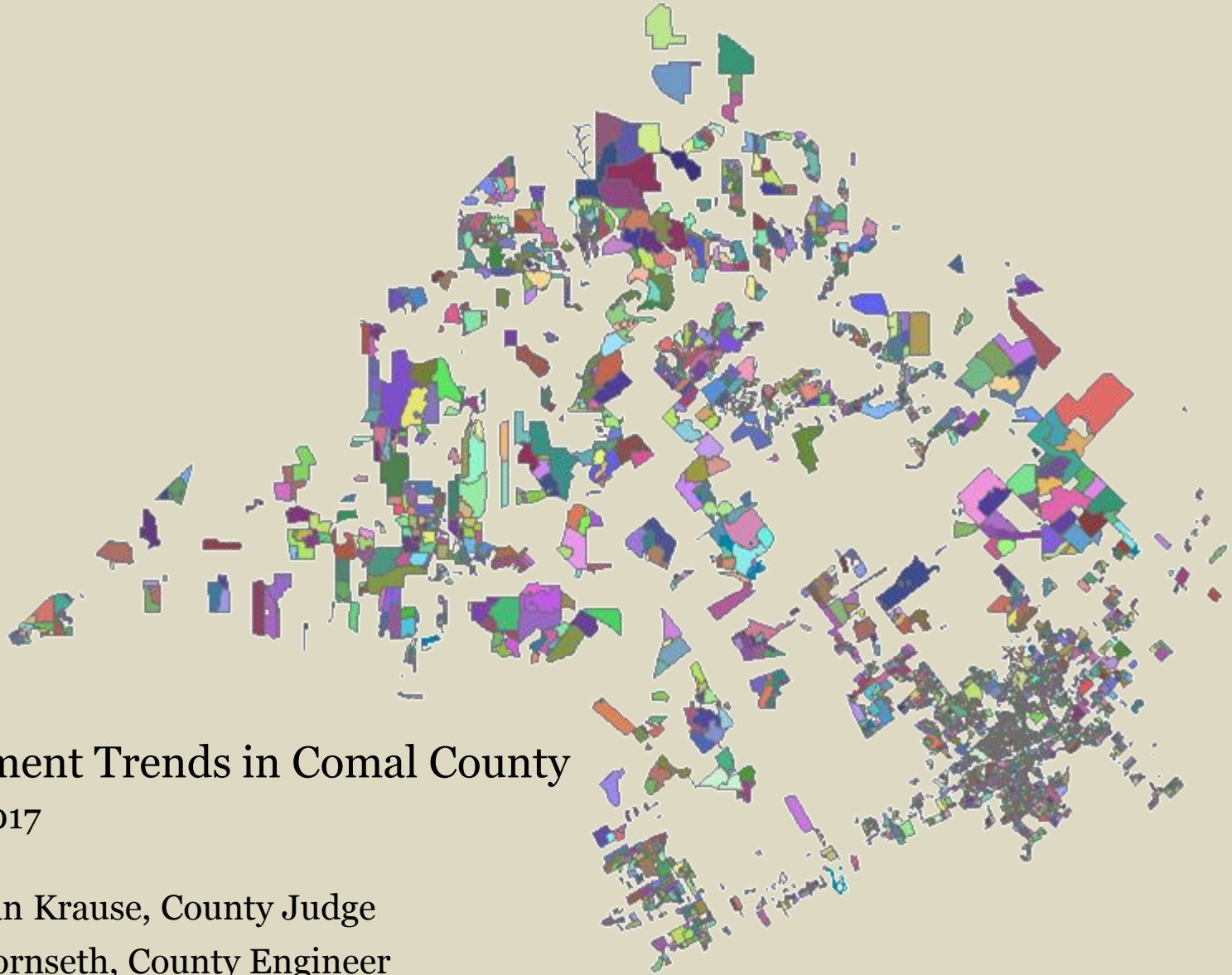




Texas Master Naturalist Lindheimer Chapter

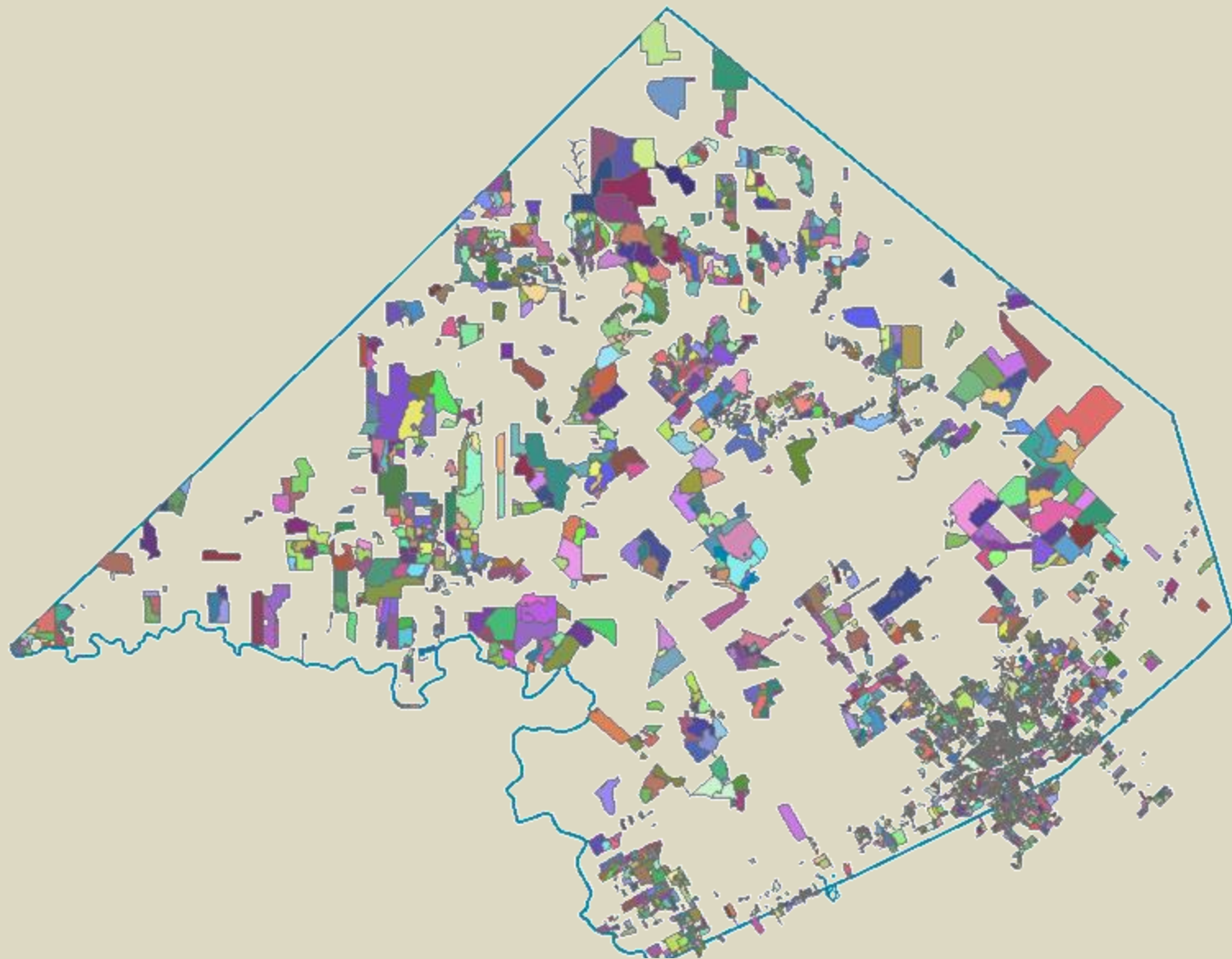


Development Trends in Comal County

May 18, 2017

Sherman Krause, County Judge

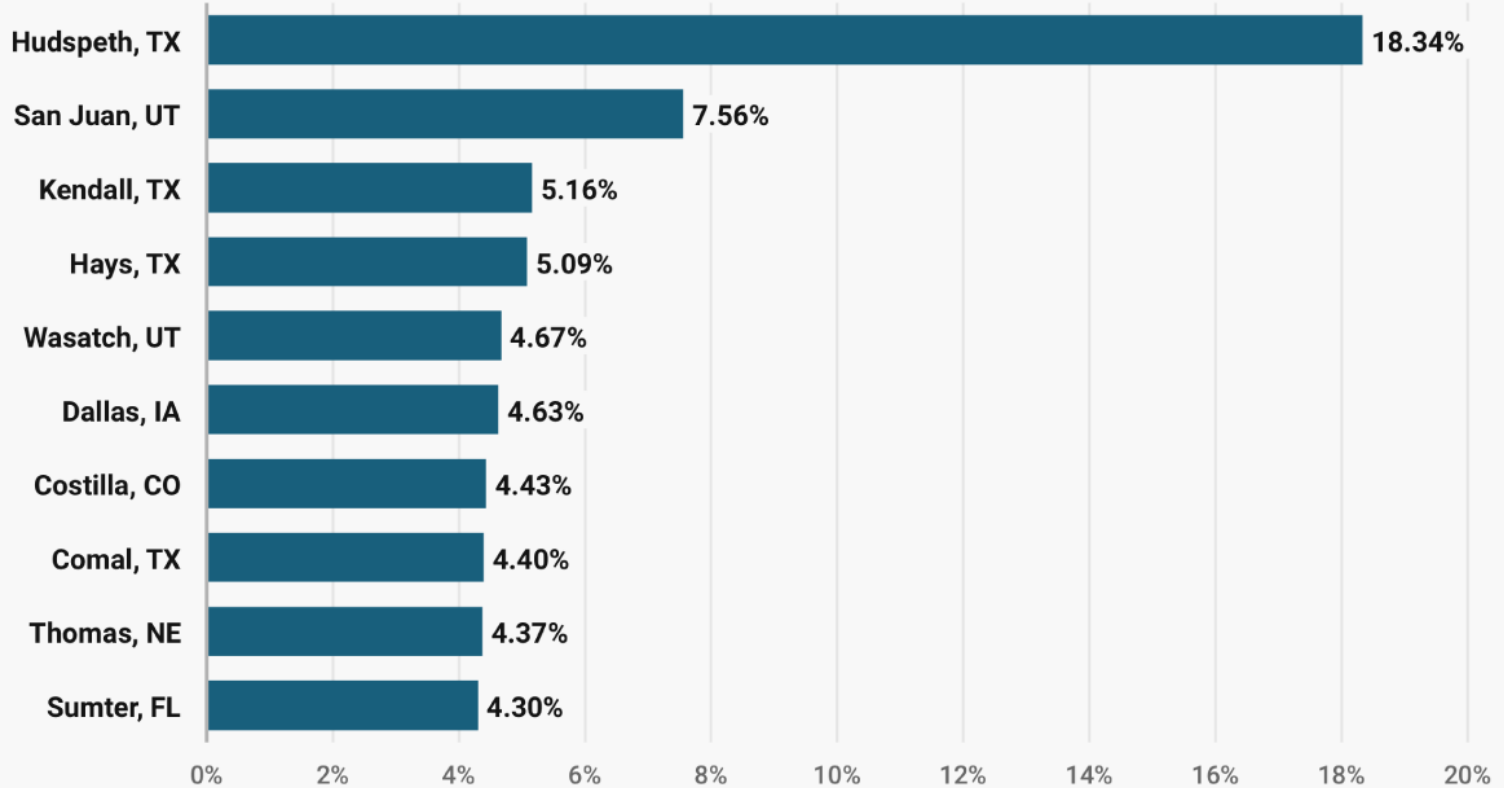
Tom Hornseth, County Engineer





FASTEST GROWING COUNTIES

Percent change, July 1 2015-July 1, 2016



SOURCE: US Census Bureau

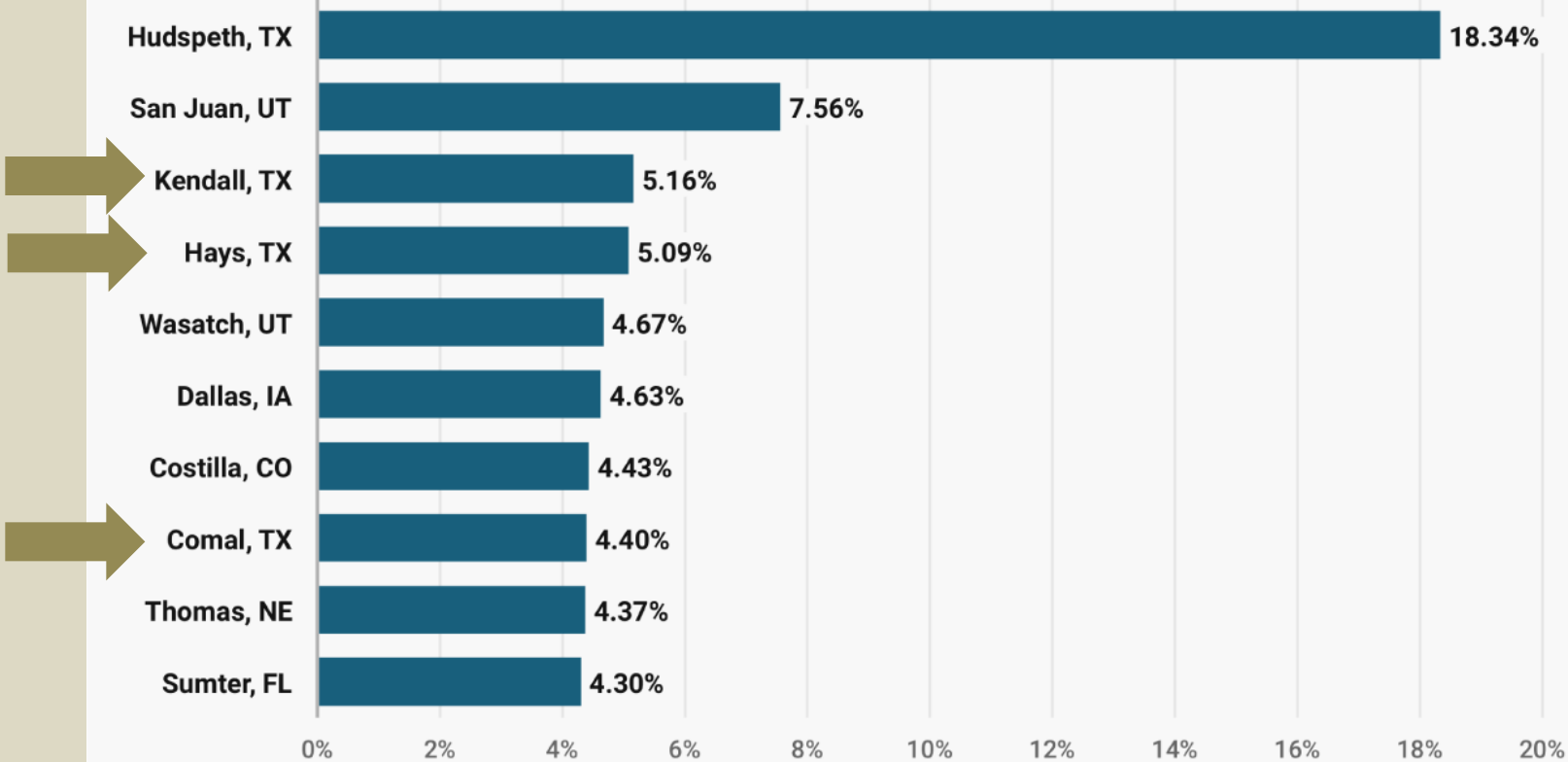
BUSINESS INSIDER





FASTEST GROWING COUNTIES

Percent change, July 1 2015-July 1, 2016



SOURCE: US Census Bureau

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

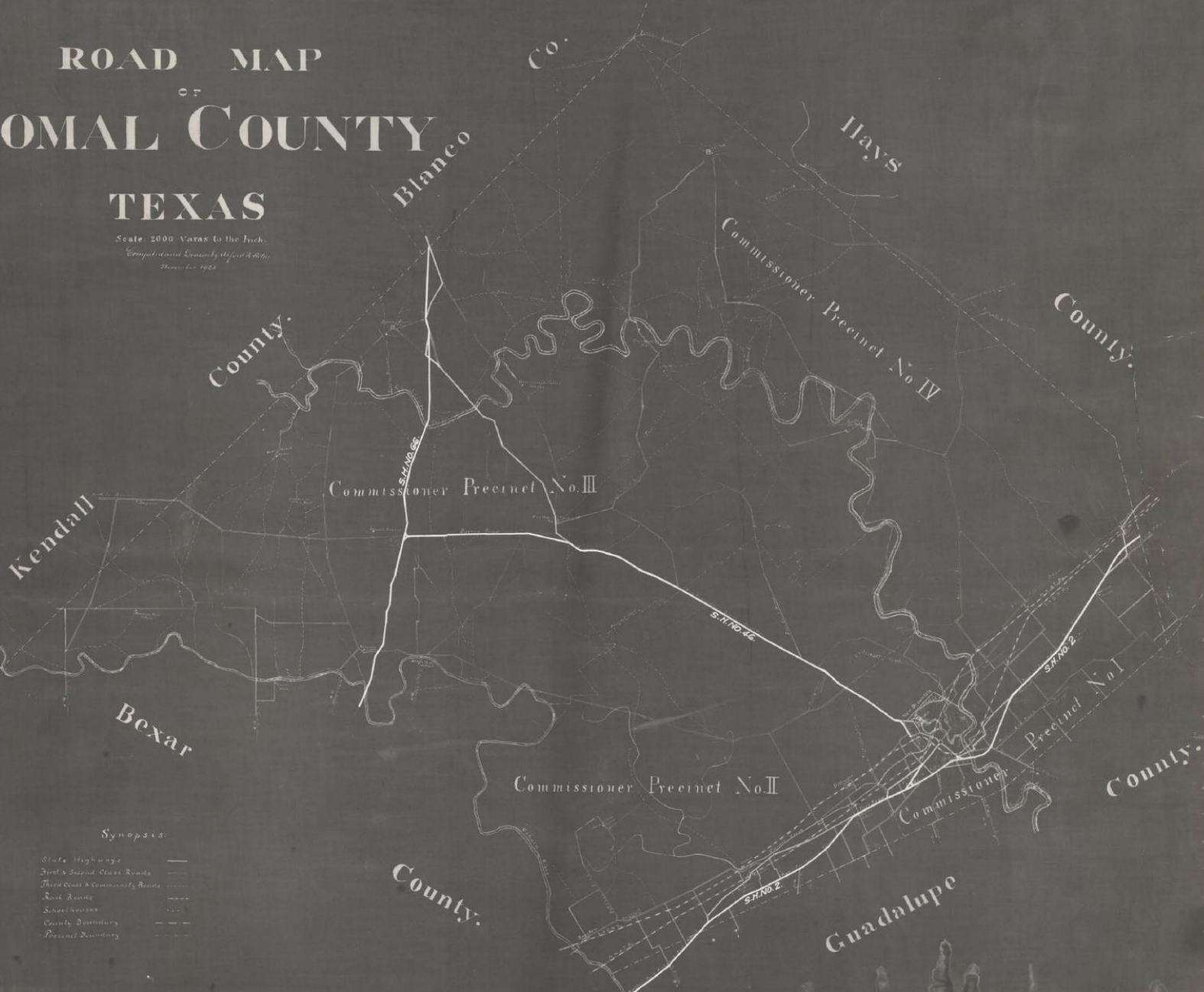
1980 – 36,446

1970 – 24,165

1960 – 19,844

ROAD MAP OF COMAL COUNTY TEXAS

Scale 2000 Yards to the Inch.
Complotted and Printed by H. J. Ford & Co.
November, 1923

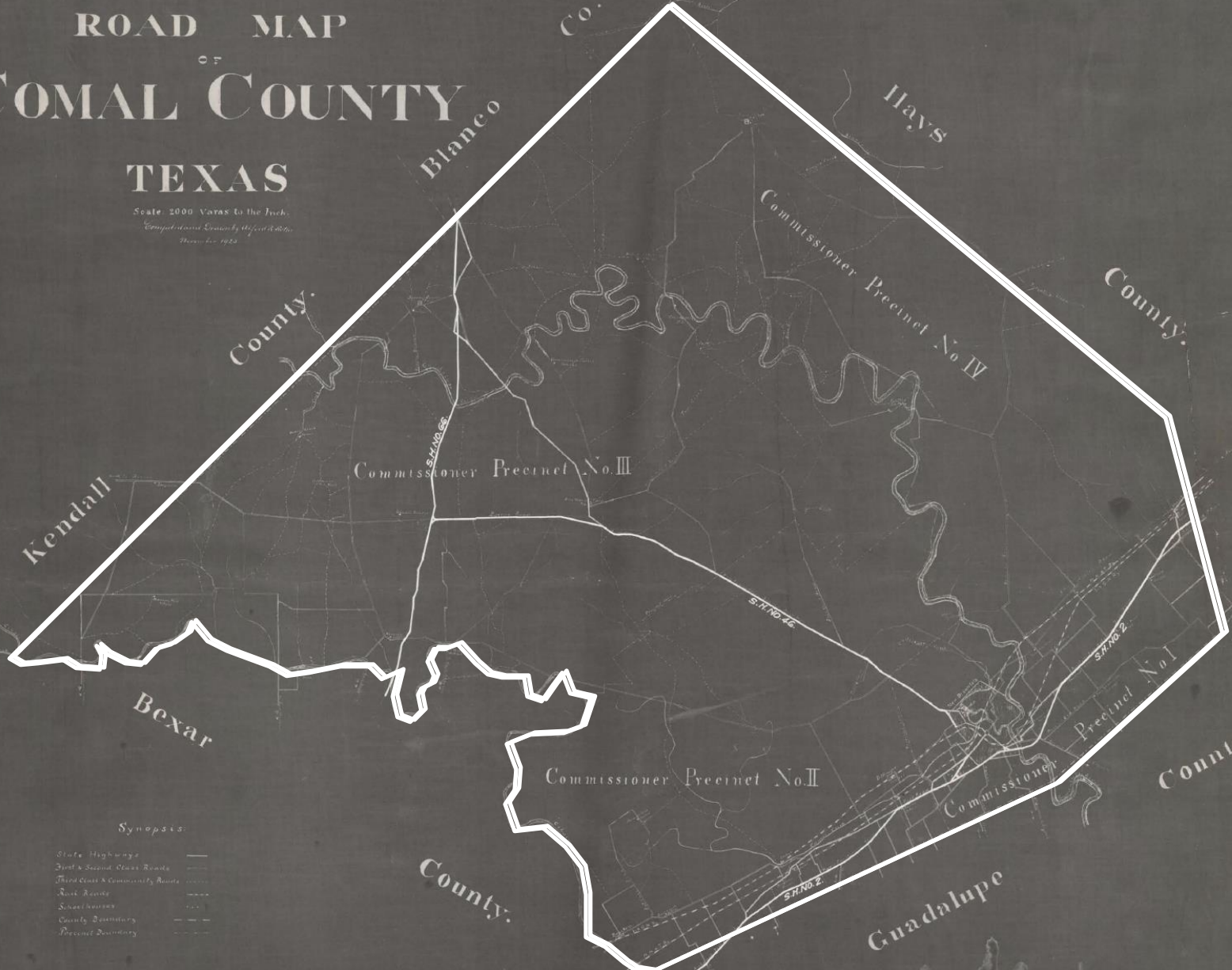


Synopsis:

- State Highways ———
