Comal County Engineer’s Office

- Road Department
- Subdivision Regulation
- OSSF Regulation
- Environmental Enforcement
- Flood Plain Regulation
- GIS
Road Department

- 750 miles
- In-house paving
- Vehicle Maintenance
Road Department

Comal County Engineer's Office

Quick Links

- Permit Search
  - Septic
  - Flooding
- PIPROW
- Utility
Which Permits Do I Need?

Regulations

- Camp Rules
- Dark Skies
- Zone

Latest News

- Current Weather Information
- Real-Time River Flow and Lake Level
- Low Water Crossing Monitors

Fire Information

- Comal County Fire Marshal
  - KBDI, KBDI 14 Day Forecast, KBDI County Average And Summary
Methods of accepting roadways in the County Unit Road System:

1. Acceptance of roads built to the Comal County Road Standard

2. Acceptance of existing roads meeting the Comal County Road Standard

3. Acceptance of roads pursuant to Transportation Code Chapter 253, County Improvement of Subdivision Roads
Subdivision Regulation

- Water Availability
- Storm Water Impact
- Utility Districts

Recent Subdivision Development in Unincorporated Comal County, Texas
Updated: January, 2007

- Mystic Shores – 2,800 (2000)
- Rayner Ranch – 500 (2000)
- Spring Creek – 328 (2003)
- Rebecca Creek – 132 (2000)
- River Crossing – 924 (2000)
- Glen Wood – 121 (2006)
- Johnson Ranch – 1025 (2007)
- Comal Trace – 222 (2000)
- Vintage Oaks – 2,103 (2007)

- Cordova – 133 (2000)
- Mission Hills –
- Riverfront

17,371 new lots

*since 2000 or still active – added lots shown

19,000 Lots in about 8 years
Building Setbacks Determined By Inundation
OSSF Regulation

- Permitting
- Enforcement
- Solid Waste
- Junk Vehicles
Enforcement of the OSSF and Solid Waste Rules
10.4 A permit shall be required for all On-Site Sewage Facilities within Comal County's area of jurisdiction regardless of acreage.

10.5 To ensure floodplain issues are addressed a determination must be made by the Comal County Flood Plain Administrator if the property is in compliance with the Comal County Flood Damage Prevention Order.

10.6 Installers and apprentices shall be able to present documentation at the job-site verifying their valid certification or registration.

10.7 A reinspection fee shall be assessed to the Installer of record each time a reinspection is required. The reinspection fee shall be set by the County and the County may revise this fee from time to time.

10.8 In no case shall the sewer line diameter be reduced to a size smaller than the building's sewer stubout.

10.9 No man-made items such as, but not limited to, picnic tables, play equipment, or BBQ pits shall be placed within the surface application spray area.

SECTION 11. DUTIES AND POWERS

The County Engineer of Comal County, Texas is herewith declared the designated representative for the enforcement of these Rules within its jurisdictional area. The appointed individual must be approved and certified by the Texas Natural Resource Conservation Commission before assuming the duties and responsibilities of the Designated Representative of Comal County.

SECTION 14. PENALTIES

This order adopts and incorporates all applicable penalty provisions related to on-site sewerage facilities, including, but not limited to, those found in Chapters 341 and 366 of the Texas Health and Safety Code, Chapter 26 and Chapter 7 of the Texas Water Code and 30 TAC Chapter 285.
Sec. 7.173. VIOLATION RELATING TO SEWAGE DISPOSAL. (a) A person commits an offense if the person violates a rule adopted by the commission under Chapter 366, Health and Safety Code, or an order or resolution adopted by an authorized agent under Subchapter C, Chapter 366, Health and Safety Code.

(b) Except as provided by this subsection, an offense under this section is a Class C misdemeanor. If it is shown on the trial of the defendant that the defendant has been previously convicted of an offense under this section, the offense is punishable under Section 7.187(1)(A) or Section 7.187(2)(A) or both.


...Class C Misdemeanor...
Sec. 7.173. VIOLATION RELATING TO SEWAGE DISPOSAL. (a) A person commits an offense if the person violates a rule adopted by the commission under Chapter 366, Health and Safety Code, or an order or resolution adopted by an authorized agent under Subchapter C, Chapter 366, Health and Safety Code.

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...Class C Misdemeanor...
...Penal Code

§ 12.23. CLASS C MISDEMEANOR. An individual adjudged guilty of a Class C misdemeanor shall be punished by a fine not to exceed $500.


