

**LWV-CA Program
Land-Use Planning in Comal County
Adopted 2006**

- A. Comal County should have a county-wide comprehensive land use plan with the following attributes:
1. Provide protection of:
 - a. environmentally sensitive areas, including flood plains
 - b. downstream flooding by development
 - c. property of historic value
 - d. working farms and ranches
 - e. water sources for human consumption and wildlife needs
 - f. natural areas for wildlife, and for recreation
 - g. air quality by working with other governmental groups to provide alternatives to private transportation
 2. Be based on:
 - a. data collected from a variety of sources, such as scientific sources, environmental sources, historic sources, demographic sources, etc.
 - b. identification of current and projected uses of land for residential, commercial, industrial, agricultural, schools, parks, public uses for recreation, and habitat for wildlife
 - c. public records, easily and prominently available, of all grandfathered platting
 - d. location of current and projected infrastructure, such as public utilities, transportation corridors, and communications technology.
- B. The entities that should be involved in land use planning are:
1. County Commissioner's Court
 2. Incorporated Municipalities, including planning staff
 3. School Districts
 4. River Authorities
 5. Groundwater Conservation Districts (Edwards Aquifer Authority)
 6. Utilities
 7. Regional Planning Authorities (Alamo Area Council of Governments: ACCOG and South Central Texas Regional Water Planning Group: Region L)
 8. State Transportation Agency (Texas Department of Transportation: TXDOT)
 9. Emergency Services
 10. Libraries
 11. Agricultural Agencies (Texas Cooperative Extension, Farm Bureau)
 12. Public utility districts and other local taxing bodies
 13. Interested organizations, such as civic groups
 14. Residents and interested citizens
- C. The planning process should require county citizen input via:
1. appointments to planning committees
 2. surveys
 3. public forums
 4. formal hearings
- D. The Commissioners Court of Comal County should have additional authority for making land use decisions with the following ways of increasing authority:
1. Use current authority to the fullest extent of the law
 2. Prepare a Comprehensive Master Plan for the county
 3. Seek state legislative authority to:
 - a. implement impact fees on developers of new subdivisions

- b. require minimum fire suppression systems in new subdivisions
 - c. require improvements to roadways serving a new subdivision
 - d. limit the amount of impervious cover in order to increase recharge and limit runoff in new subdivisions
 - e. require natural areas, or neighborhood parks in new subdivisions
 - f. have authority over Public Utility Districts (rather than the state having authority over them)
4. Develop land use agreements with incorporated cities especially in the Extraterritorial Jurisdictions (ETJ), and other governmental entities such as school districts, river authorities, within Comal County
- E. The Commissioner's Court of Comal County should protect water resources by:
- 1. Performing a joint study with the river authorities and groundwater conservation districts to identify sensitive areas for water shed protection
 - 2. Offering incentives to increase conservation of water in areas of the county not served by water utilities and communications technology
(For example, rainwater harvesting, low-flow toilets and showerheads, brush management, use of native plants in landscaping, drip irrigation)
 - 3. Providing technical assistance to landowners to increase groundwater recharge (For example, xeriscaping)
- F. In order to meet the transportation needs of a growing population, the Commissioner's Court of Comal County should develop potential alternative means of transportation, such as rail and bus, in a plan for transportation both within the county and between other counties.
- G. The Commissioner's Court of Comal County should develop a plan for parks in the county to include:
- 1. natural areas
 - 2. hiking, biking, and walking trails
 - 3. wildlife habitat and wildlife corridors
 - 4. sports fields, playgrounds, and other recreational areas
- H. The Commissioner's Court of Comal County should remove barriers to innovative building practices in subdivision regulations in order to protect natural areas and natural resources, including:
- 1. allow cluster housing that sets aside open space permanently
 - 2. allow mixed use developments that promotes pedestrian use
 - 3. provide incentives for landowners to use conservation easements to protect farm or ranch land, wildlife habitat, scenic vistas, or historic buildings.
 - 6. enforcement of bicycle lanes
 - 7. infrastructure to encourage pedestrian access in developed areas
- I. The incorporated cities in Comal County should include in their land use plans the following:
- 1. zoning to protect agricultural land
 - 2. zoning for high density development
 - 3. incentives for urban infill
 - 4. incentives for redevelopment in abandoned areas
 - 5. incentives for transit-oriented development
 - 6. enforcement of bicycle lanes
 - 7. infrastructure to encourage pedestrian access in developed areas