- First & Second Class Roads ———
- Third Class & Community Roads - - - - -
- Road Routes
- School Routes - - - - -
- County Boundaries - - - - -
- Precinct Boundaries - - - - -

ROAD MAP OF COMAL COUNTY TEXAS

Scale 2000 Yards to the Inch.
Compendious Edition by Alfred B. Olin
November 1923



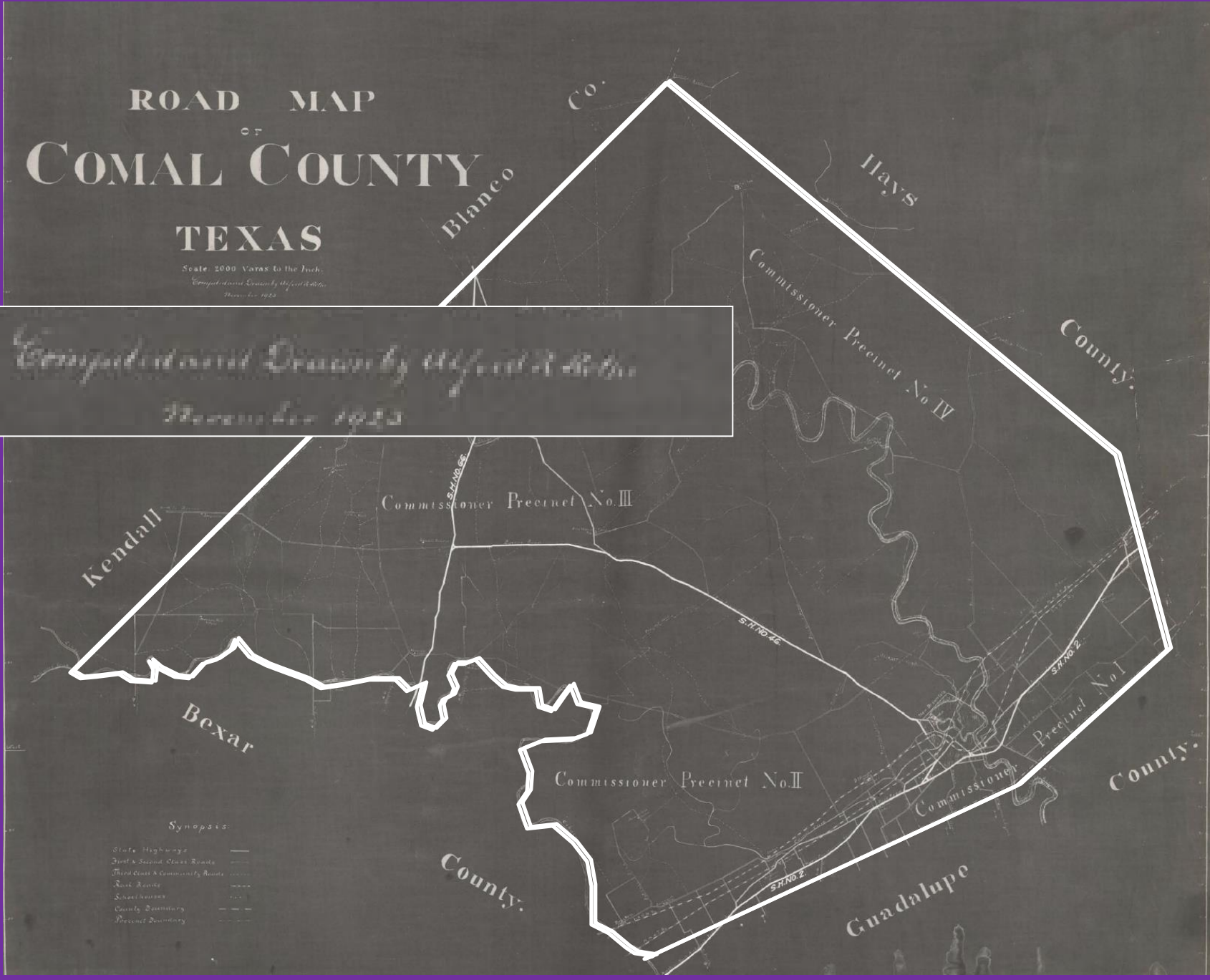
Synopsis:

- State Highways ———
- First & Second Class Roads ———
- Third Class & Community Roads ———
- Road Routes ———
- Schoolhouses ———
- County Quarters ———
- Precinct Boundary ———

ROAD MAP OF COMAL COUNTY TEXAS

Scale 2000 Yards to the Inch.
Compendium Drawn by W. Fred A. Helber
November 1923.

*Compendium Drawn by W. Fred A. Helber
November 1923*

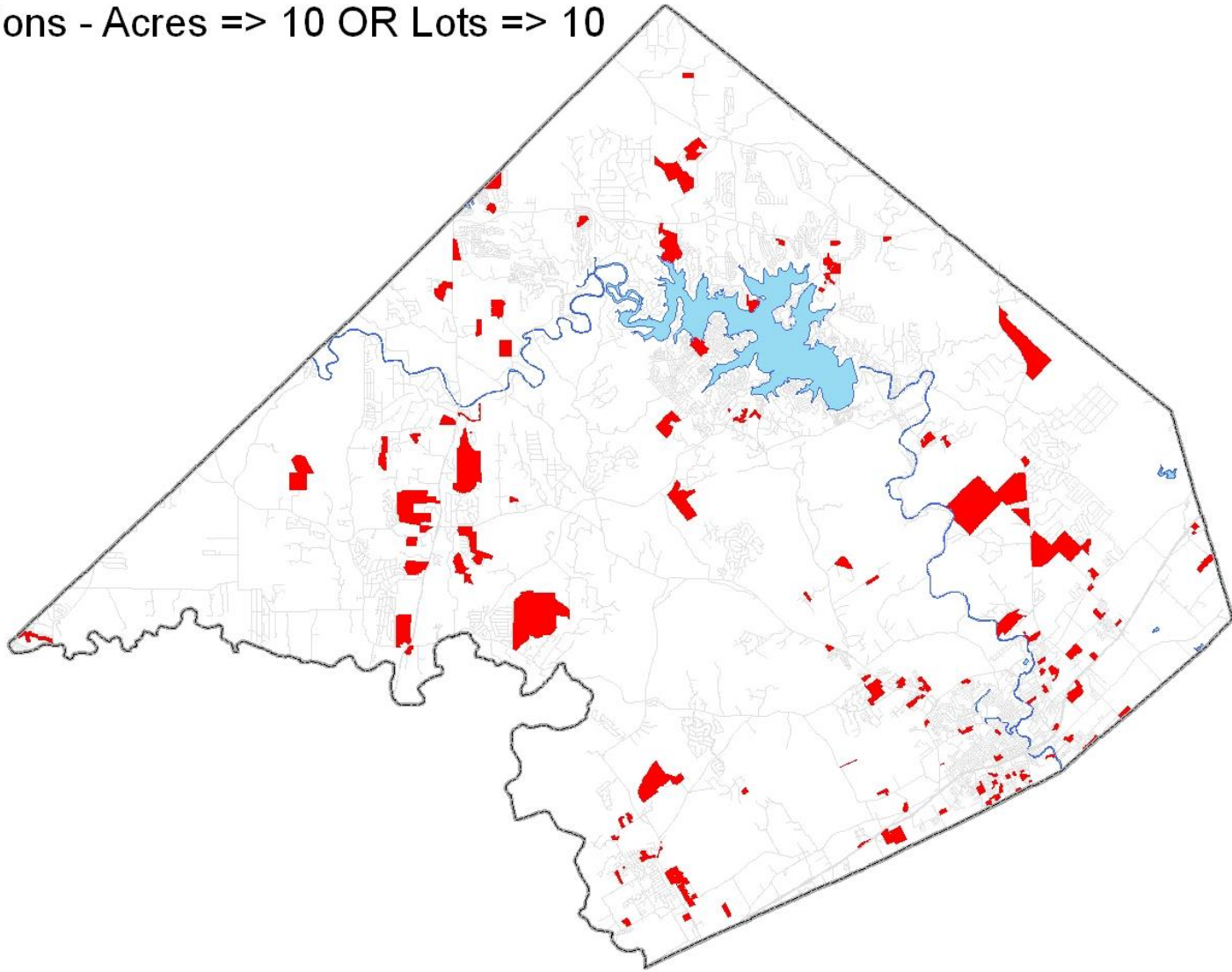


Synopsis:

- State Highways
- First & Second Class Roads
- Third Class & Community Roads
- Road Rights
- Schoolhouses
- County Quarters
- Precinct Boundaries