... fine not to exceed $500.
Enforcement Procedure for Violations

The County receives a report from an individual or independently discovers an OSSF violation.
Enforcement Procedure for Violations

The County Engineer’s Office investigates, and if a violation is found, documents the situation.
Enforcement Procedure for Violations

The property owner in violation of the Order receives a written Notice of Violation (NOV) through certified US mail from the County Engineer’s Office and is given a period of time to establish compliance.
If the property owner has not remedied the violation within 30 days of the NOV, the County Engineer’s Office files a criminal complaint with the Justice of the Peace.
Complaint Received and Logged

Sandra Hernandez, DR
Comal County
Environmental Health

---

**Septic Complaint # 248**


**Complainant**

- **NAME:** anonymous
- **ADDRESS:**
- **CITY:**
- **PHONE:**

**Complaint Location**

- **NAME:** Ramiro Sanchez
- **ADDRESS:** 1360 Quail Hill Drive
- **CITY:**

This person DID NOT request to remain anonymous

**DETAILS:**

Mr. Sanchez has a permit #77720 for a 3-bedroom single-family residence on Lot 25. He has recently added a very small house and plumbed it into the OSSF.

**DIRECTIONS:**

---

**DATE** | **NOTES** | **NOTICE LEFT**
--- | --- | ---
10/30/2006 | License to Operate issued 10/26/06. Case closed. | YES |
10/10/2006 | Permit to Construct (88775) issued on 10/10/06. | NO |
9/22/2006 | Mr. Sanchez did not show up for court. | NO |
7/24/2006 | Met with Mr. Sanchez and Virginia Castro. Explained that if they wanted to connect the houses they could, but the connection would have to be air conditioned space. The other option is to build a septic system that could handle both structures. | NO |
6/12/2006 | New home still tied into old OSSF without a new permit. | NO |
4/27/2006 | Owner called office, said that he thinks his system is large enough. He said he will contact countryside to obtain new planning materials. Told him he would then need to come in and obtain a permit. | NO |
4/25/2006 | no notes | NO |
NOTICE OF VIOLATION

VIA CMRRR #7004 1350 0003 7680 8686

April 25, 2006

Mailing Address: Location of Violation
Ramiro Sanchez 1360 Quail Hill Drive
1360 Quail Hill Drive
Spring Branch, TX 78070 Comal County

Comal County Environmental Health Complaint #248

Comal County Order Adopting Rules of Comal County, Texas for On-Site Sewage Facilities:

§285.1(b)(2) of Title 30 of the Texas Administrative Code Chapter 285 states that any person who participates in any activity relating to the development of planning materials, construction, alteration, repair, extension, operation, maintenance, permitting, inspection, or investigation of an OSSF shall fall under the applicability of Chapter 285.

§285.3(a) of Title 30 of the Texas Administrative Code Chapter 285 states that a person shall hold a permit for an OSSF.

§7.173(a) of the Texas Water Code states that a person commits an offense if the person violates a rule adopted by the commission under Chapter 366, Health and Safety Code, or an order or resolution adopted by an authorized agent under Subchapter C, Chapter 366, Health and Safety Code.

It was observed on April 10, 2006 that an alteration to the referenced property had occurred without obtaining a new permit through the Comal County Engineers Office.

This is an official Notice of Violation that your property is in violation of the Order Adopting Rules of Comal County, Texas for On-Site Sewage Facilities. You must comply with the following instructions:

Within thirty (30) working days from receipt of this notice, you must:

1) Obtain a Permit to Construct from the Comal County Engineers Office.
2) Install new On-Site Sewage Facility for the structure according to the Permit to Construct issued in Step 1 above.
3) Obtain a License to Operate from the Comal County Engineers Office for the structure.
§285.1(b)(2) of Title 30 of the Texas Administrative Code Chapter 285 states that any person who participates in any activity relating to the development of planning materials, construction, alteration, repair, extension, operation, maintenance, permitting, inspection, or investigation of an OSSF shall fall under the applicability of Chapter 285.

§285.3(a) of Title 30 of the Texas Administrative Code Chapter 285 states that a person shall hold a permit for an OSSF.

§7.173(a) of the Texas Water Code states that a person commits an offense if the person violates a rule adopted by the commission under Chapter 366, Health and Safety Code, or an order or resolution adopted by an authorized agent under Subchapter C, Chapter 366, Health and Safety Code.

3) Obtain a License to Operate from the Comal County Engineer's Office for the structure.
Within thirty (30) working days from receipt of this notice, you must:

1) Obtain a Permit to Construct from the Comal County Engineers Office.
2) Install new On-Site Sewage Facility for the structure according to the Permit to Construct issued in Step 1 above.
3) Obtain a License to Operate from the Comal County Engineers Office for the structure.
Failure to comply with the Order Adopting Rules of Comal County, Texas for On-Site Sewage Facilities by the end of the 30-day notice period may result in a criminal case being filed on the 31st day if the violation is not abated. A fine of $200 per day may be assessed for non-compliance.

