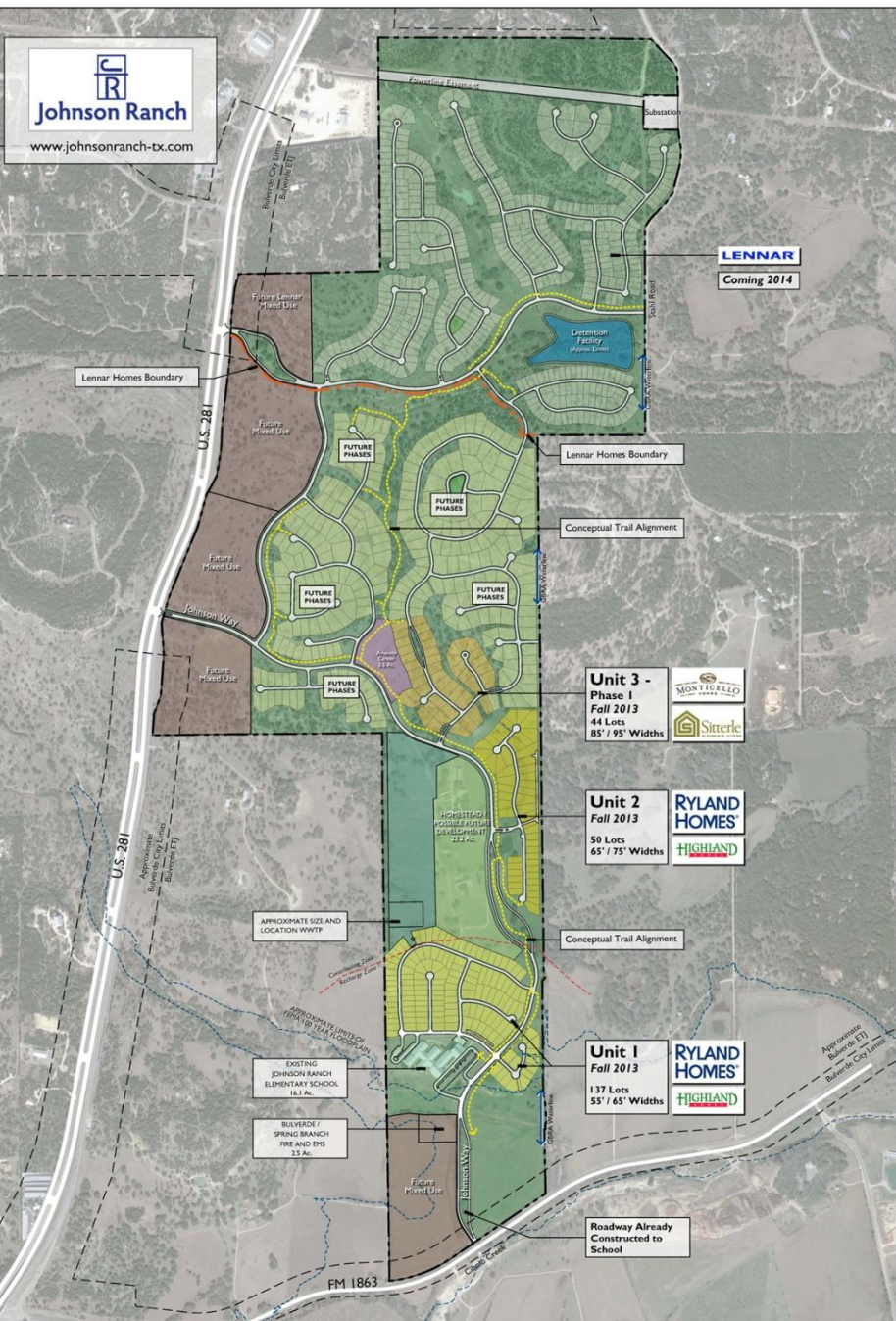


38,303 Feet San Antonio

Green Valley SUD



www.johnsonranch-tx.com



LENNAR
Coming 2014

Unit 3 - Phase 1
Fall 2013
44 Lots
85' / 95' Widths



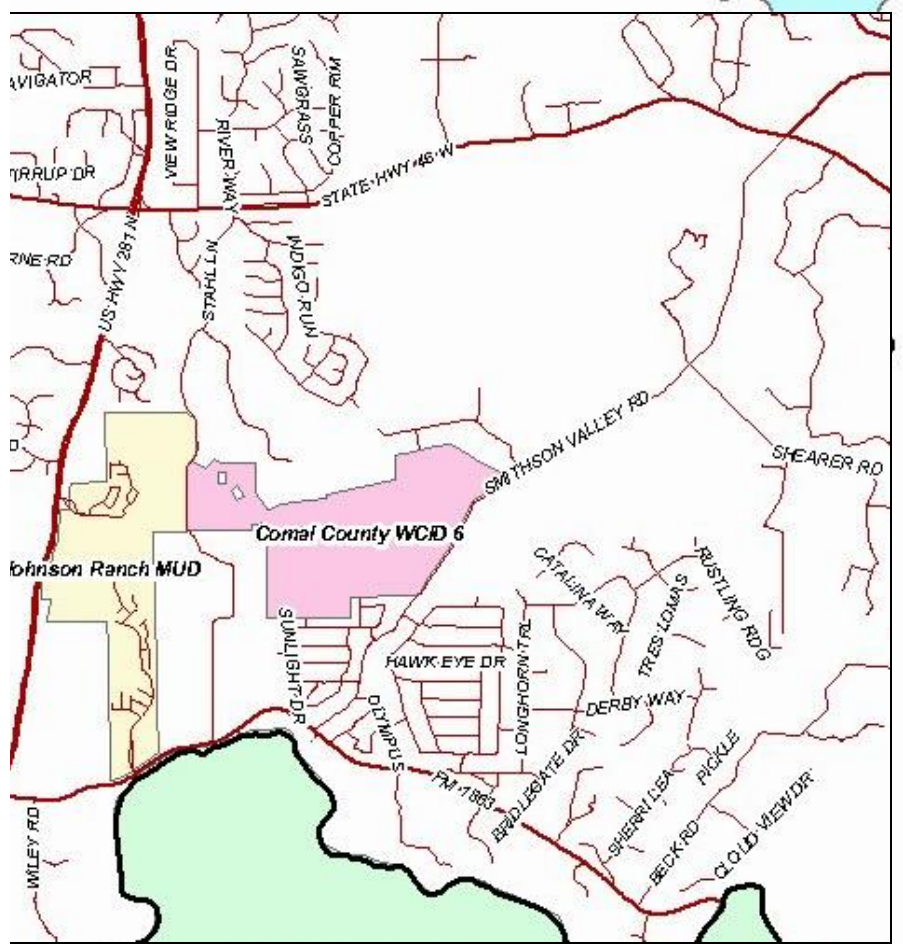
Unit 2
Fall 2013
50 Lots
65' / 75' Widths

