Development Trends in Comal County
May 18, 2017

Sherman Krause, County Judge
Tom Hornseth, County Engineer
FASTEST GROWING COUNTIES

Percent change, July 1 2015-July 1, 2016

- Hudspeth, TX: 18.34%
- San Juan, UT: 7.56%
- Kendall, TX: 5.16%
- Hays, TX: 5.09%
- Wasatch, UT: 4.67%
- Dallas, IA: 4.63%
- Costilla, CO: 4.43%
- Comal, TX: 4.40%
- Thomas, NE: 4.37%
- Sumter, FL: 4.30%

SOURCE: US Census Bureau
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BUSINESS INSIDER
3 of the 8 fastest growing counties in the United States are located right here!
Population growth in Comal County

2016 – 134,788
2010 – 108,472
2000 – 78,021
1990 – 51,832
1980 – 36,446
1970 – 24,165
1960 – 19,844
ROAD MAP
of
Comal County
Texas
Scale 2000 Varas to the inch.
Drafted under authority of the legislature.
June 10, 1852.

Subdivisions - Acres => 10 OR Lots => 10
add 5 years, the 10 years between 1995 to 2005...
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
During those years, what was guiding the land development activity in the unincorporated areas of Comal County?

OSSF’s

On-Site Sewage Facilities

Around 2000, the Comal County Commissioners Court passed rules...
Individual Wells

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

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Within the last few years, there have been some changes...
Utilization of organized wastewater collection and treatment.
# Treatment Comparison

<table>
<thead>
<tr>
<th></th>
<th>Typical WWTP</th>
<th>Aerobic OSSF</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CBOD$_5$</strong></td>
<td>5 mg/L</td>
<td>25 mg/L</td>
</tr>
<tr>
<td><strong>TSS</strong></td>
<td>5 mg/L</td>
<td>30 mg/L</td>
</tr>
<tr>
<td><strong>Ammonia- Nitrogen</strong></td>
<td>2 mg/L</td>
<td>No Limit</td>
</tr>
<tr>
<td><strong>Phosphorus</strong></td>
<td>0.5 mg/L</td>
<td>No Limit</td>
</tr>
<tr>
<td><strong>Operator</strong></td>
<td>Licensed</td>
<td>Homeowner</td>
</tr>
<tr>
<td><strong>Site Visits</strong></td>
<td>Daily</td>
<td>No requirement</td>
</tr>
</tbody>
</table>
Utility Districts

Johnson Ranch
Park Village
Singing Hills
Meyer Ranch
4S
Development of wastewater collection and treatment without the use of utility districts.

Silver Leaf
Carriage House
Star Canyon
Vintage Oaks
Guadalupe River Club
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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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.
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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
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.
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.