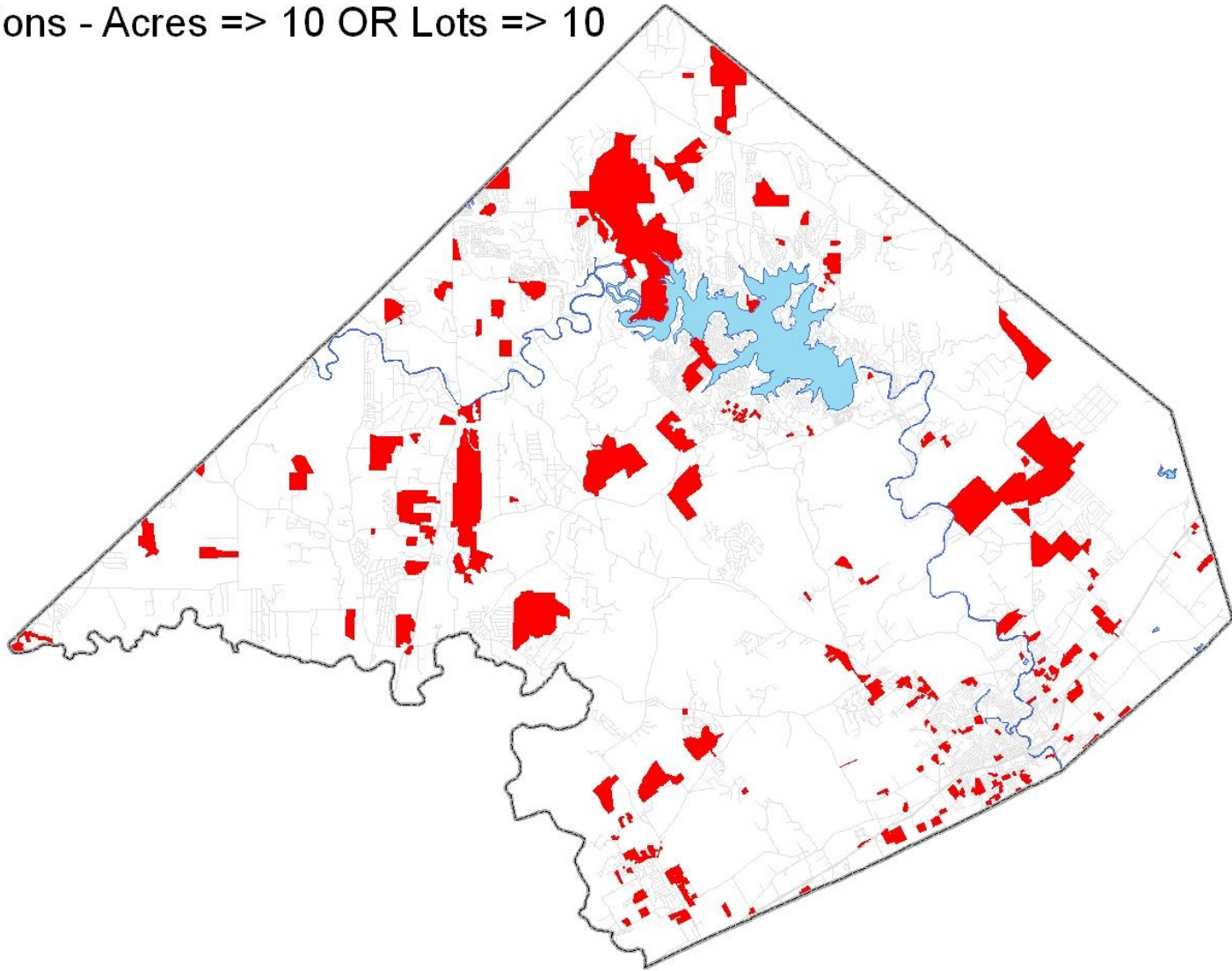


Subdivisions - Acres => 10 OR Lots => 10



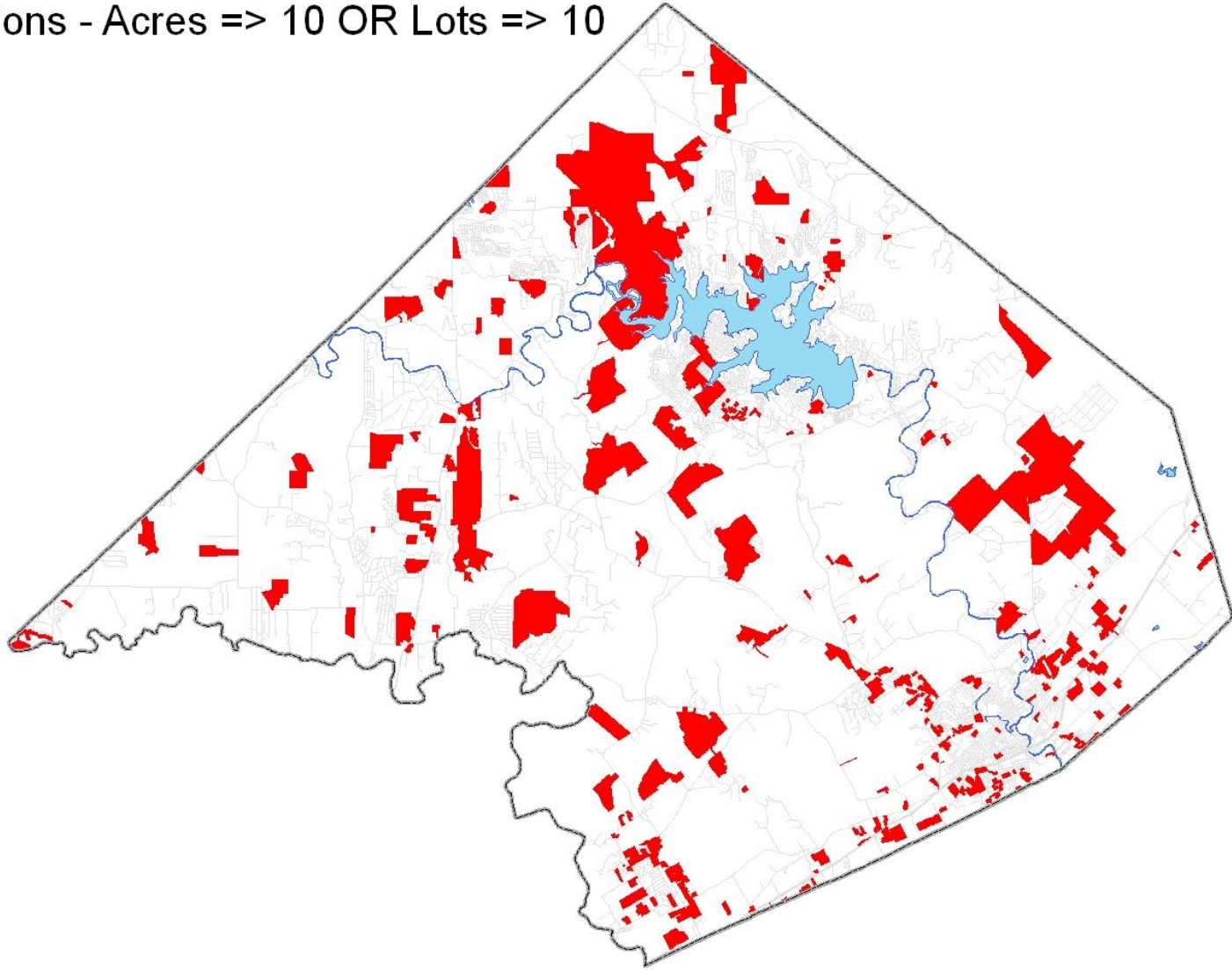
Starting in 1995, going to 2000.

Subdivisions - Acres => 10 OR Lots => 10



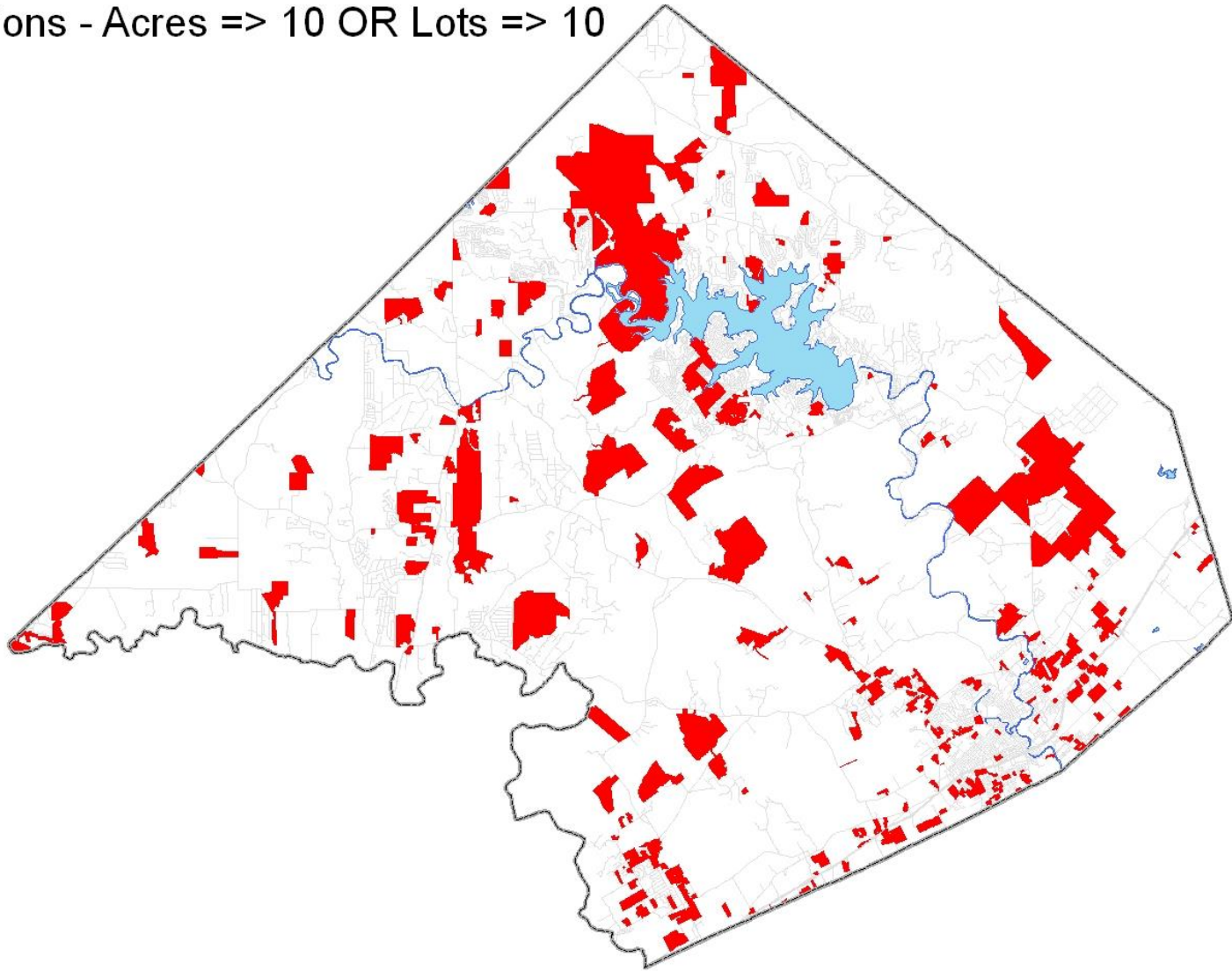
add 5 years, the 10 years between 1995 to 2005...

Subdivisions - Acres => 10 OR Lots => 10



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

Subdivisions - Acres => 10 OR Lots => 10

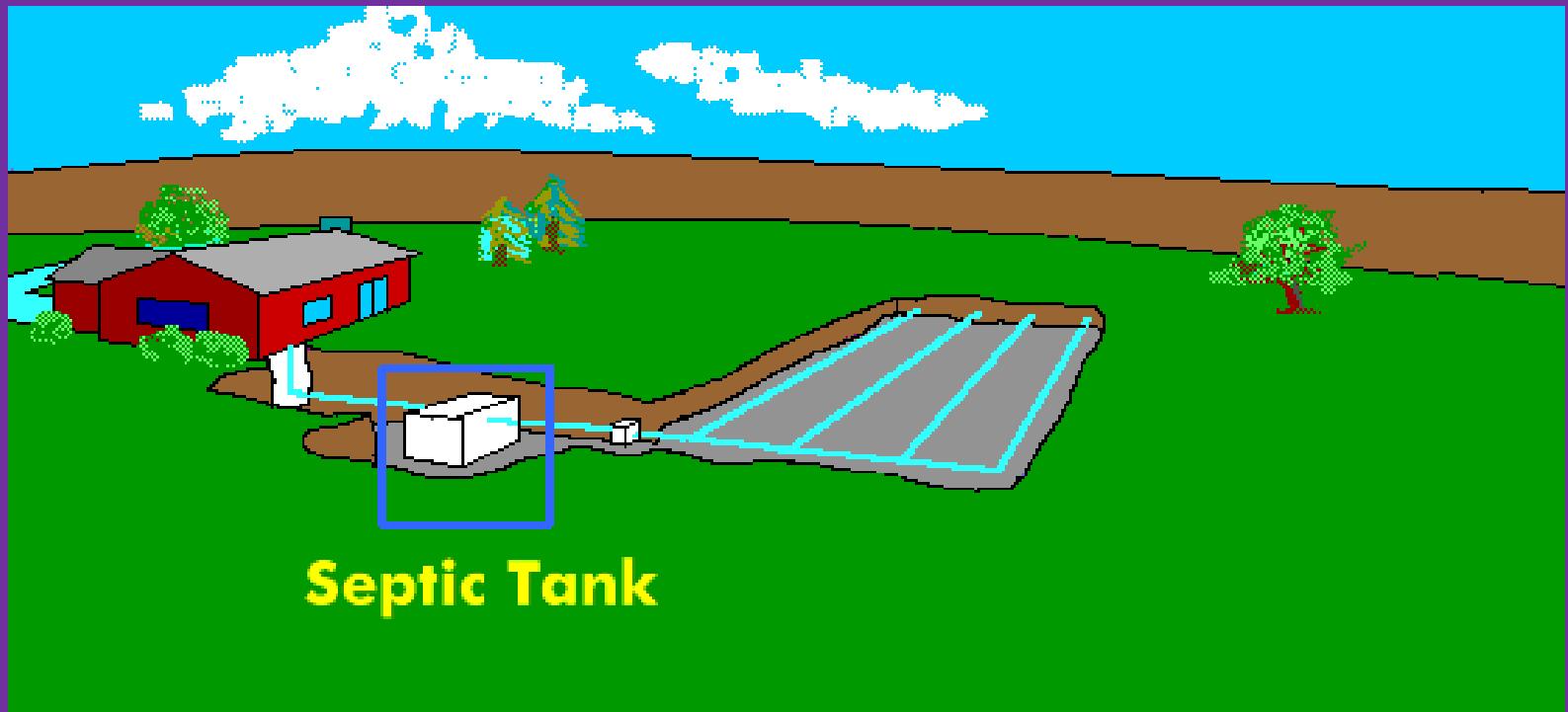


Finally, the 18 years between 1995 to 2013...