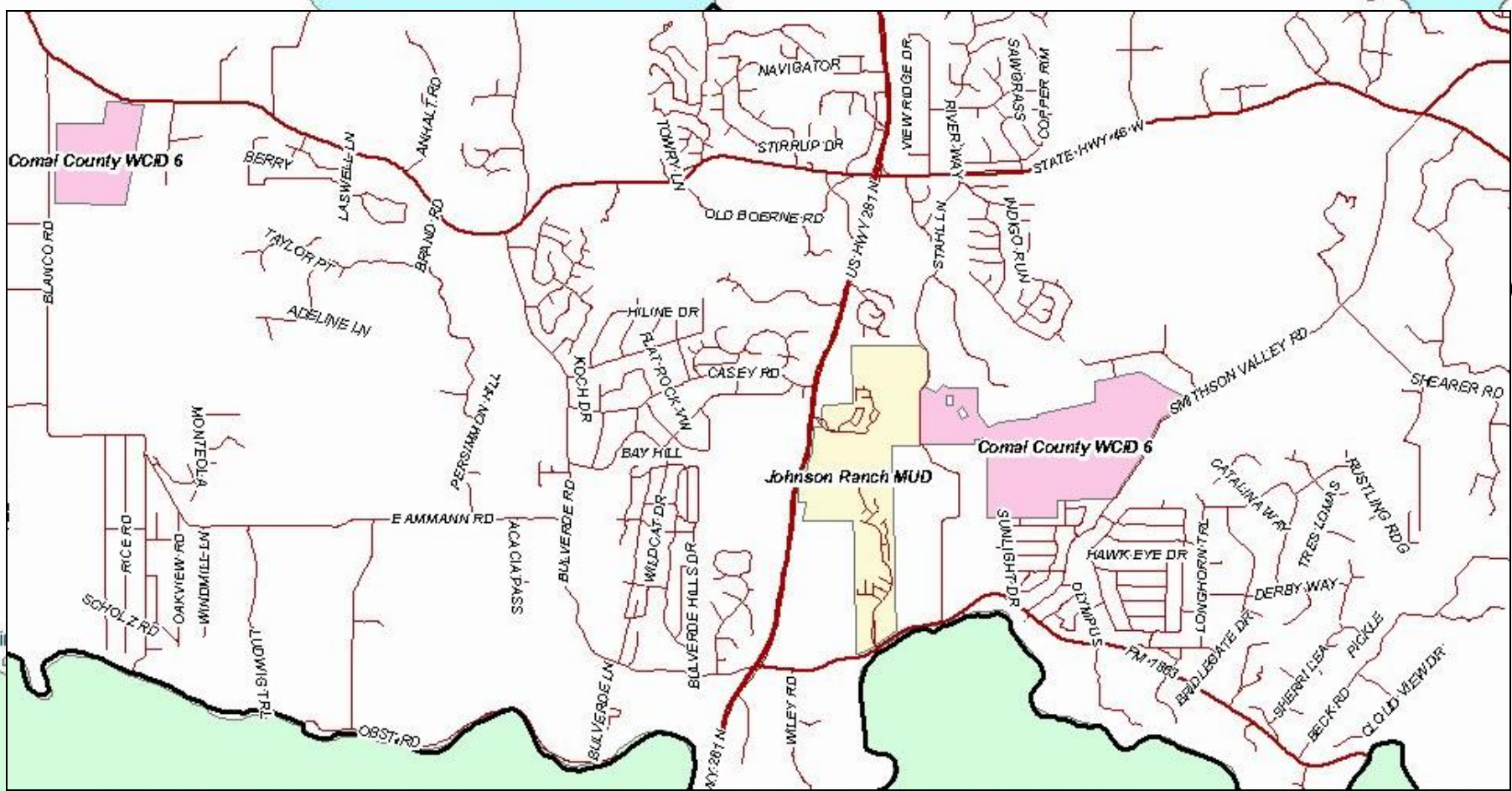


Unit 1
Fall 2013
137 Lots
55' / 65' Widths



