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Re-recording to correct date



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ORDER # 88

STATE OF TEXAS §

COUNTY OF COMAL §

**REVISED ORDER REGULATING LOT FRONTAGES**

**WHEREAS**, Comal County desires to regulate lot frontages for the purposes of safe and adequate ingress and egress;

**WHEREAS**, lot frontage is defined as all portions of any lot that provide access;

**WHEREAS**, Comal County regulates subdivisions under subchapter A of Chapter 232 of the Texas Local Government Code;

**WHEREAS**, Comal County subdivision regulations require a minimum width of all public roadways of 60 feet;

**WHEREAS**, § 232.103 of the Texas Local Government Code grants the Commissioners Court, after notice is published in a newspaper of general circulation in the County, the authority to adopt reasonable standards for minimum lot frontages; and

**WHEREAS**, on the 9<sup>th</sup> day of March, 2003, the New Braunfels *Herald-Zeitung*, a newspaper of general circulation in Comal County, published a notice that Comal County Commissioners Court would consider adopting an order amending Comal County's subdivision regulations establishing a lot frontage requirement pursuant to Texas Local Government Code, Section 232.103;

**WHEREAS**, on the 27<sup>th</sup> day of March, 2003, the Comal County Commissioners Court approved Order # 88 Order Regulating Lot Frontages; and

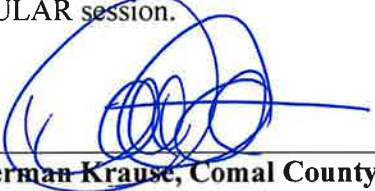
**WHEREAS**, the Comal County Commissioners Court desires to update and revise Order # 88 to further clarify Comal County's subdivision regulation under Chapter 232 of the Texas Local Government Code; and

**WHEREAS**, on the ~~4<sup>th</sup>~~ <sup>1<sup>st</sup></sup> day of ~~February~~ <sup>February</sup> 2024, the New Braunfels *Herald-Zeitung*, a newspaper of general circulation in Comal County, published notice that Comal County Commissioners Court would consider adopting revisions and updates to Order 88 for the regulation of lot frontages and hereby amending Comal County's subdivision regulations, pursuant to Texas Local Government Code Section 232.103.

**NOW, THEREFORE, BE IT ORDERED** that any subdivision of land, including land excepted from the platting requirements under subchapter A of Chapter 232 of the Texas Local Government

Code shall, for purposes of safe and adequate ingress and egress, have a lot frontage of not less than 40 continuous feet in width on or to existing county roads.

**ORDERED**, as witnessed by our hands, this 8<sup>th</sup> day of February, 2024 by Commissioners Court in REGULAR session.



Sherman Krause, Comal County Judge



Donna Eccleston, Commissioner Pct. 1



Scott Haag, Commissioner Pct. 2



Kevin Webb, Commissioner Pct. 3



Jen Crossover, Commissioner Pct. 4

ATTEST: 

Bobbie Koepf, County Clerk



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Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
02/09/2024 10:26:03 AM  
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**ORDER # 88**

**STATE OF TEXAS** §

**COUNTY OF COMAL** §

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**REVISED ORDER REGULATING LOT FRONTAGES**

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**WHEREAS**, Comal County desires to regulate lot frontages for the purposes of safe and adequate ingress and egress;

**WHEREAS**, lot frontage is defined as all portions of any lot that provide access;

**WHEREAS**, Comal County regulates subdivisions under subchapter A of Chapter 232 of the Texas Local Government Code;

**WHEREAS**, Comal County subdivision regulations require a minimum width of all public roadways of 60 feet;

**WHEREAS**, § 232.103 of the Texas Local Government Code grants the Commissioners Court, after notice is published in a newspaper of general circulation in the County, the authority to adopt reasonable standards for minimum lot frontages; and