Please address any questions concerning this Notice of Violation to the Environmental Health Coordinator Brenda Ritzman at (830) 608-2090.

Signed this 25th day of April 2006

Brenda Ritzman
Comal County Environmental Health Coordinator
Failure to comply with the Order Adopting Rules of Comal County, Texas for On-Site Sewage Facilities by the end of the 30-day notice period may result in a criminal case being filed on the 31st day if the violation is not abated. A fine of $200 per day may be assessed for non-compliance.

Please address any questions concerning this Notice of Violation to the Environmental Health Coordinator Brenda Ritzen at (830) 608-2090.

Signed this 25th day of April 2006

Brenda Ritzen
Comal County Environmental Health Coordinator
IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS:


AGAINST THE PEACE AND DIGNITY OF THE STATE

COMPLAINANT

Sworn to and subscribed before me by ROBERT BOYD, COMAL COUNTY ASSISTANT ENGINEER, Credible Person, this 26TH DAY OF JUNE 2006.

Clerk, Justice of the Peace Court, Precinct 1 Comal County, Texas

CHARGES: VIOLATION OF THE ORDER ADOPTING RULES OF COMAL COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES.
CLASS: MISDEMEANOR C

Description: Altered structure without obtaining new permit.

Identifiers

Ramiro Sanchez
1360 Quail Hill Drive
Spring Branch, TX 78070
IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS:


AGAINST THE PEACE AND DIGNITY OF THE STATE

[Signature]

COMPLAINANT

Ramiro Sanchez
1360 Quail Hill Drive
Spring Branch, TX 78070

04-045
Complaint Filed with Justice of the Peace
JP arranges court date and sends a summons to the defendant.

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS:


COMPLAINANT

Sworn to and subscribed before me by ROBERT BOYD, COMAL COUNTY ASSISTANT ENGINEER, Comal County, Texas, this 26TH DAY OF JUNE, 2006.

Clerk, Justice of the Peace Court,
Precinct 1, Comal County, Texas

CHARGES: VIOLATION OF THE ORDER ADOPING RULES OF COMAL COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES.
CLASS: MISDEMEANOR C

Description: Altered structure without obtaining new permit.

Identifiers
Ramiro Sanchez
1360 Quail Hill Drive
Spring Branch, TX 78070

04-045

From: Griffin, Kathy
To: Boyd, Robert; Hornseth, Tom
Cc:
Subject: FW: court settings

-----Original Message-----
From: Kuhlmann, Ann
Sent: Tuesday, May 09, 2006 9:32 AM
To: Griffin, Kathy
Subject: court settings

these cases are set for June 1 at 9:00 a.m.

12006.1973 Robert Hart
12006.1974 Brad Beago
12006.1975 Eugene B. Barnett

If you have any problem with that please let me know.

Thanks, Ann
Defendants will typically choose to meet with the DA.

DA usually grants time for compliance.
Receive complaint

Investigate

Notice of Violation

File compliant with JP

JP summons

Pre-trial hearing

DA negotiates

Compliance or trial
Flood Plain Regulation

- New Maps
- Enforcement
Material being dumped...

Person complaining...
SECTION D: VIOLATIONS AND PENALTIES

1. A person commits a violation of this Order if a person:
   a. erects, constructs, or alters any improvement, or places any material in the Area of Special Flood Hazard without an approved Development Permit; or
   b. allows or permits the erection, construction, or alteration of any improvement, or allows or permits the placement of any material in the Area of Special Flood Hazard without an approved Development Permit.

2. A violation of this Order is enforceable under Chapter 16 of the Texas Water Code.

SECTION E: ABROGATION AND GREATER RESTRICTIONS

This Order is not intended to repeal, abrogate, or limit any existing easements, covenants, or deed restrictions. However, where this Order and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
§ 16.3221. CRIMINAL PENALTY. (a) A person commits an offense if the person violates this subchapter.
(b) An offense under this section is a Class C misdemeanor.
(c) Each violation of this subchapter and each day of a continuing violation is a separate offense.

§ 12.23. CLASS C MISDEMEANOR. An individual adjudged guilty of a Class C misdemeanor shall be punished by a fine not to exceed $500.

Welcome to COMAL COUNTY, TEXAS

GIS

With this application You Can,

- Utilize GIS Tools
- View GIS Layers

Search For:
- Addresses
- Comal County Property Information
- Guadalupe County Property Information
- Streets
- County Maintained Roads
- Subdivisions
- Intersections
- Permit By Address
- Permit By Permit #

Feel free to use our application. You'll find a variety of layers that we hope will answer your questions. If you have any questions, please call us at 830-643-3777, Email or Download a Help Document. We will be happy to help. We look forward to helping where we can.

Disclaimer:

These GIS interactive maps and GIS data are for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes.

It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.