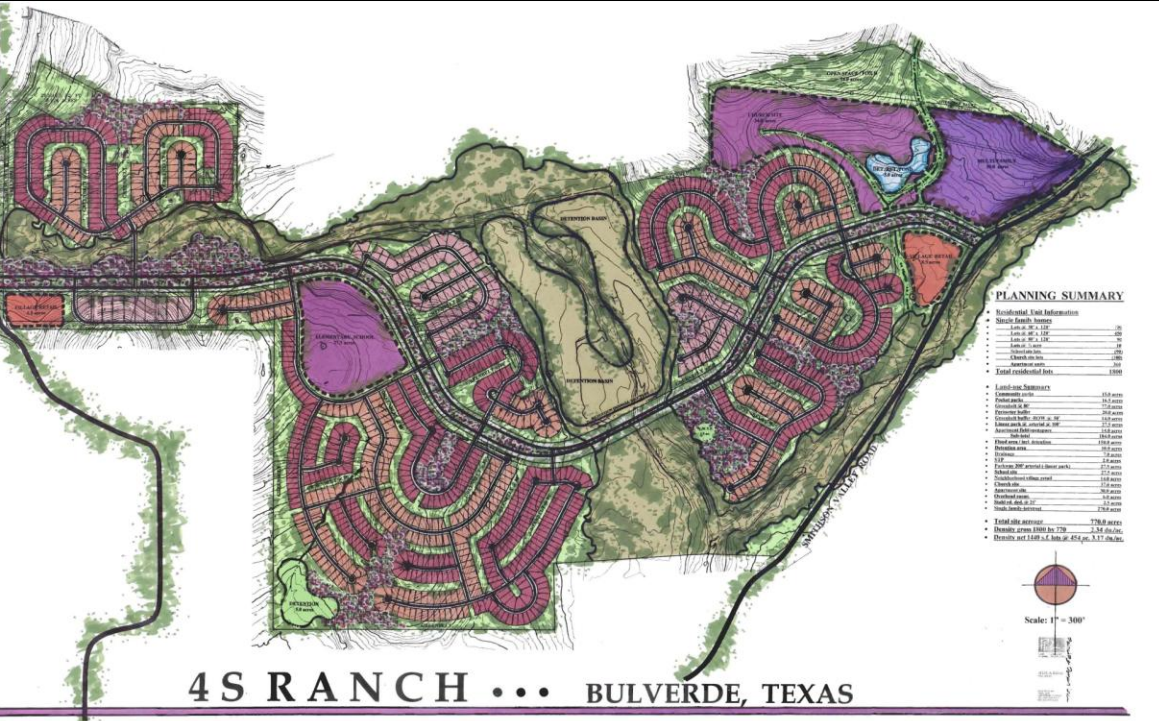
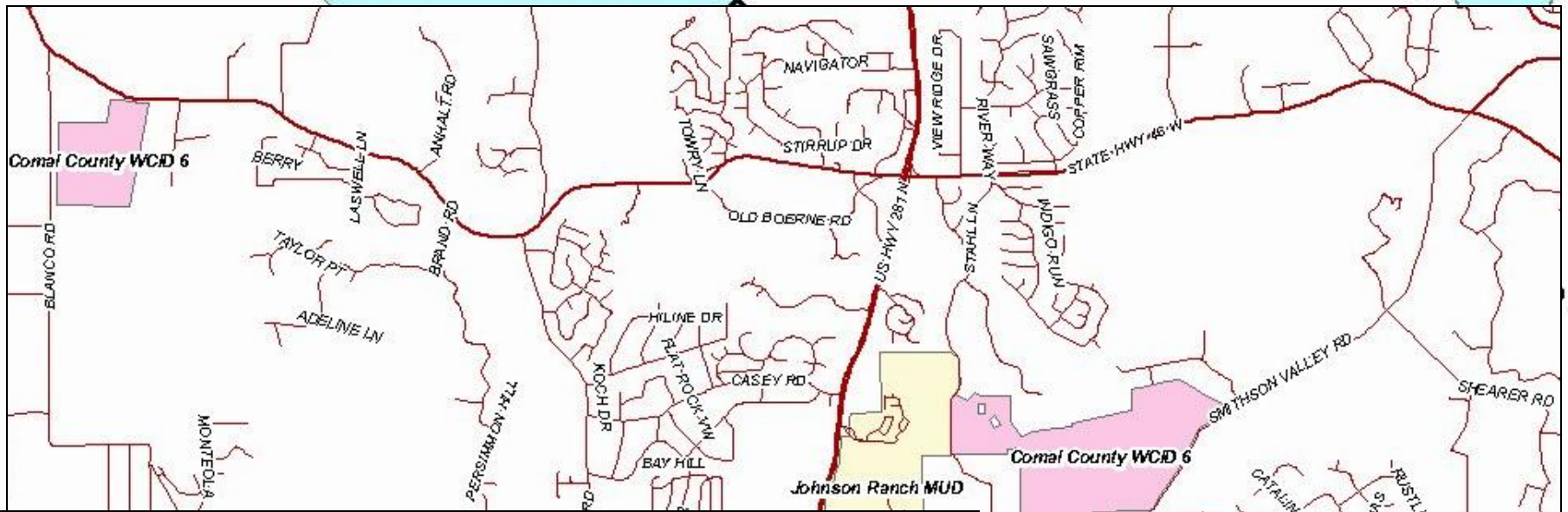
Roadway Already Constructed to School