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

OSSF's

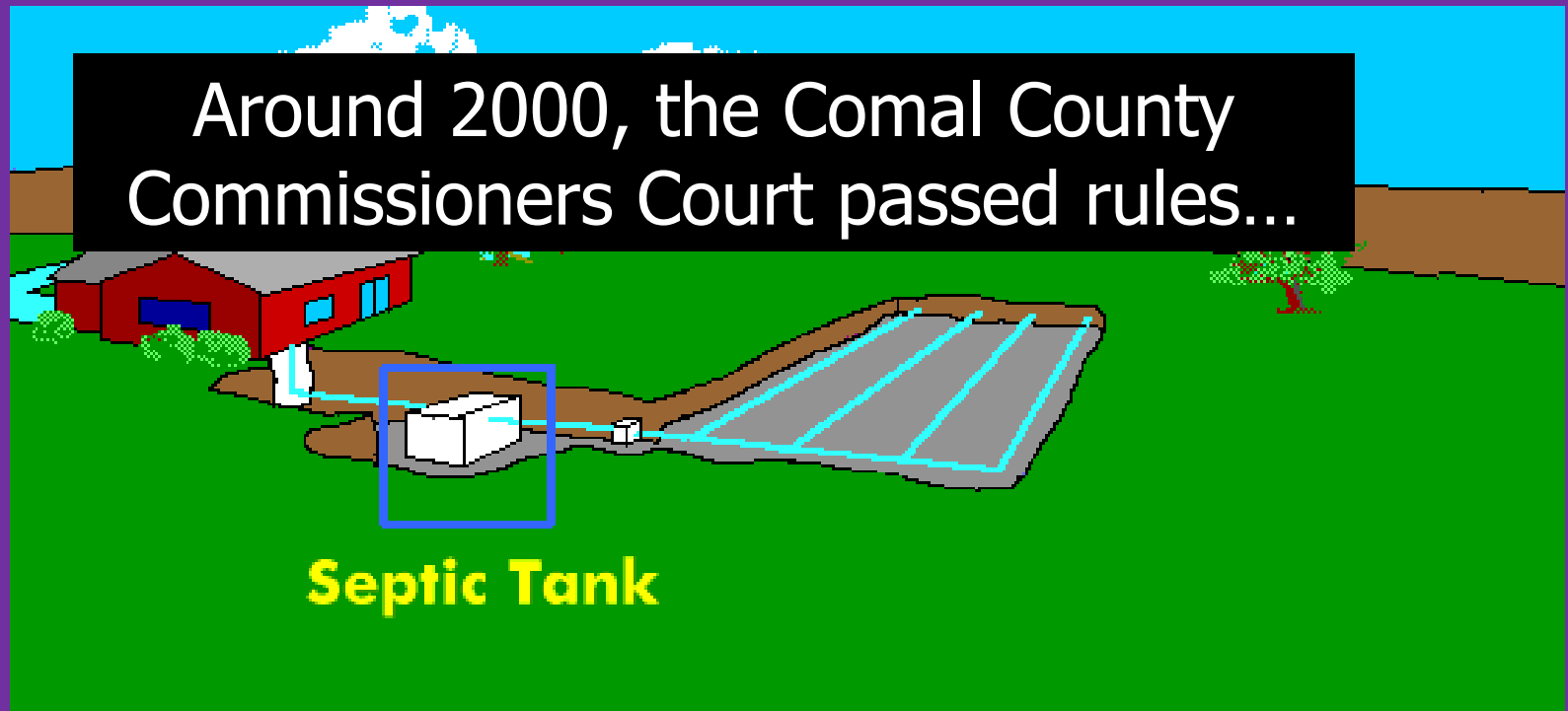
On-Site Sewage Facilities



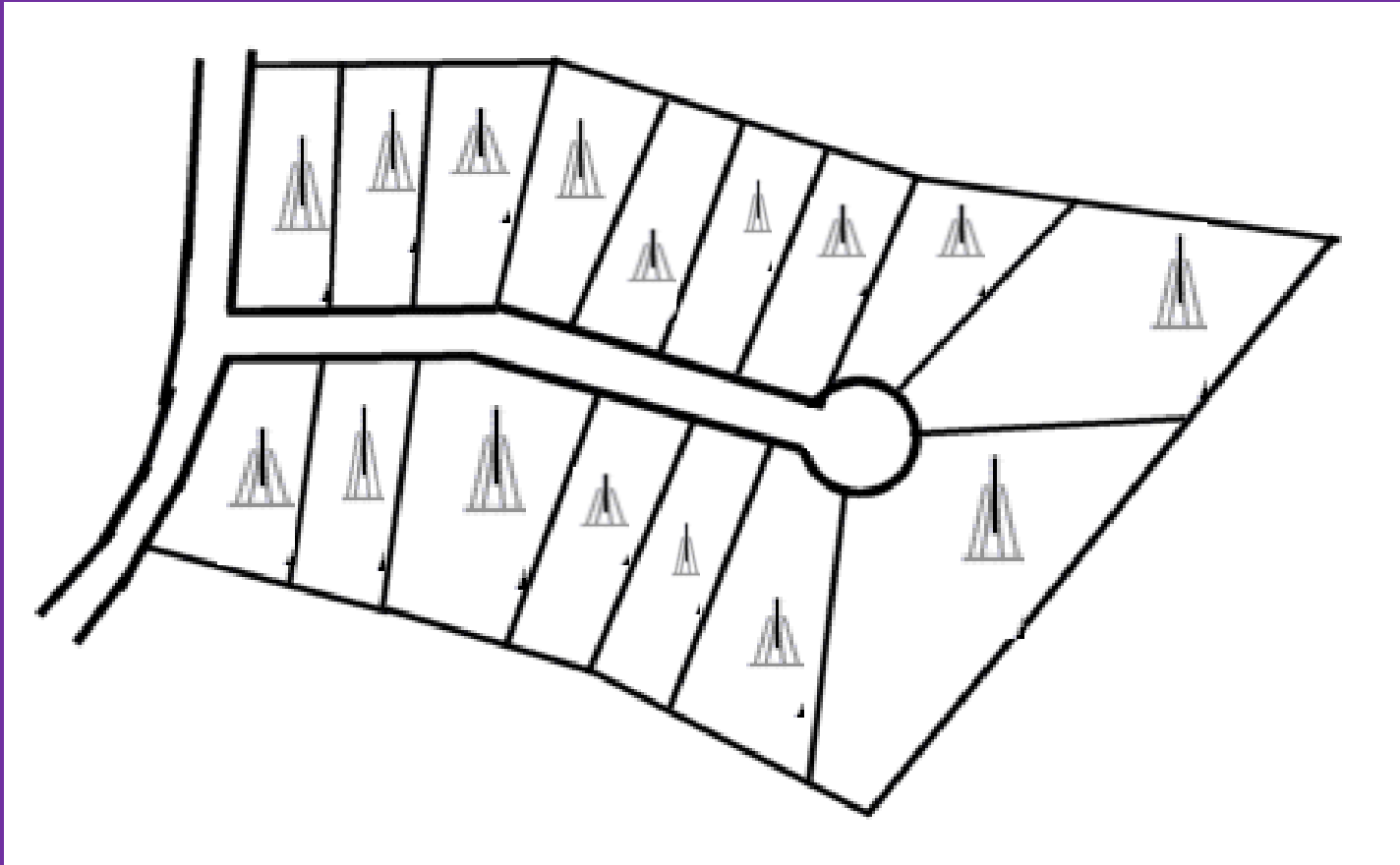
During those years, what was guiding the land development activity in the unincorporated areas of Comal County?

