



STATE OF TEXAS           §

COUNTY OF COMAL       §

**RESOLUTION #2009-12**

**SUPPORTING LOCAL OPTION LEGISLATION TO ASSIST TEXAS HILL COUNTRY  
COUNTIES IN MANAGING RAPID POPULATION GROWTH WHICH HAS  
CREATED SAFETY, INFRASTRUCTURE AND FINANCIAL CHALLENGES FOR  
COMAL COUNTY**

WHEREAS, Comal County has experienced rapid population growth in its unincorporated areas creating numerous safety, infrastructure, financial, and environmental challenges for the county; and

WHEREAS, the cost to Comal County to provide and maintain necessary infrastructure and provide services to protect the health, safety, and welfare for a growing population threatens to exceed its capabilities; and

WHEREAS, increased developments in Comal County has greatly increased traffic on county roads, resulting in unsafe traffic volumes and deterioration of the county road system; and

WHEREAS, the Texas Hill Country is prone to flooding and the public health and safety hazard due to flooding in Comal County has been aggravated by massive development; and

WHEREAS, water is a natural resource of limited availability in the Hill country area and development not only places increased demands on water sources, but also increases the risk of contamination of rivers, streams, lakes and aquifers to the detriment of the public health, safety and welfare; and

WHEREAS, unmanaged growth in Comal County has created situations where existing farms, ranches, and residential communities have become neighbors with non-compatible commercial and industrial land use that negatively impacts the public health, safety, and welfare; and

WHEREAS, the Texas Hill Country is nationally recognized as a major tourist, recreational, and retirement destination, and protection of the economic viability of Comal County is essential to its future; and

NOW, THEREFORE BE IT RESOLVED, that the Commissioners Court of Comal County, Texas, hereby:

Recommends that the Texas Legislature pass legislation that will help Comal County and other counties in the Texas Hill Country, by local option, manage these challenges by:

1. Clarifying the authority of Hill Country Counties to manage subdivision development in unincorporated areas; and
2. Providing authority for Hill Country Counties to require set-backs between incompatible land uses; and
3. Providing specific authority for Hill Country counties to regulate population density as determined by minimum or average lot sizes within a designated area; and
4. Providing authority for Hill country Counties to assess impact fees to help counties fund the changes in infrastructure due to development.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Danny Scheel, County Judge

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Donna Eccleston  
Commissioner, Pct. #1

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Jay Millikin  
Commissioner, Pct. #2

\_\_\_\_\_  
Gregory Parker  
Commissioner, Pct. #3

\_\_\_\_\_  
Jan Kennady  
Commissioner, Pct. #4

ATTEST: \_\_\_\_\_  
Hon. Joy Streater, County Clerk