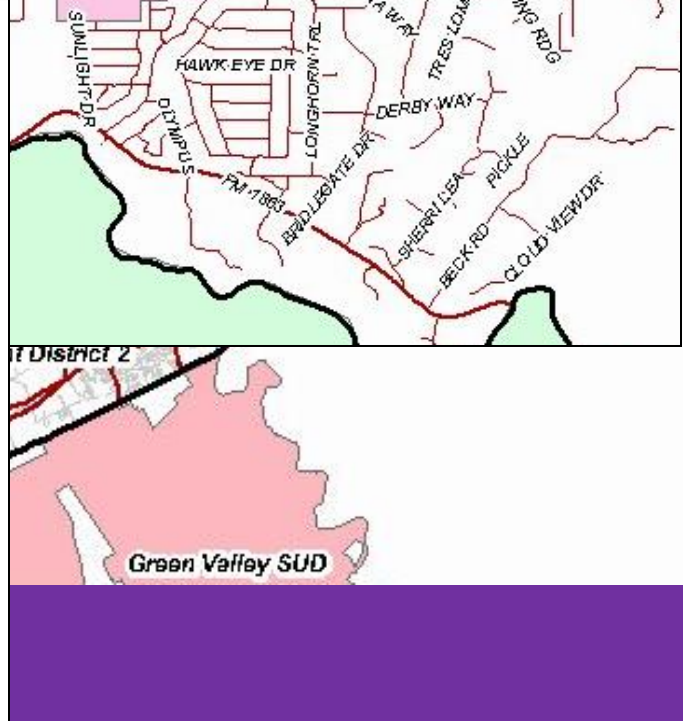
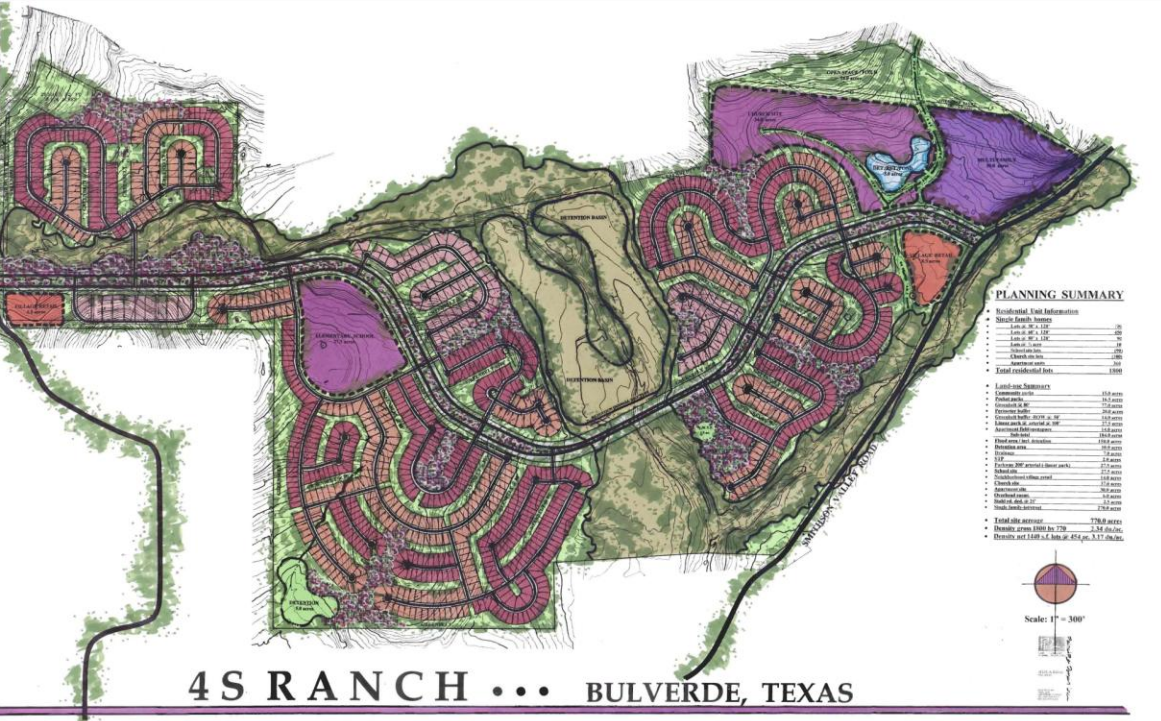
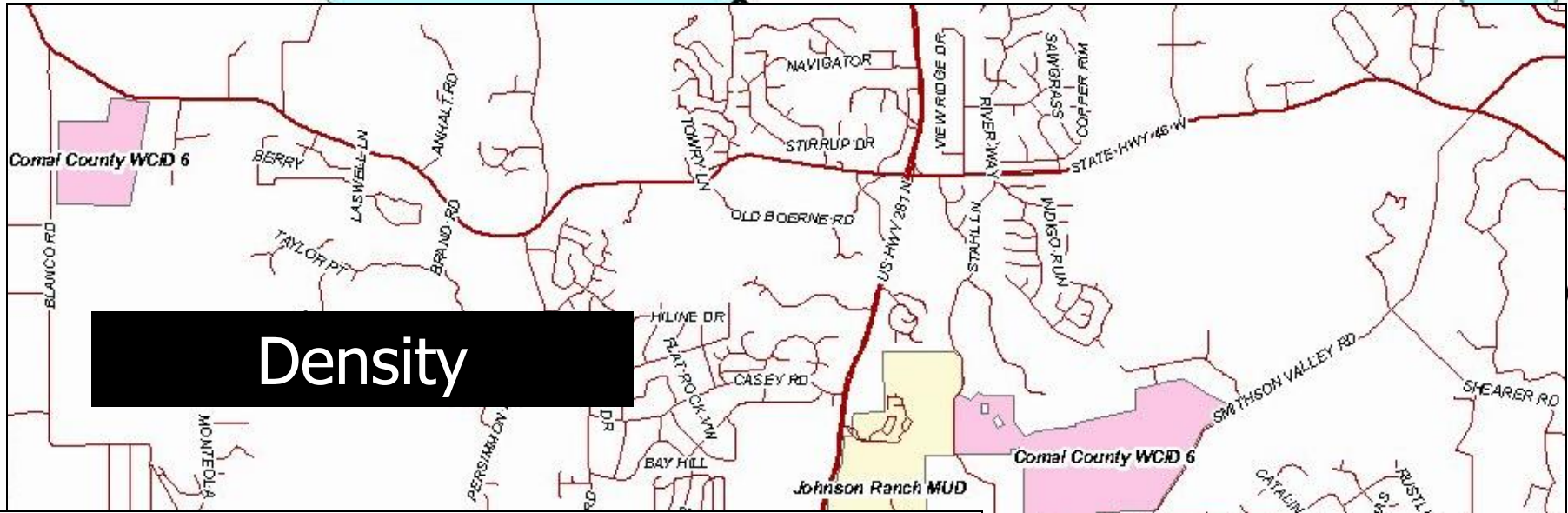




38,303 Feet San Antonio

Green Valley SUD





Lower Colorado River Authority

True Ranch MUD 1

Rebecca Creek MUD

Upper San Marcos Watershed Reclamation & FCD

Development of wastewater collection and treatment without the use of utility districts.

