

Comparison of County-Level Rules and Regulations
Hill Country Counties
May 2001

The Texas Center for Policy Studies conducted an analysis of county-level rules and regulations that may affect water availability in the Hill Country area. This research was performed at the request of the Hill Country Alliance, and included the following counties: Bandera, Blanco, Hays, Medina, Comal, Gillespie, Kendall, and Kerr. It involved identifying requirements that might affect the water quality and quantity of surface and ground waters and the general growth patterns of the county. We examined each county’s Subdivision Rules and Regulations, On-Site Sewage Treatment Facilities (OSSF) Rules and Regulations, water availability guidelines, and the associated groundwater conservation district’s Management Plans and their District Rules. Special attention was paid to the sections covering exemptions from platting, minimum lot sizing specifications, special requirements for handling stormwater and runoff, floodplain requirements, water availability guidelines, and how on-site sewage treatment facilities (OSSF) are handled.

Our findings are outlined in two tables: **Table 1** and **Table 2**. This framework allows space for all eight counties. Both tables are organized similarly and are comparable. Contact information for each of the Groundwater Districts is given below (Table A), and all the materials used to complete this research are included on Table B.

Table A. Groundwater District Contact Information

<u>Springhills Water Mngt. District</u> David Jeffery-Manager Susan Queen-Office Administrator P.O. Box 177 Bandera, Tx 78003 830/796-7260 swmd@texas.net	<u>Blanco-Pedernales GCD</u> Jeff Williams Ron Zunker 830/833-5045 P.O. Box 305 Boerne, Tx 78006	<u>Southeast Trinity GCD</u> Ray Laxson-General Manager P.O. Box 203 Bulverde, Tx 78163 830/980-8156 cdullnig@juno.com	<u>Hill Country Underground Water CD</u> Paul Tybor-Manager Margaret Ratliff-Secretary 508 S. Washington Fredricksburg, Tx 78624 830/997-4472 hcuwcd@fbg.net
<u>Headwaters U.W.C.D</u> Cameron Corrett-Manager Jo Mathis-Secretary 1424 Sidney Baker North Kerrville, Tx 78028 830/896-4110 HUWCD@huwcd.org	<u>Hays Trinity GCD</u> Jack Hollon-President 3700 River Road Wimberley, Tx 78676 512/847-2708	<u>Cow Creek GCD</u> Mark Sorenson-County Engineer 830/249-9343	<u>Medina County GCD</u> Luana Buckner-Manager 1613 Ave. K, Suite 105 Hondo, Tx 830/741-3162 h2olu@earthlink.net

Table B. Reference Materials

Counties	Subdivision Rules	Water Availability Rules	On-Site Septic Facilities	Groundwater District	Groundwater District Management Plan	Groundwater District Rules
Bandera	Regulations Governing Subdivisions in Bandera County	<i>Included in Subdivision Regulations</i>	OSSF Technical Information	Springhills Water Management District	Springhills Water Management District Management Plan	Springhills Water Management District Rules as Amended and adopted 16 Sept 1999
Blanco	Blanco County Subdivision Regulations	Blanco County Water Availability Regulations	Ken Eastman, Blanco County Engineer, 830/833-0265	Blanco-Pedernales GCD	<i>Currently drafting</i>	<i>Currently drafting</i>
Comal	Revisions to Comal County Subdivision Rules and Regulations, January 1, 2001	<i>Included in Subdivision Regulations</i>	Requirements to obtain a permit for Authorization to construct an on-site Sewage Facility and License to Operate	Southeast Trinity GCD	<i>Currently unable to draft (1911 District)</i>	Southeast Trinity G.C.D. Rules
Gillespie	Gillespie County Subdivision Regulations	<i>Included in Groundwater District Rules</i>	Included in Groundwater District Rules	Hill Country Underground Water CD	Hill Country UWCD Management Plan, November 1999	Hill Country UWCD District Rules, November 1999 Pumping Rules, November 1999
Hays	Hays County Subdivision and Development Regulations	<i>Included in Subdivision Regulations</i>	Order Adopting Rules of Hays County, Texas for On-site Sewage Facilities	Hays Trinity GCD	<i>Currently unable to draft (1911 District)</i>	Hays Trinity GCD Rules
Kendall	Revisions to Kendall County, TX Development Guidelines and Regulations Rule Book	“Exhibit A” to the Revisions	Well Construction Regulations for Kendall County (Cow Creek GCD)	Cow Creek GCD	Copy of TWC § 36	CowCreek GCD Rules and Regulations
Kerr	Kerr County Subdivision Rules and Regulations, December 11, 2000	Kerr County Water Availability Requirements	Order Adopting Rules of Kerr County, TX for On-Site Sewage Facilities	Headwaters UWCD	Headwaters UWCD Management Plan, in Compliance with SB-1	Headwaters UWCD Rules Adopted June 12, 1996 Water Well Construction and Completion Requirements, Adopted June 12, 1996
Medina	Revised Subdivision Rules for Medina County, Texas, Amended January 25, 1995	<i>Included in Revised Subdivision Rules for Medina County, Texas</i>	Order of Medina County, Texas Commissioners Court, Human Waste Facilities	Medina County GCD	Groundwater Management Plan 1998-2008, Adopted July 1998	Rules of Medina County Groundwater Conservation District, Amended July 2000