OSSF's

On-Site Sewage Facilities



Individual Wells



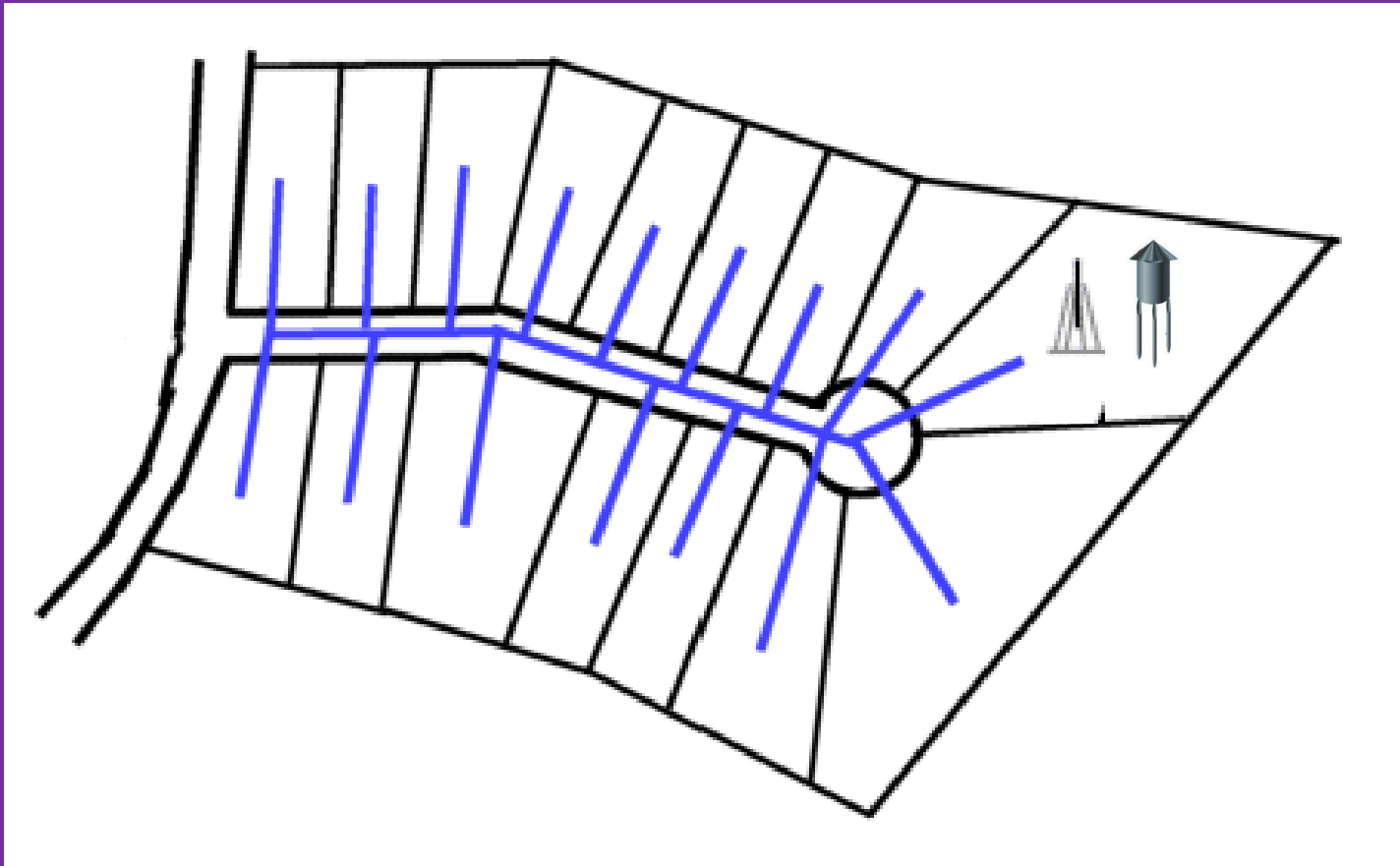
Lot Size must exceed 5 acres

Authority from Water Code 35.019

TCEQ Groundwater proof

Authority from Local Gov. Code
232.0032

New Water Public Groundwater System



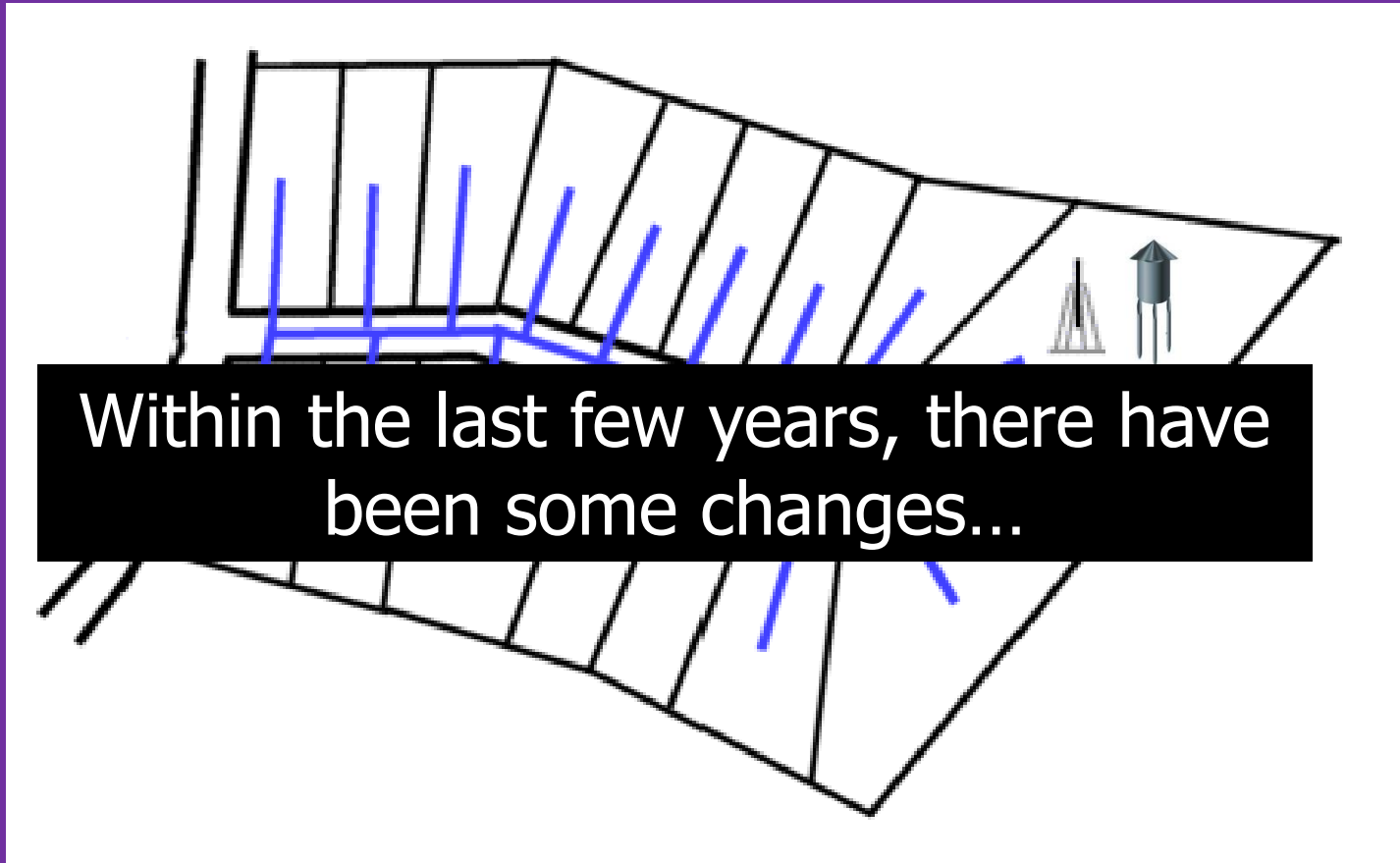
Lot Size must exceed 1 acre

Authority from Water Code 35.019

TCEQ Groundwater
proof

Authority from Local Gov. Code
232.0032

New Water Public Groundwater System



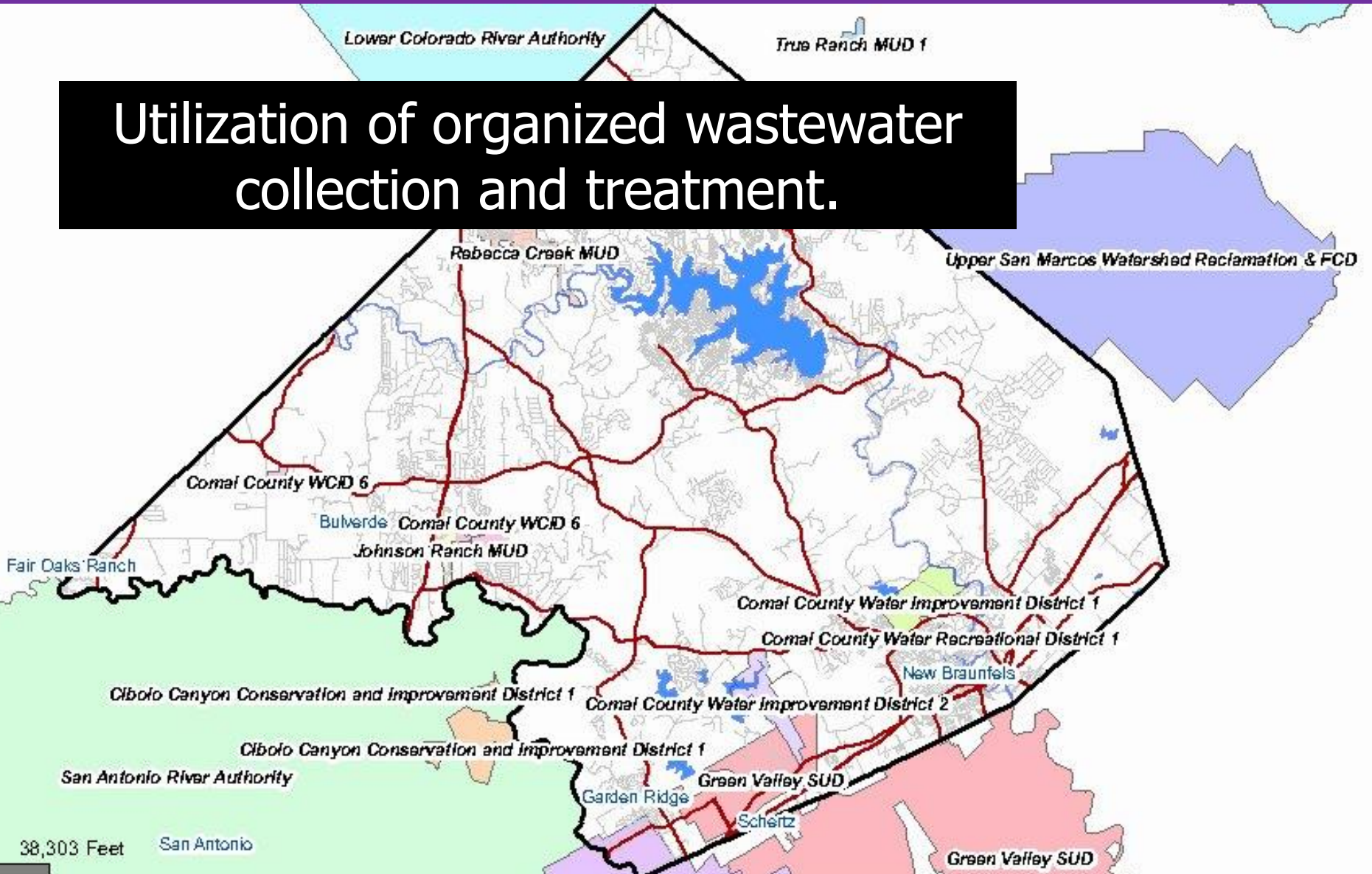
Lot Size must exceed 1 acre

Authority from Water Code 35.019

TCEQ Groundwater
proof

Authority from Local Gov. Code
232.0032

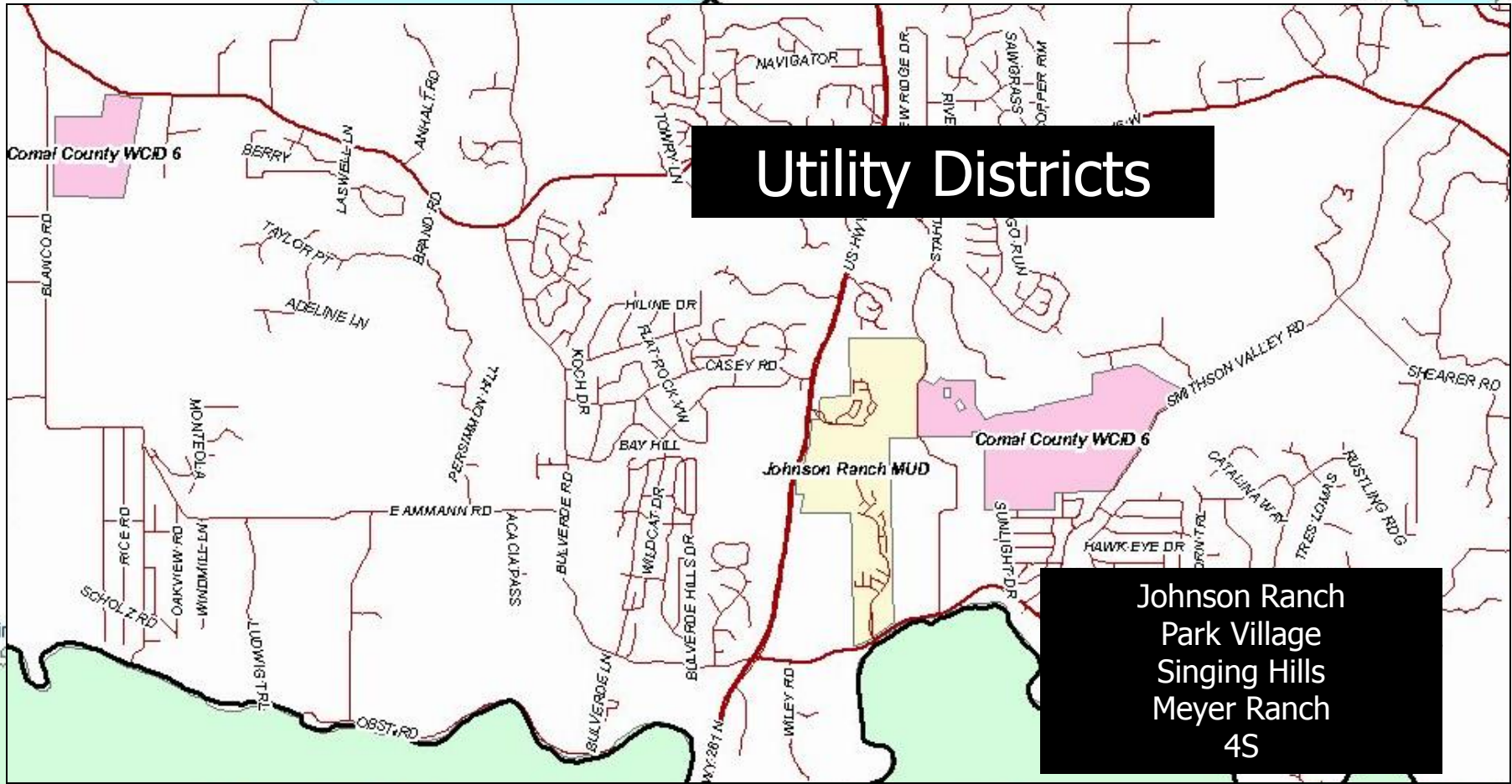
Utilization of organized wastewater collection and treatment.



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

Utility Districts



Johnson Ranch
Park Village
Singing Hills
Meyer Ranch
4S

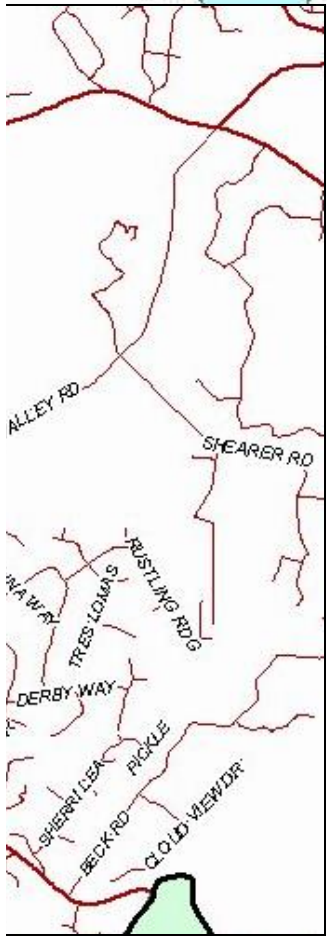
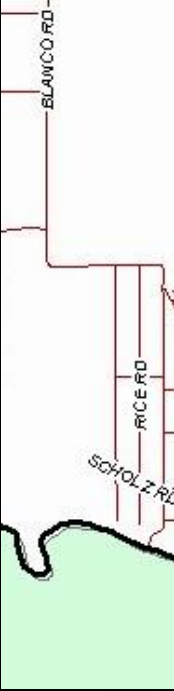
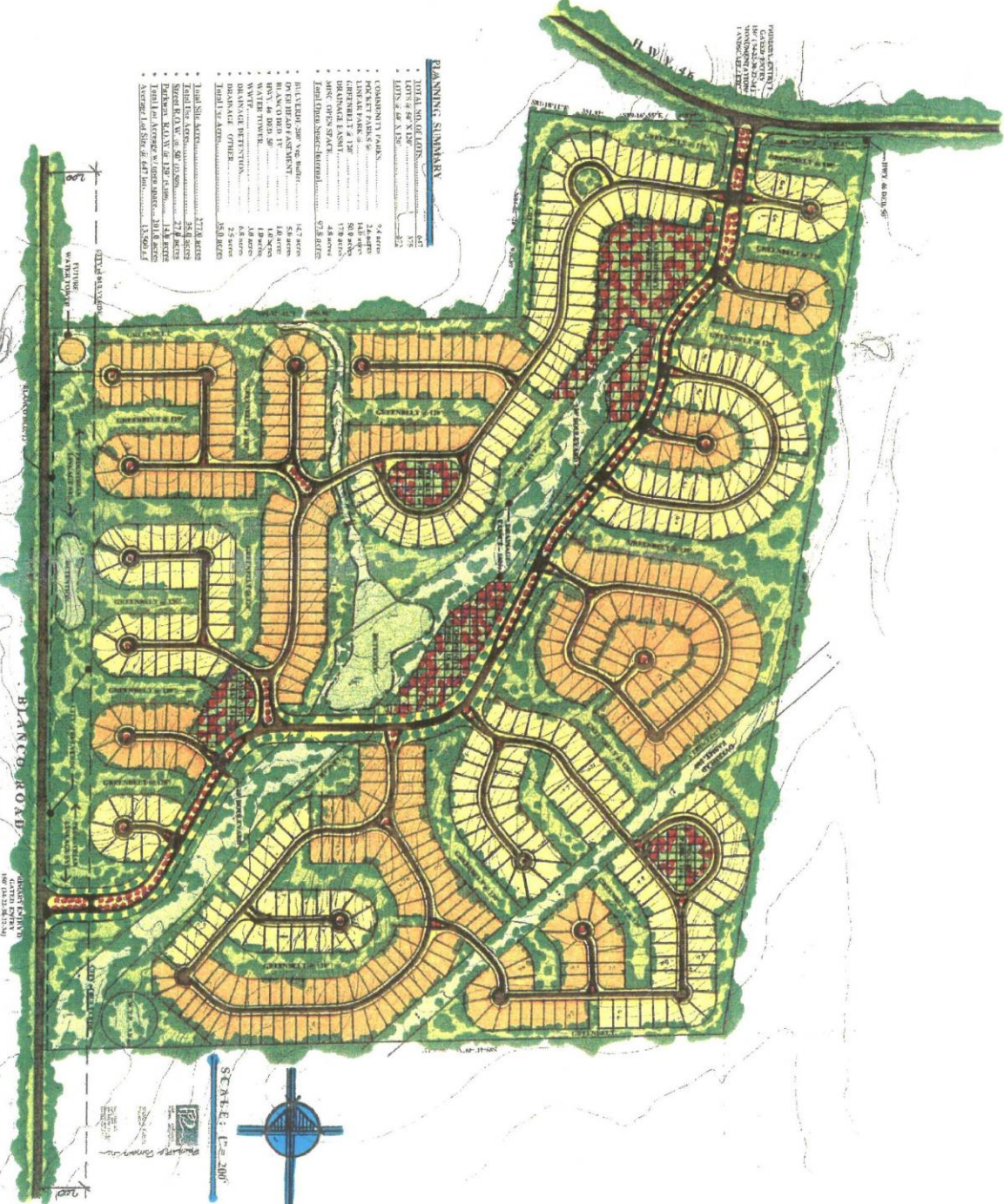


38,303 Feet San Antonio

PARK VILLAGE • BURNET TX

PLANNING SUMMARY

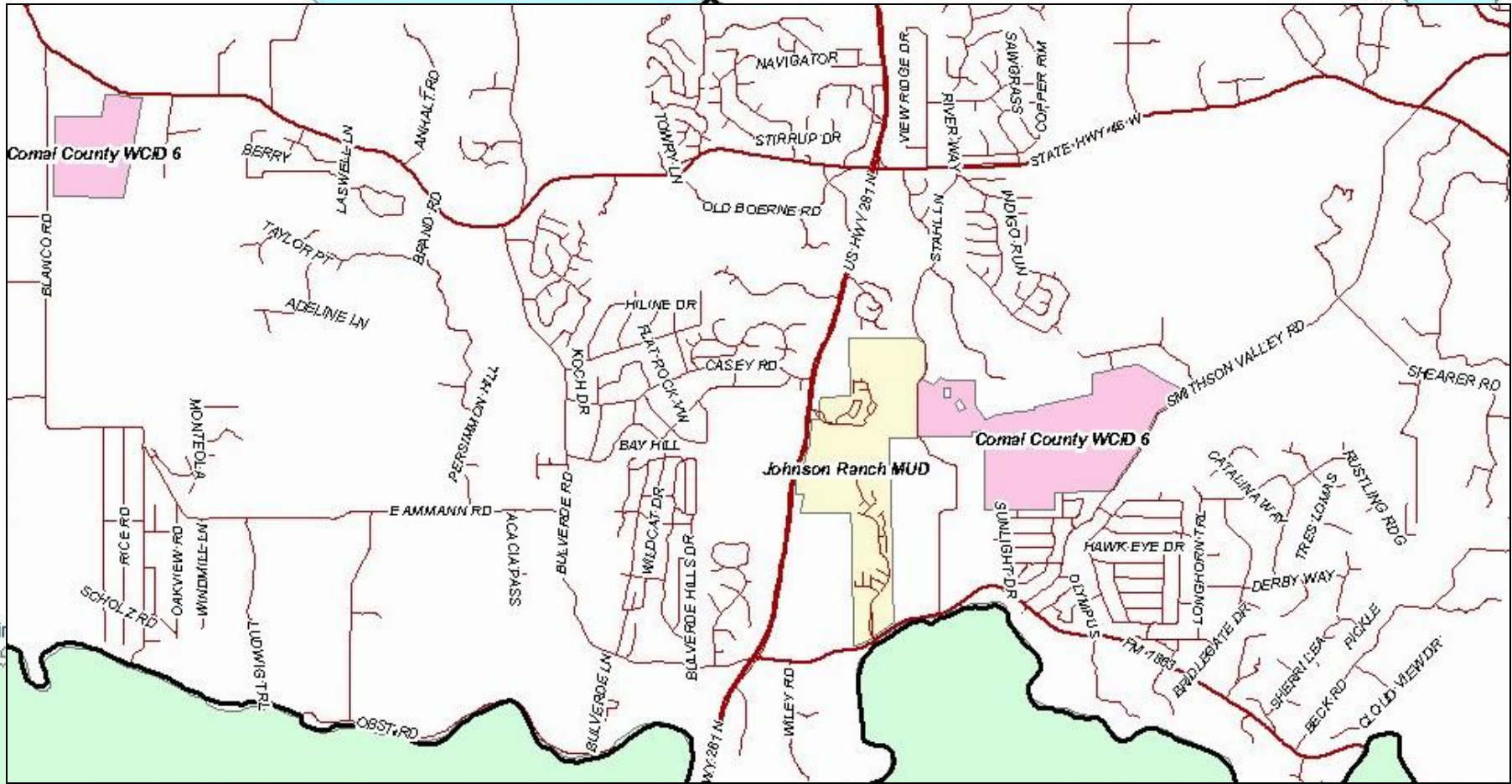
TOTAL ACRES	641
LOT 1 & 2 ACRES	155
LOT 3 & 4 ACRES	175
LOT 5 & 6 ACRES	155
LOT 7 & 8 ACRES	155
LOT 9 & 10 ACRES	155
LOT 11 & 12 ACRES	155
LOT 13 & 14 ACRES	155
LOT 15 & 16 ACRES	155
LOT 17 & 18 ACRES	155
LOT 19 & 20 ACRES	155
LOT 21 & 22 ACRES	155
LOT 23 & 24 ACRES	155
LOT 25 & 26 ACRES	155
LOT 27 & 28 ACRES	155
LOT 29 & 30 ACRES	155
LOT 31 & 32 ACRES	155
LOT 33 & 34 ACRES	155
LOT 35 & 36 ACRES	155
LOT 37 & 38 ACRES	155
LOT 39 & 40 ACRES	155
LOT 41 & 42 ACRES	155
LOT 43 & 44 ACRES	155
LOT 45 & 46 ACRES	155
LOT 47 & 48 ACRES	155
LOT 49 & 50 ACRES	155
LOT 51 & 52 ACRES	155
LOT 53 & 54 ACRES	155
LOT 55 & 56 ACRES	155
LOT 57 & 58 ACRES	155
LOT 59 & 60 ACRES	155
LOT 61 & 62 ACRES	155
LOT 63 & 64 ACRES	155
LOT 65 & 66 ACRES	155
LOT 67 & 68 ACRES	155
LOT 69 & 70 ACRES	155
LOT 71 & 72 ACRES	155
LOT 73 & 74 ACRES	155
LOT 75 & 76 ACRES	155
LOT 77 & 78 ACRES	155
LOT 79 & 80 ACRES	155
LOT 81 & 82 ACRES	155
LOT 83 & 84 ACRES	155
LOT 85 & 86 ACRES	155
LOT 87 & 88 ACRES	155
LOT 89 & 90 ACRES	155
LOT 91 & 92 ACRES	155
LOT 93 & 94 ACRES	155
LOT 95 & 96 ACRES	155
LOT 97 & 98 ACRES	155
LOT 99 & 100 ACRES	155
LOT 101 & 102 ACRES	155
LOT 103 & 104 ACRES	155
LOT 105 & 106 ACRES	155
LOT 107 & 108 ACRES	155
LOT 109 & 110 ACRES	155
LOT 111 & 112 ACRES	155
LOT 113 & 114 ACRES	155
LOT 115 & 116 ACRES	155
LOT 117 & 118 ACRES	155
LOT 119 & 120 ACRES	155
LOT 121 & 122 ACRES	155
LOT 123 & 124 ACRES	155
LOT 125 & 126 ACRES	155
LOT 127 & 128 ACRES	155
LOT 129 & 130 ACRES	155
LOT 131 & 132 ACRES	155
LOT 133 & 134 ACRES	155
LOT 135 & 136 ACRES	155
LOT 137 & 138 ACRES	155
LOT 139 & 140 ACRES	155
LOT 141 & 142 ACRES	155
LOT 143 & 144 ACRES	155
LOT 145 & 146 ACRES	155
LOT 147 & 148 ACRES	155
LOT 149 & 150 ACRES	155
LOT 151 & 152 ACRES	155
LOT 153 & 154 ACRES	155
LOT 155 & 156 ACRES	155
LOT 157 & 158 ACRES	155
LOT 159 & 160 ACRES	155
LOT 161 & 162 ACRES	155
LOT 163 & 164 ACRES	155
LOT 165 & 166 ACRES	155
LOT 167 & 168 ACRES	155
LOT 169 & 170 ACRES	155
LOT 171 & 172 ACRES	155
LOT 173 & 174 ACRES	155
LOT 175 & 176 ACRES	155
LOT 177 & 178 ACRES	155
LOT 179 & 180 ACRES	155
LOT 181 & 182 ACRES	155
LOT 183 & 184 ACRES	155
LOT 185 & 186 ACRES	155
LOT 187 & 188 ACRES	155
LOT 189 & 190 ACRES	155
LOT 191 & 192 ACRES	155
LOT 193 & 194 ACRES	155
LOT 195 & 196 ACRES	155
LOT 197 & 198 ACRES	155
LOT 199 & 200 ACRES	155