Comal County WCID 6

Bulverde Comal County WCID 6

Johnson Ranch MUD

Comal County Water Imp

Comal County Water I

Silver Leaf
Carriage House
Star Canyon
Vintage Oaks
Guadalupe River Club

Cibolo Canyon Conservation and Improvement District 1

Comal County Water Improvement District 2

Cibolo Canyon Conservation and Improvement District 1

San Antonio River Authority

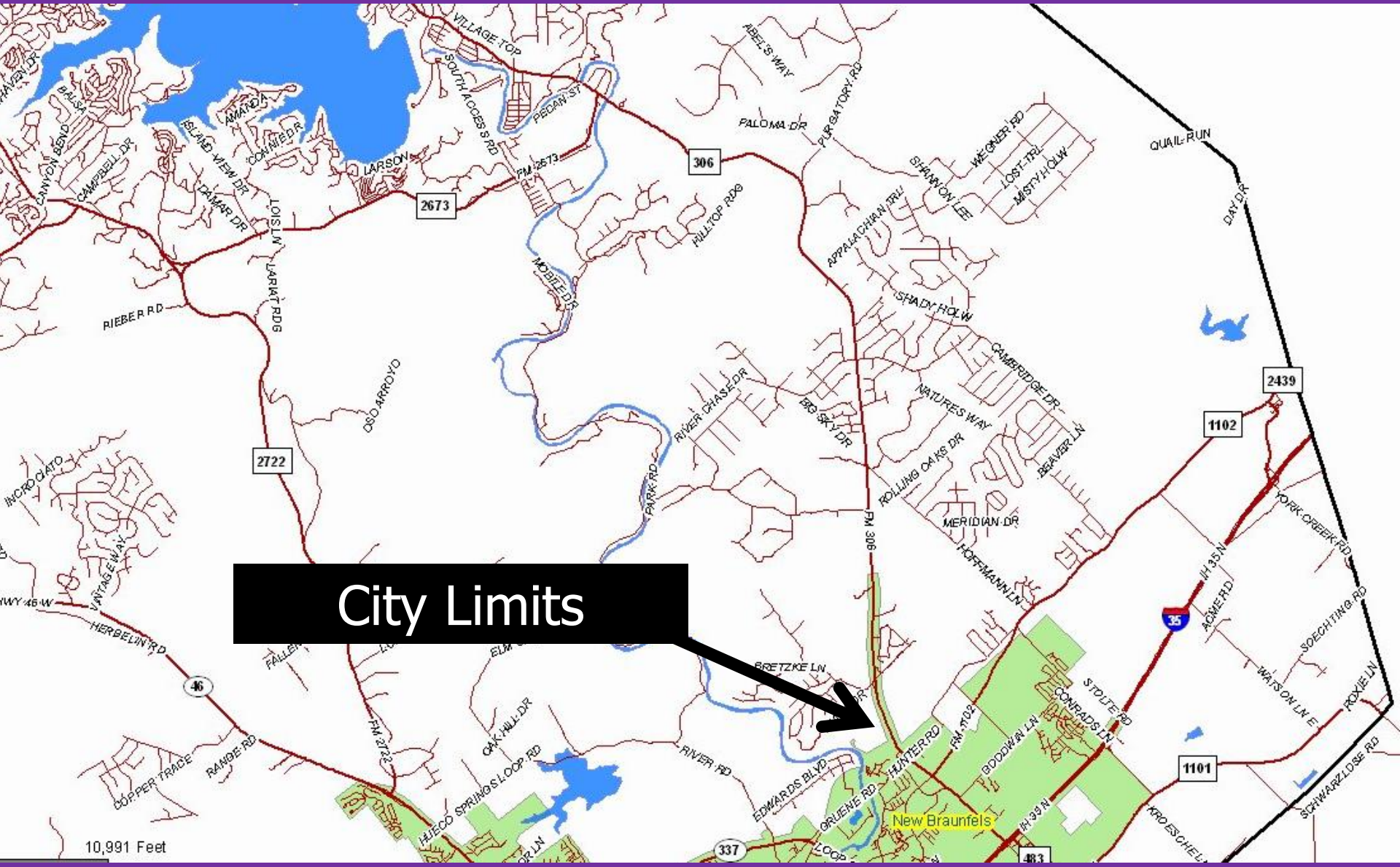
Green Valley SUD

Garden Ridge

Schertz

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38,303 Feet San Antonio



City Limits

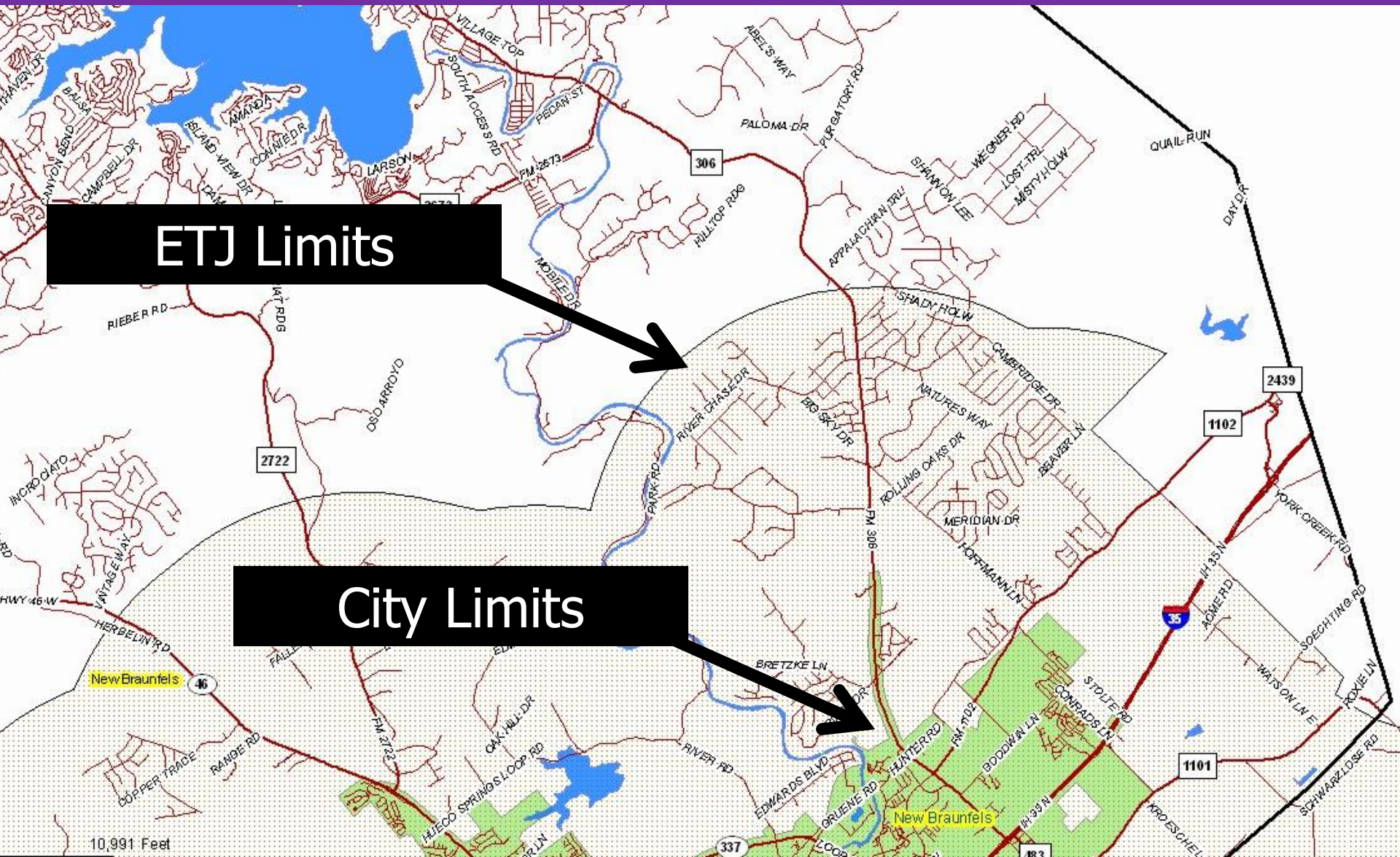


10,991 Feet

New Braunfels

ETJ Limits

City Limits



Sec. 232.101. RULES. (a) By an order adopted and entered in the minutes of the commissioners court and after a notice is published in a newspaper of general circulation in the county, the commissioners court may adopt rules governing plats and subdivisions of land within the unincorporated area of the county to promote the health, safety, morals, or general welfare of the county and the safe, orderly, and healthful development of the unincorporated area of the county.

(b) Unless otherwise authorized by state law, a commissioners court shall not regulate under this section:

- (1) the use of any building or property for business, industrial, residential, or other purposes;
- (2) the bulk, height, or number of buildings constructed on a particular tract of land;
- (3) the size of a building that can be constructed on a particular tract of land, including without limitation and restriction on the ratio of building floor space to the land square footage;
- (4) the number of residential units that can be built per acre of land;
- (5) a plat or subdivision in an adjoining county; or
- (6) road access to a plat or subdivision in an adjoining county.

(c) The authority granted under Subsection (a) is subject to the exemptions to plat requirements provided for in Section [232.0015](#).

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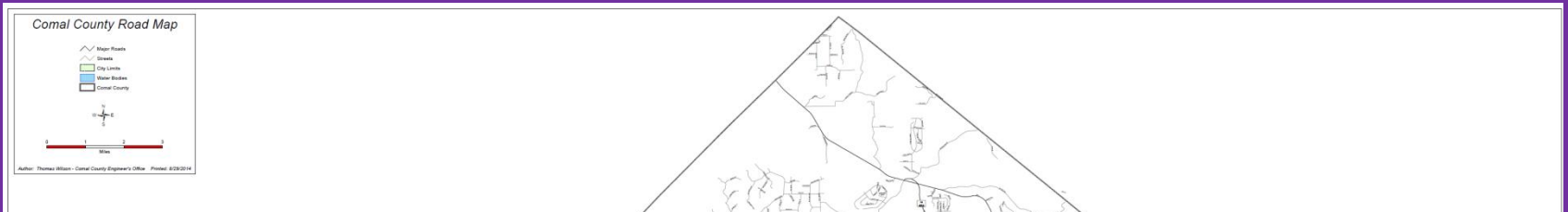
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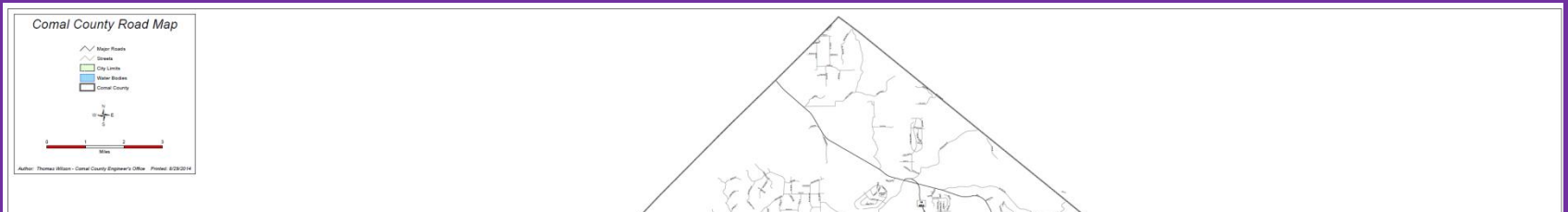
Treatment Comparison

	Typical WWTP	Aerobic OSSF
CBOD ₅	5 mg/L	25 mg/L
TSS	5 mg/L	30 mg/L
Ammonia- Nitrogen	2 mg/L	No Limit
Phosphorus	0.5 mg/L	No Limit
Operator	Licensed	Homeowner
Site Visits	Daily	No requirement



So, what are the current development trends in Comal County?