San Antonio

38,303 Feet

SCALE: 1" = 200'



Comal County Water Improvement District 2

Cibola Canyon Conservation and Improvement District 1

San Antonio River Authority

Green Valley SUD

Garden Ridge

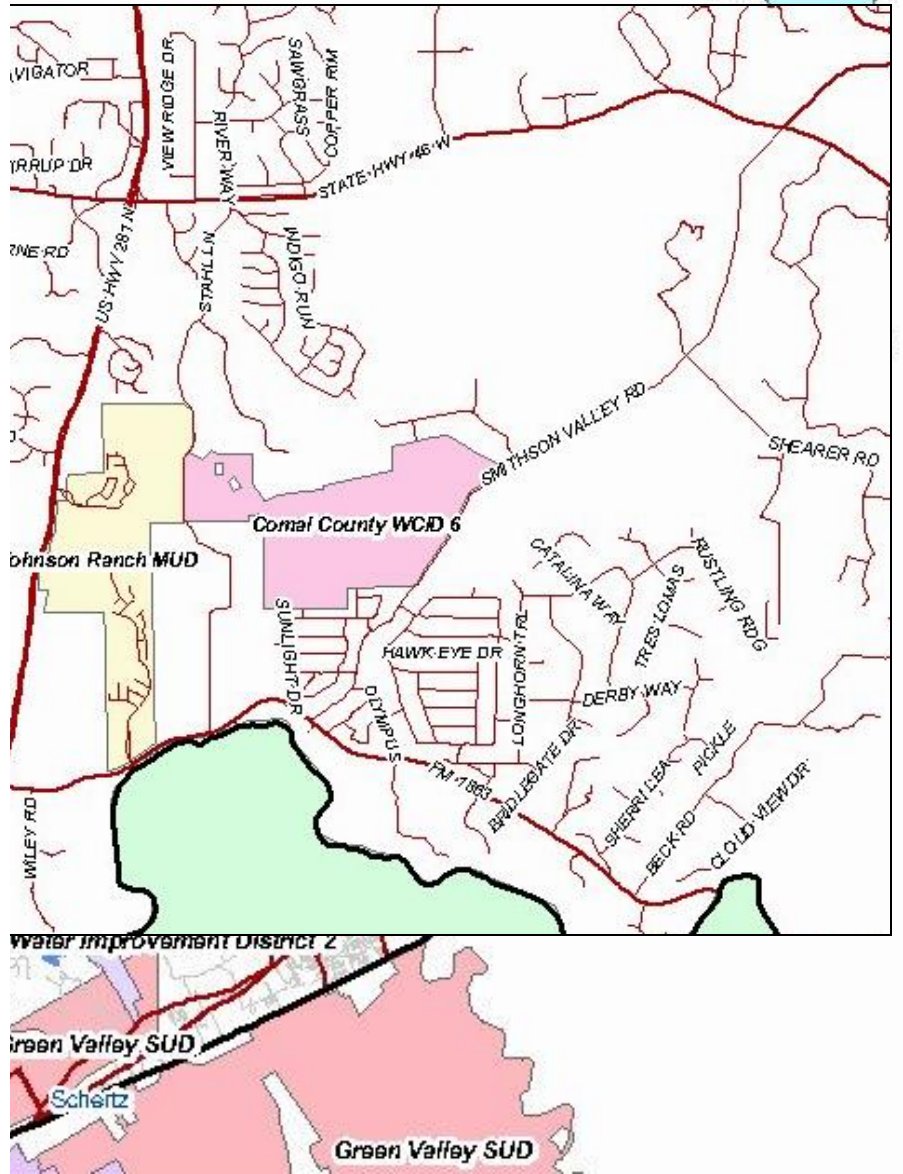
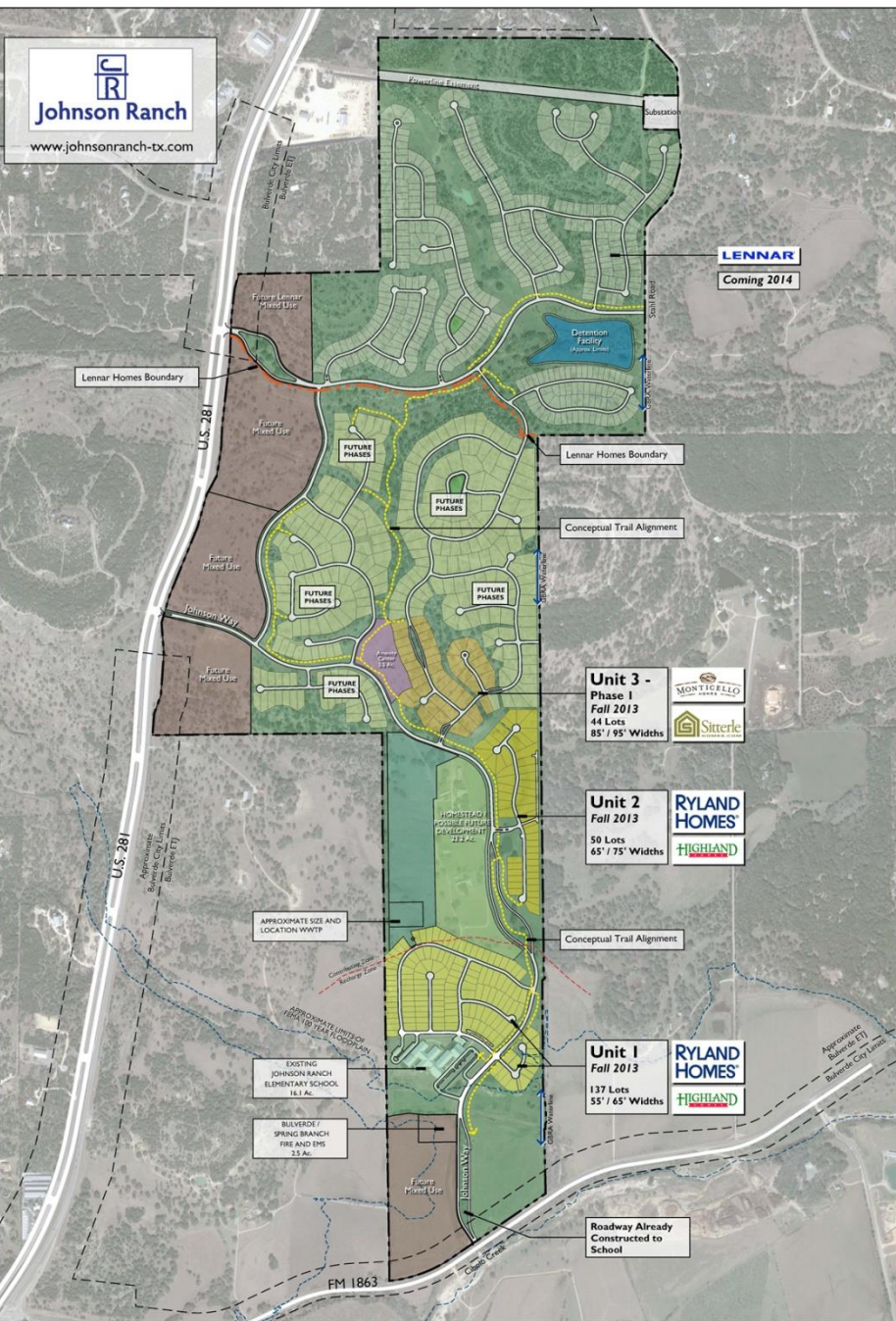
Schertz