So, what are the current development trends in Comal County?

The utilization of organized wastewater collection and treatment, and

The utilization of public drinking water systems.

...and a trend towards smaller lot sizes.



COMAL COUNTY
Regional Habitat Conservation Plan

Comal County Regional Habitat Conservation Plan

Why are we here?

- **Comal County has over 65,000 acres of potential endangered species habitat**
- **Over 10,000 acres of this will likely be developed in the next 30 years**
- **The Federal Endangered Species Act prohibits harming listed species**
- **The ESA provides for “take” permits or habitat conservation plans (HCP), provided:**
 - 1. The take is incidental to otherwise lawful actions**
 - 2. The HCP demonstrates that impacts are minimized and mitigated to the maximum extent practicable**
 - 3. Funding is provided to implement the plan**

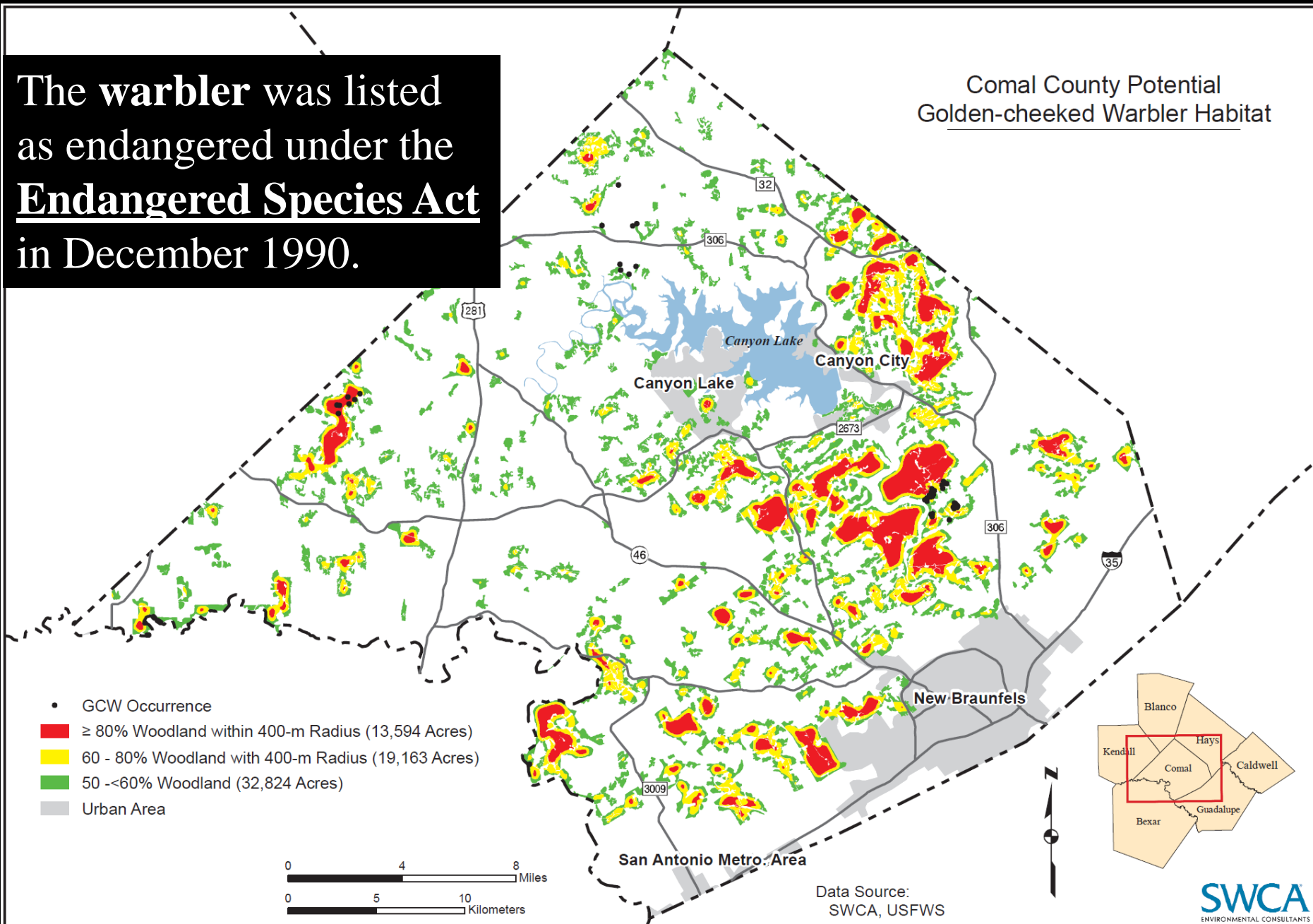
Purposes of the RHCP

The Plan is 100% voluntary

- **Preserve the open space heritage of Comal County while conserving endangered species**
- **Help conserve and obtain information on other species to assist the Service in precluding the need to list additional species in the County**
- **Provide the County and affected landowners within the County a more efficient process for complying with the ESA compared to individual permitting through the Service**
- **Allow the County to apply for Federal Habitat Conservation Plan Enhancement funds**

The warbler was listed as endangered under the Endangered Species Act in December 1990.