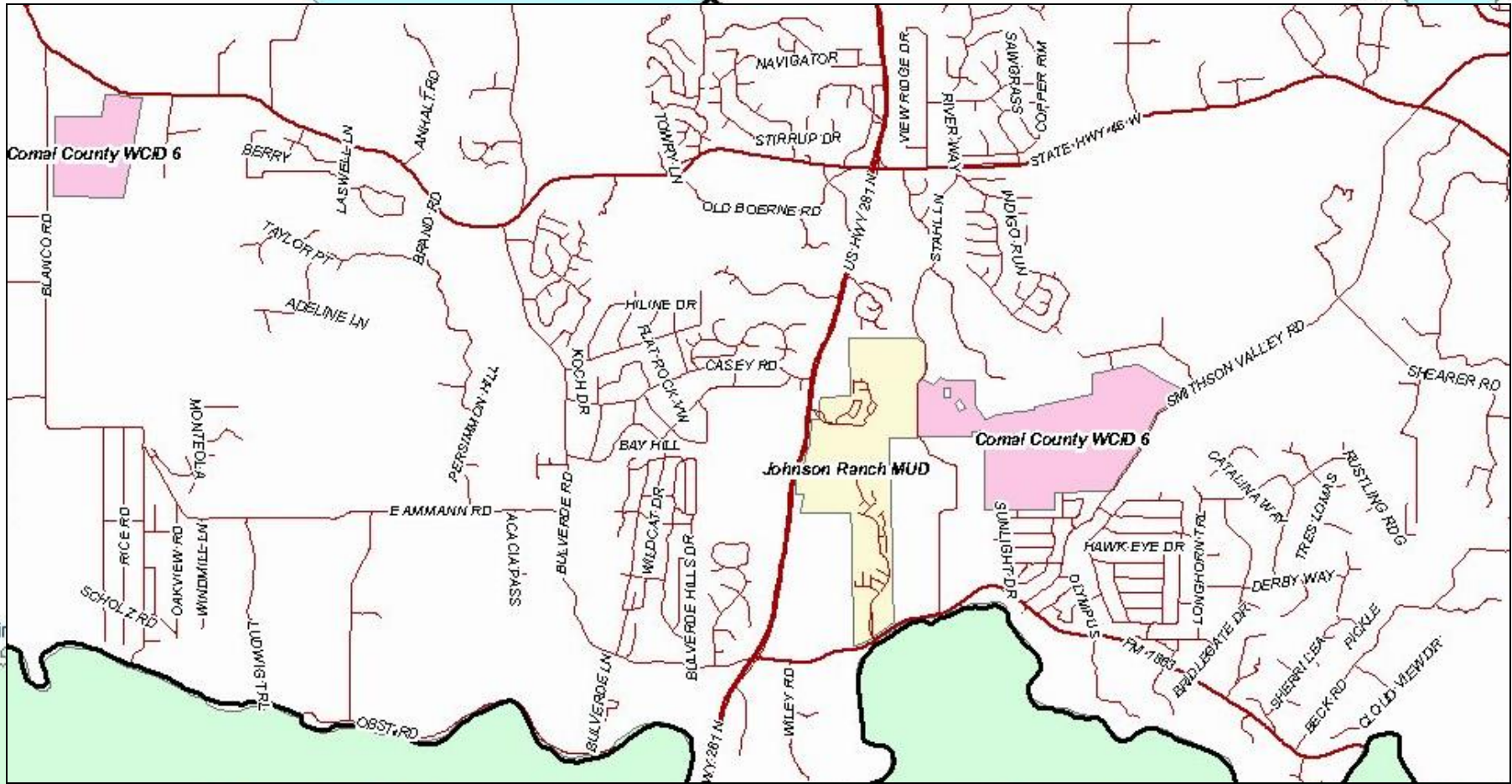
Green Valley SUD

38,303 Feet San Antonio



www.johnsonranch-tx.com





Comal County Water Improvement District 2

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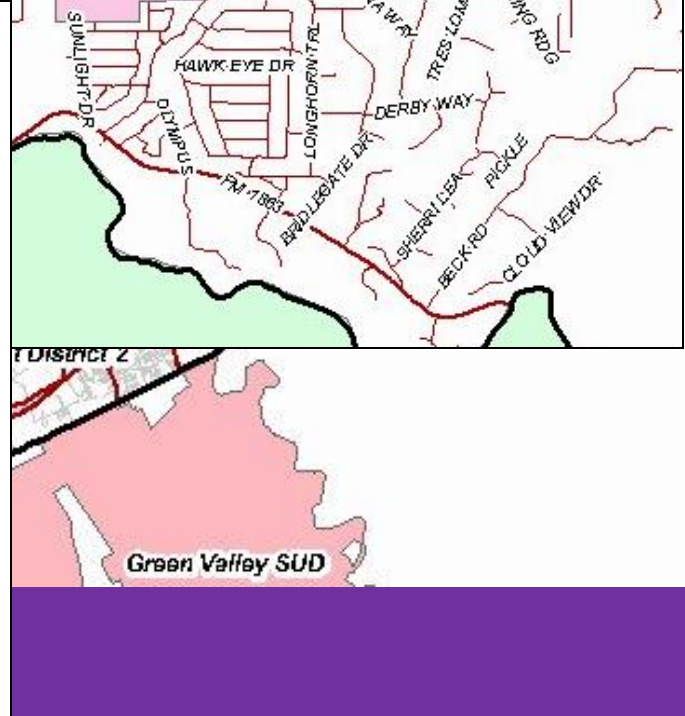
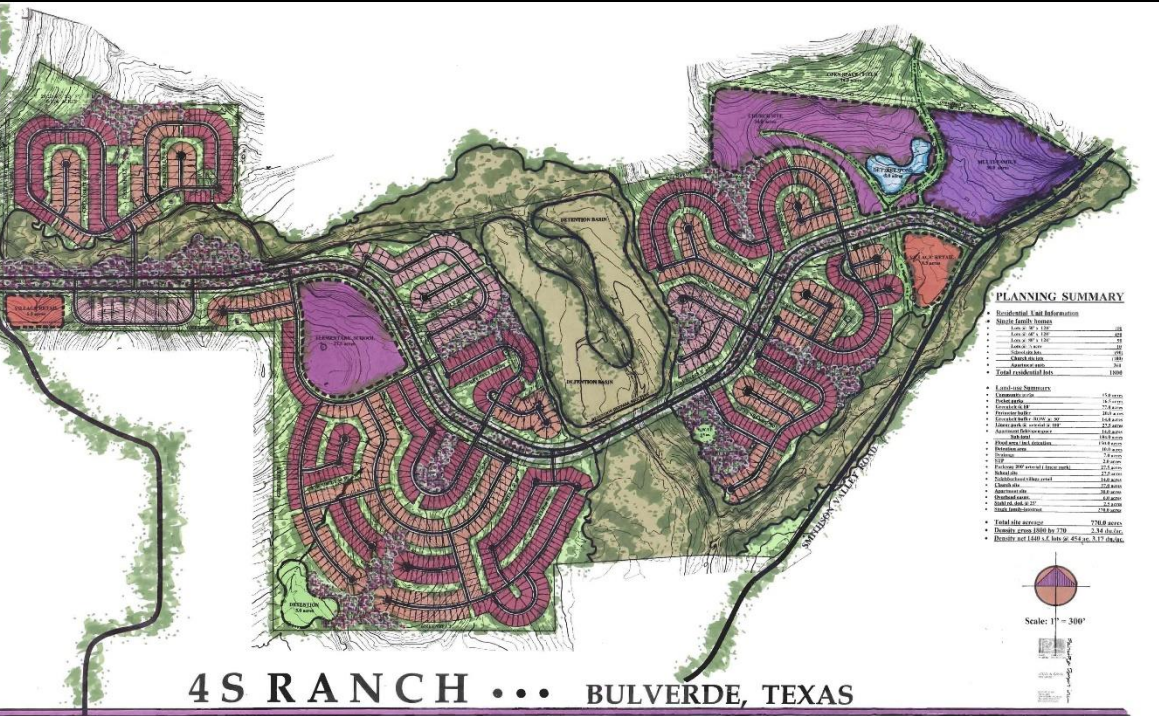
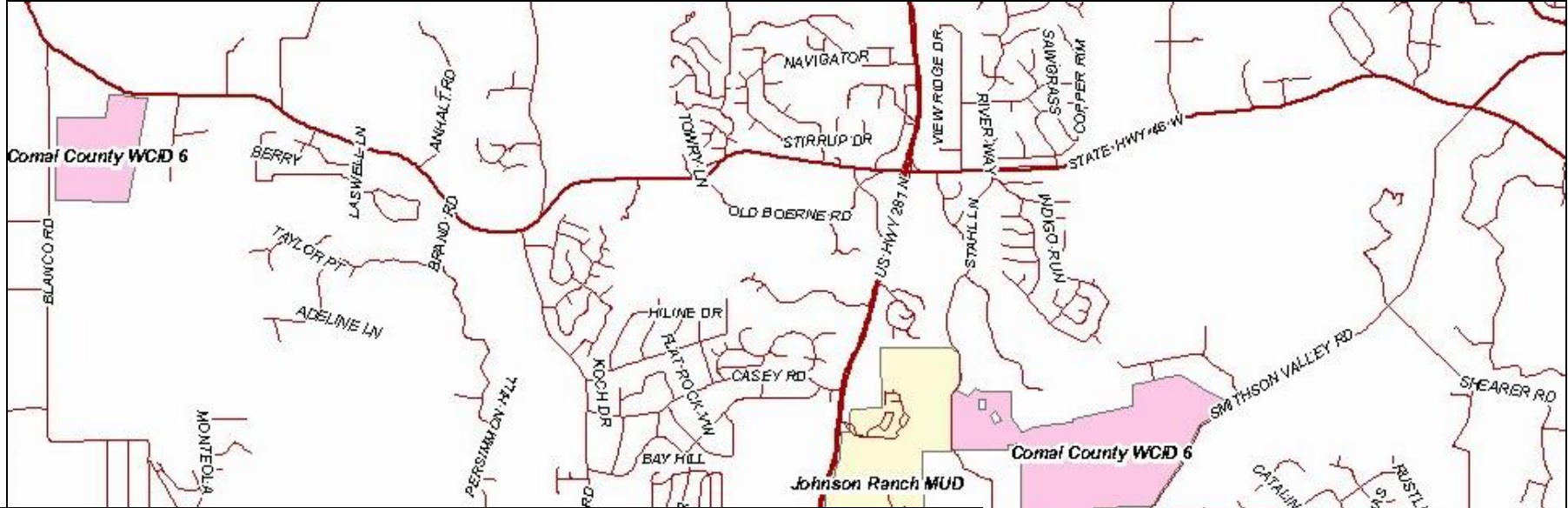
Garden Ridge

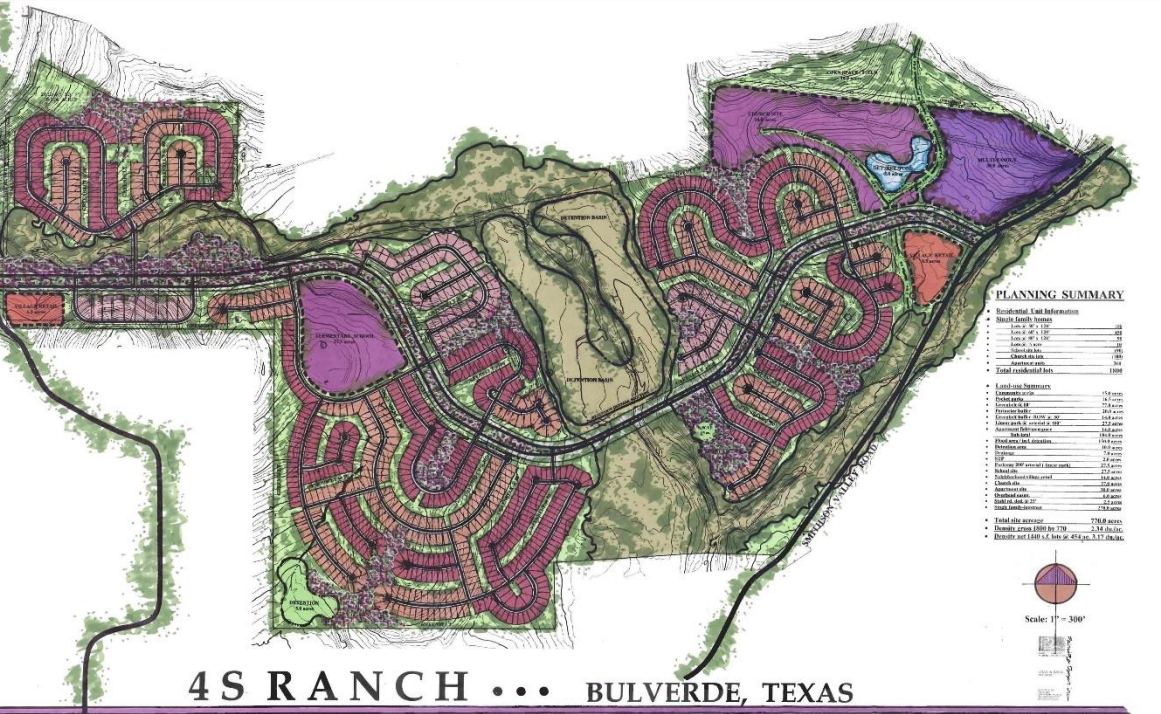
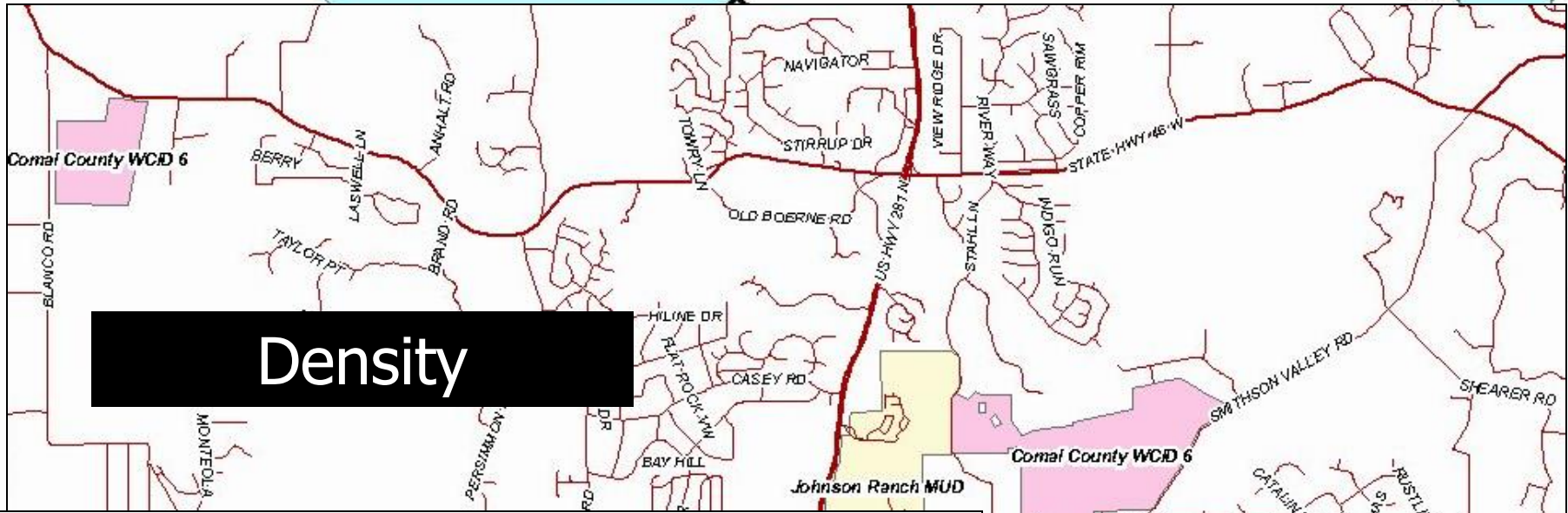
Green Valley SUD

Schertz

Green Valley SUD

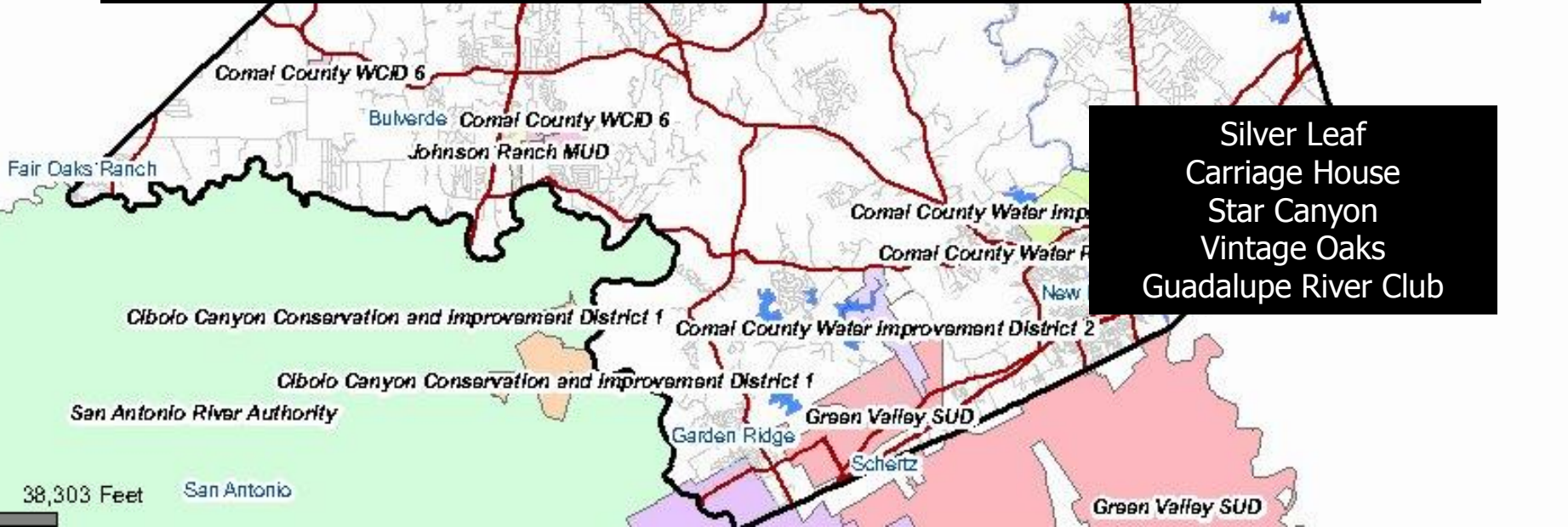
38,303 Feet San Antonio



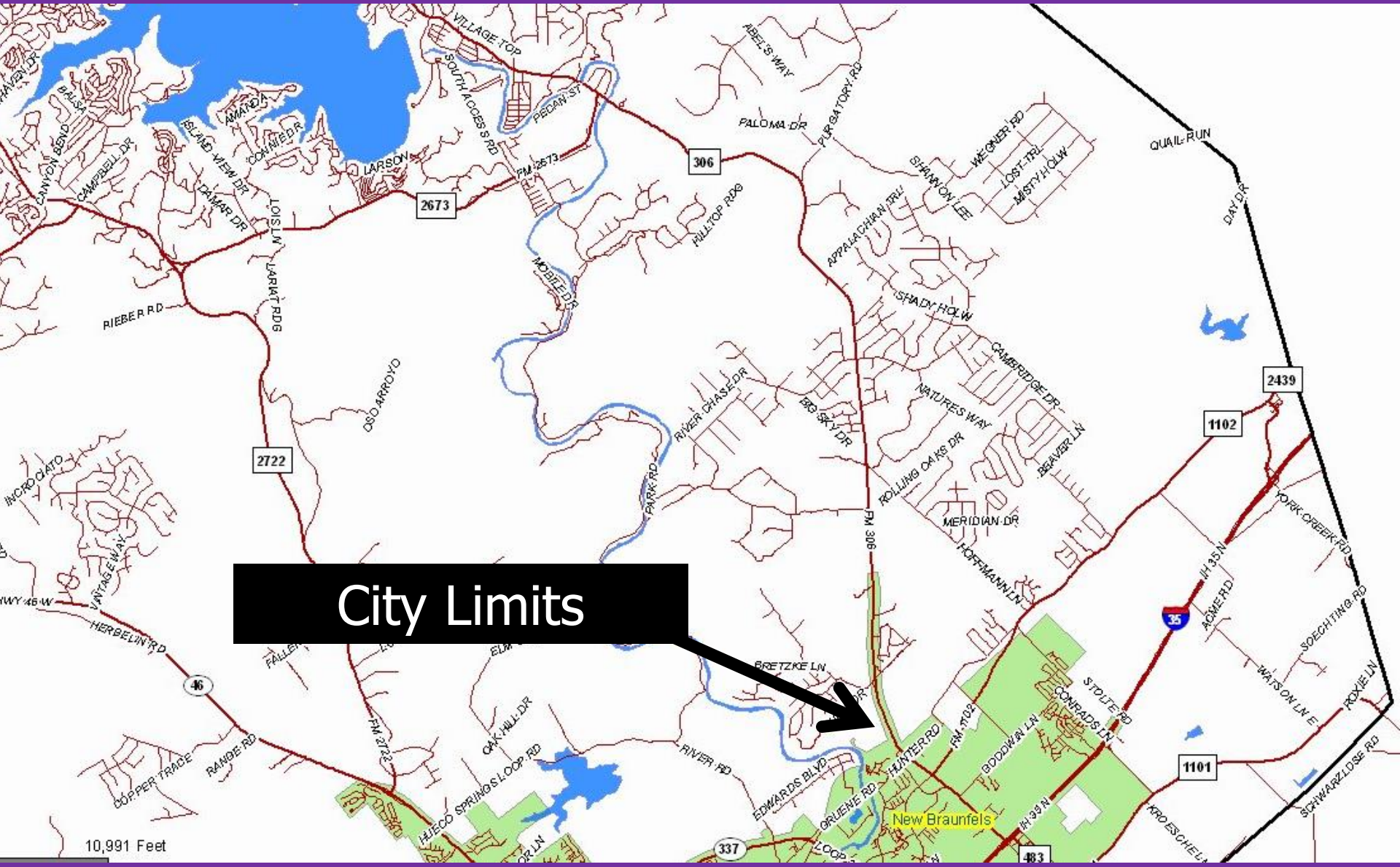




Development of wastewater collection and treatment without the use of utility districts.