Comal County Potential Golden-cheeked Warbler Habitat



Protection Under the Endangered Species Act

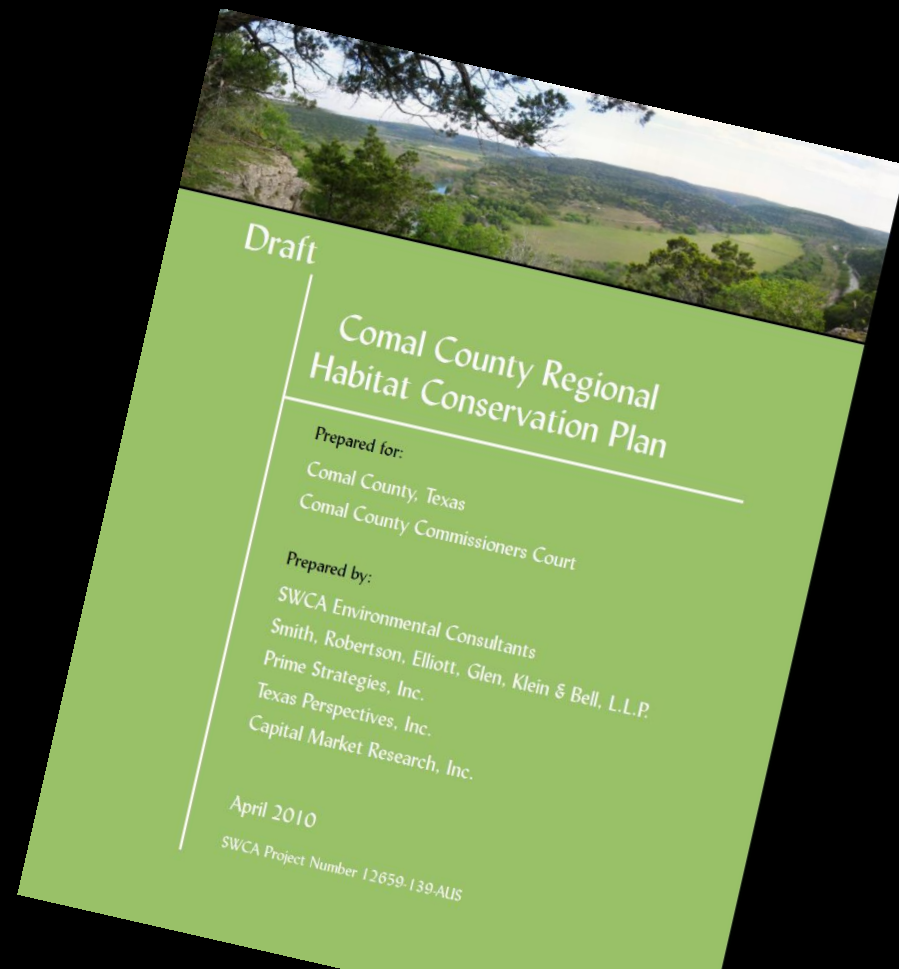
In the United States, it is illegal to “take” (kill, capture, wound, harass, or harm) a species that is on the Endangered Species Act’s list of threatened or endangered species. Harm to the species includes destroying habitat if doing so kills or injures members of the species.



Landowners who want to bulldoze warbler habitat on their land have to get permission from the government. To get permission, they must prepare a plan to help conserve the **warbler** on their property even though they are cutting down some of the habitat.

Two options for compliance:

1. **Individual Consultation with the USFW Service.**
2. **Obtain a permit from a County with a Regional Habitat Conservation Plan.**




What's in the Plan and the Permit?

1. Voluntary development of preserves.

2. Ability to permit “incidental take” within Comal County.



 DEPARTMENT OF THE INTERIOR U.S. FISH AND WILDLIFE SERVICE FEDERAL FISH AND WILDLIFE PERMIT		3-201 (1/97)	
		2. AUTHORITY-STATUTES 16 USC 1539(a)(1)(B) REGULATIONS (Attached) 50 CFR §§ 13 & 17	
1. PERMITTEE Comal County, Texas 199 Main Plaza New Braunfels, Texas 78130 Phone: 850/221-1105 e-mail: ccdtrs@co.comal.tx.us		3. NUMBER TE-223267-0	
4. RENEWABLE [X] YES [] NO		5. MAY COPY [X] YES [] NO	
6. EFFECTIVE February 18, 2014		7. EXPIRES February 18, 2044	
8. NAME AND TITLE OF PRINCIPAL OFFICER: (if #1 is a business) Danny R. Scheel, Comal County County Judge.		9. TYPE OF PERMIT: Endangered Species – Incidental Take	
10. LOCATION WHERE AUTHORIZED ACTIVITY MAY BE CONDUCTED: Comal County, Texas.			
11. CONDITIONS AND AUTHORIZATIONS: A. GENERAL CONDITIONS SET OUT IN SUBPART D OF 50 CFR 13, AND SPECIFIC CONDITIONS CONTAINED IN FEDERAL REGULATIONS CITED IN BLOCK #2, ABOVE, ARE HEREBY MADE A PART OF THIS PERMIT. ALL ACTIVITIES AUTHORIZED HEREIN MUST BE CARRIED OUT IN ACCORDANCE WITH AND FOR THE PURPOSES DESCRIBED IN THE APPLICATION SUBMITTED. CONTINUED VALIDITY, OR RENEWAL, OF THIS PERMIT IS SUBJECT TO COMPLETE AND TIMELY COMPLIANCE WITH ALL APPLICABLE CONDITIONS, INCLUDING THE FILING OF ALL REQUIRED INFORMATION AND REPORTS. B. THE VALIDITY OF THIS PERMIT IS ALSO CONDITIONED UPON STRICT OBSERVANCE OF ALL APPLICABLE FOREIGN, STATE, LOCAL OR OTHER FEDERAL LAW. THIS PERMIT DOES NOT WAIVE THE OBLIGATION TO ABIDE BY OTHER APPLICABLE FOREIGN, STATE, LOCAL OR FEDERAL LAW IN CARRYING OUT AUTHORIZED ACTIVITIES. C. VALID FOR USE BY PERMITTEES NAMED ABOVE. D. ACCEPTANCE OF THIS PERMIT SERVES AS EVIDENCE THAT THE PERMITTEE UNDERSTANDS AND AGREES TO ABIDE BY THE “GENERAL CONDITIONS FOR NATIVE ENDANGERED AND THREATENED WILDLIFE SPECIES PERMITS” (copy enclosed).			
12. REPORTING REQUIREMENTS Annual report due each January 1 throughout the life of the permit.			
ISSUED BY: EIA 1000	TITLE: Endangered Species Permit	DATE: 02/18/2014	