38,303 Feet San Antonio



City Limits

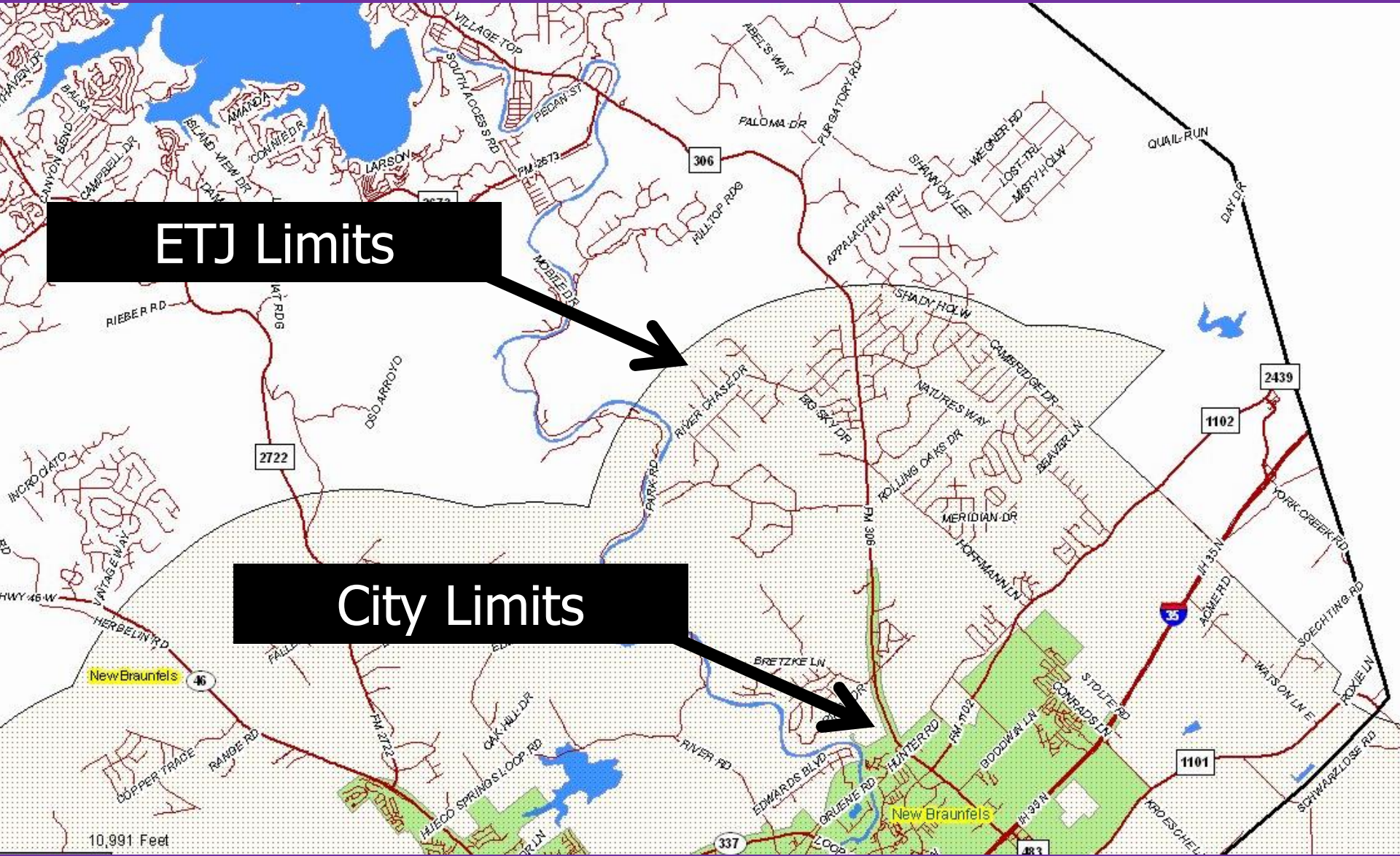


10,991 Feet

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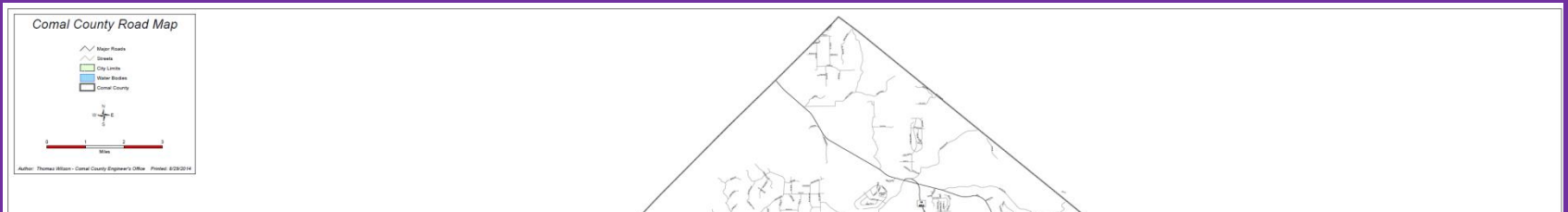
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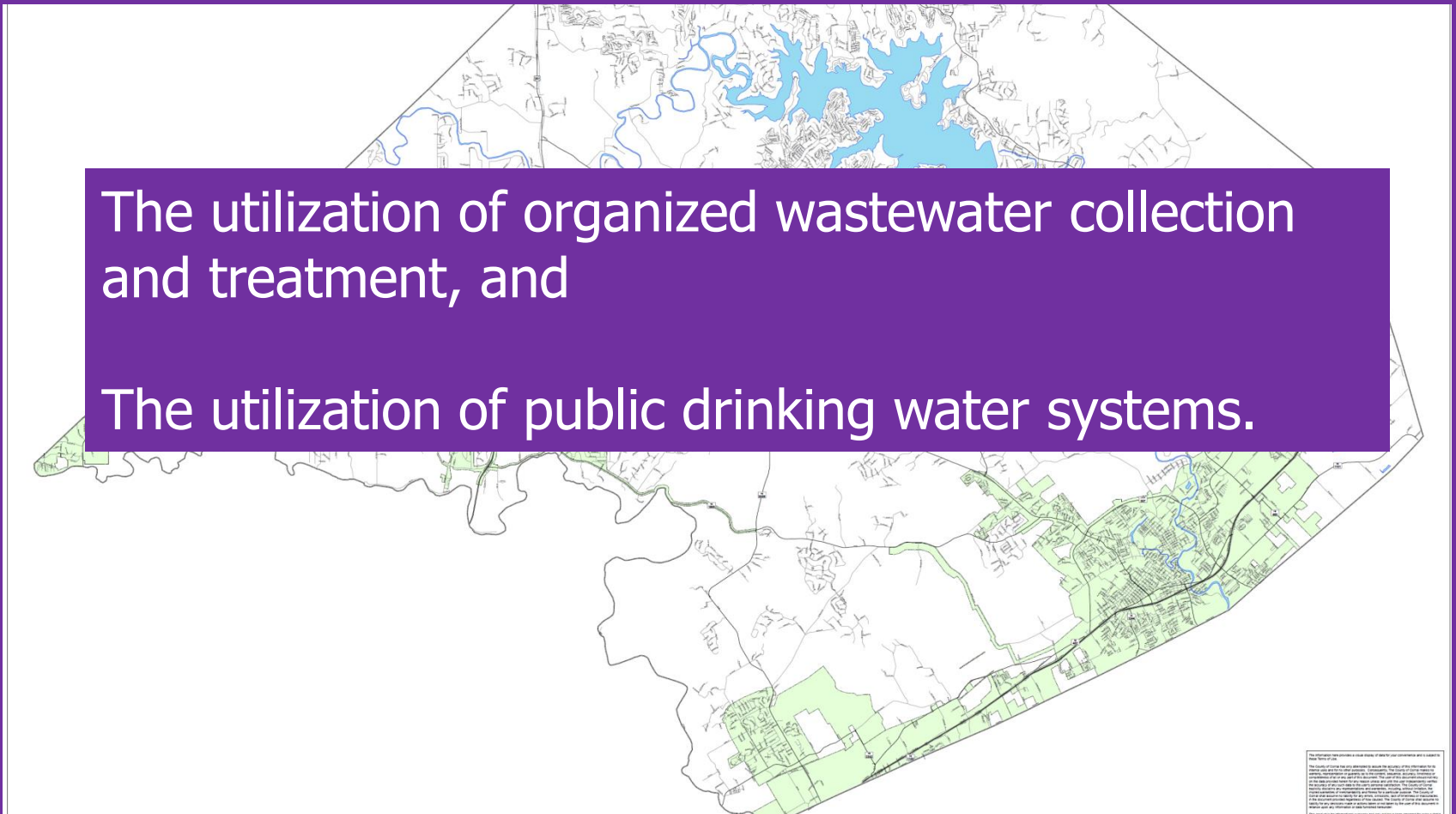
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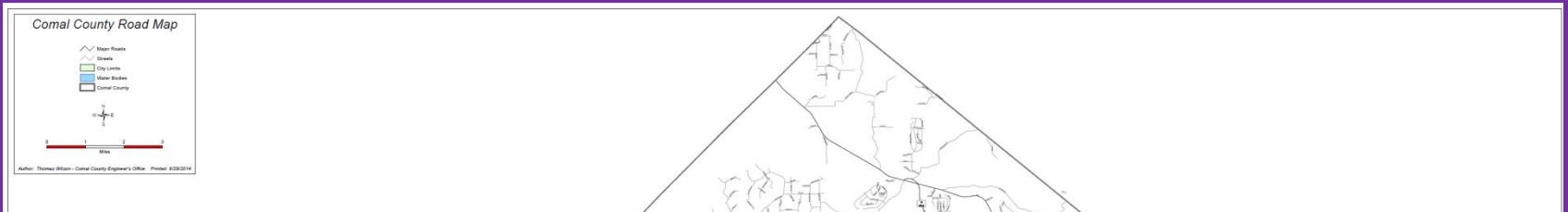
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So, what are the current development trends in Comal County?





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



This document was prepared to assist the County of Comal in its planning and development. The County of Comal and its employees assume no liability for the use of the information contained herein. The information is provided for informational purposes only and does not constitute a contract or any other legal instrument. The information is provided as is and without warranty of any kind, express or implied. The information is provided for informational purposes only and does not constitute a contract or any other legal instrument. The information is provided as is and without warranty of any kind, express or implied.



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**

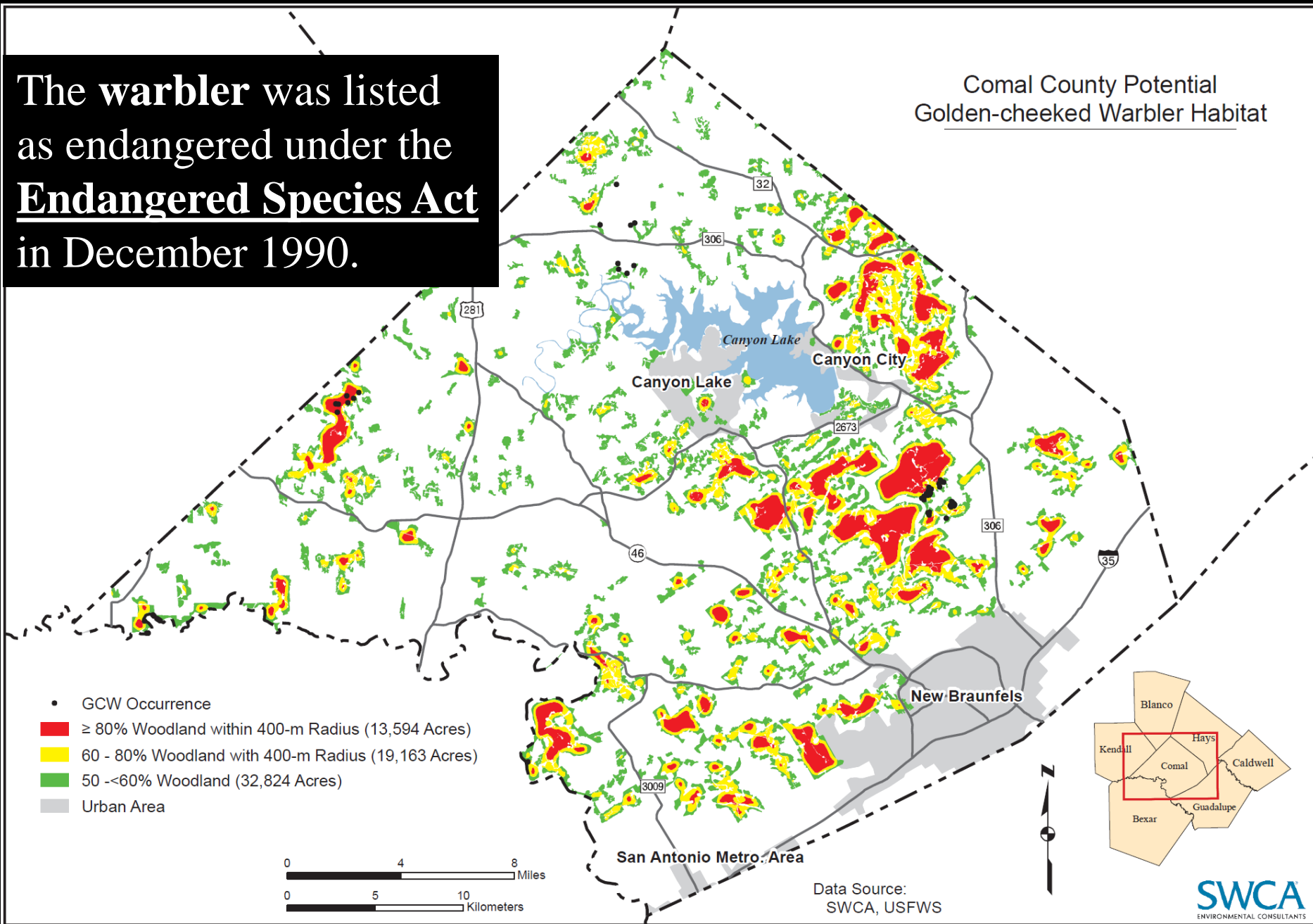
Purposes of the RHCP

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

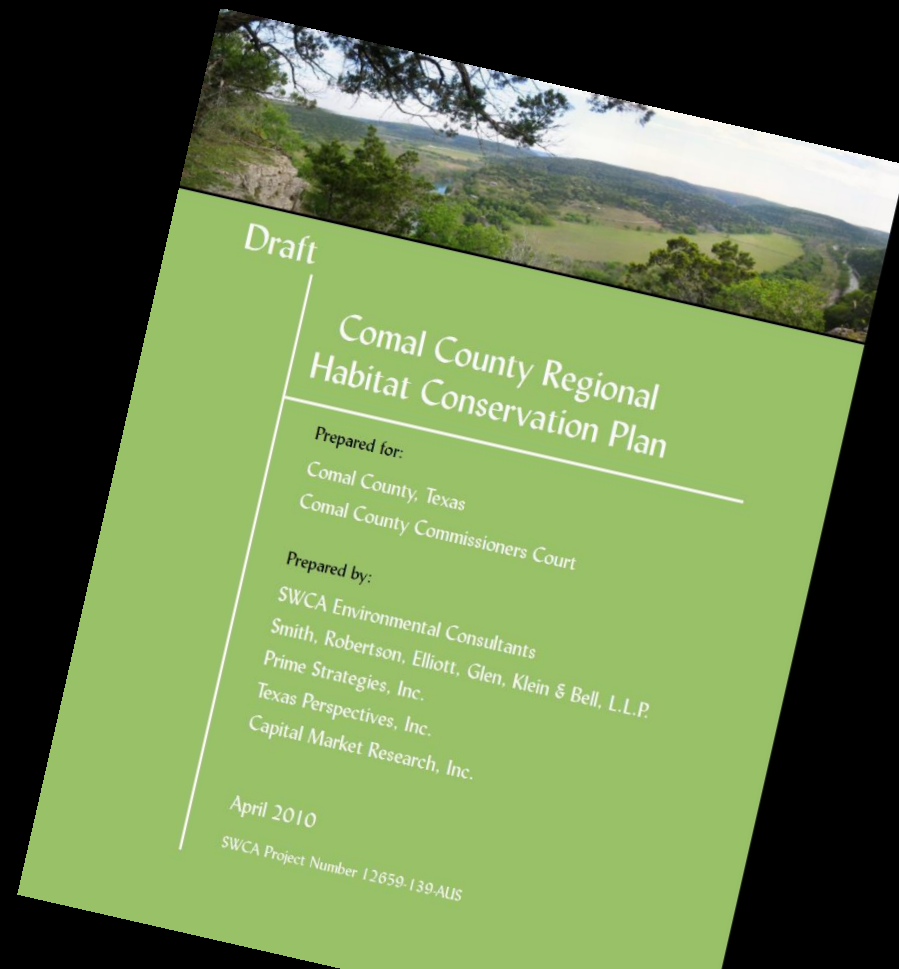
In the United States, it is illegal to “take” (kill, capture, wound, harass, or harm) a species that is on the Endangered Species Act’s list of threatened or endangered species. Harm to the species includes destroying habitat if doing so kills or injures members of the species.



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: 830/221-1105 e-mail: cctdrs@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: <ul style="list-style-type: none"> 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: <i>EM 10 0</i>	TITLE: <i>Regional Director</i>	DATE: <i>04/08/10</i>	