**WHEREAS**, on the 9<sup>th</sup> day of March, 2003, the New Braunfels *Herald-Zeitung*, a newspaper of general circulation in Comal County, published a notice that Comal County Commissioners Court would consider adopting an order amending Comal County's subdivision regulations establishing a lot frontage requirement pursuant to Texas Local Government Code, Section 232.103;

**WHEREAS**, on the 27<sup>th</sup> day of March, 2003, the Comal County Commissioners Court approved Order # 88 Order Regulating Lot Frontages; and

**WHEREAS**, the Comal County Commissioners Court desires to update and revise Order # 88 to further clarify Comal County's subdivision regulation under Chapter 232 of the Texas Local Government Code; and

**WHEREAS**, on the 4<sup>th</sup> day of February 2024, the New Braunfels *Herald-Zeitung*, a newspaper of general circulation in Comal County, published notice that Comal County Commissioners Court would consider adopting revisions and updates to Order 88 for the regulation of lot frontages and hereby amending Comal County's subdivision regulations, pursuant to Texas Local Government Code Section 232.103.

**NOW, THEREFORE, BE IT ORDERED** that any subdivision of land, including land excepted from the platting requirements under subchapter A of Chapter 232 of the Texas Local Government

Code shall, for purposes of safe and adequate ingress and egress, have a lot frontage of not less than 40 continuous feet in width on or to existing county roads.

**ORDERED**, as witnessed by our hands, this 8<sup>th</sup> day of February, 2024 by Commissioners Court in REGULAR session.

Sherman Krause, Comal County Judge

Donna Eccleston, Commissioner Pct. 1

Scott Haag, Commissioner Pct. 2

Kevin Webb, Commissioner Pct. 3

Jen Crossover, Commissioner Pct. 4

ATTEST:

Bobbie Koepf, County Clerk



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ORDER # 88

STATE OF TEXAS §  
COUNTY OF COMAL COUNTY §

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**ORDER REGULATING LOT FRONTAGES**

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**WHEREAS**, Comal County desires to regulate lot frontages for the purposes of safe and adequate ingress and egress;

**WHEREAS**, lot frontage is defined as all portions of any lot that provides access;

**WHEREAS**, Comal County regulates subdivisions under subchapter A of chapter 232 of the Texas Local Government Code and is adjacent to a county with a population of 700,000 or more (TEX. LOC. GOV. CODE §232.100);

**WHEREAS**, Comal County subdivision regulations require a minimum width of all public roadways of 60 feet;


**WHEREAS**, §232.103 of the Texas Local Government Code grants the Commissioners Court, after notice is published in a newspaper of general circulation in the County, the authority to adopt reasonable standards for minimum lot frontages; and

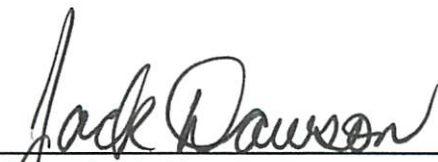
**WHEREAS** on the 9<sup>th</sup> day of March, 2003, the New Braunfels *Herald-Zeitung*, a newspaper of general circulation in Comal County, published a notice that Comal County Commissioners Court would consider adopting an order amending Comal County's subdivision regulations establishing a lot frontage requirement pursuant to Texas Local Government Code, section 232.103...


**NOW, THEREFORE, BE IT ORDERED** that any subdivision of land, including land excepted from the platting requirements under subchapter A of chapter 232 of the Texas Local Government Code shall, for purposes of safe and adequate ingress and egress, have a lot frontage of not less than 40 continuous feet in width on or to

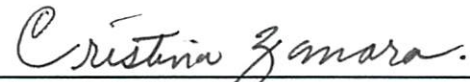
1. county roads; or
2. any other right of access created prior to January 1, 2001, as evidenced by an instrument or other document recorded by the county clerk.

**ORDERED**, as witnessed by our hands, this 27<sup>th</sup> day of March, 2003 by Commissioners Court acting in **REGULAR** session.

  
\_\_\_\_\_  
Hon. Danny Scheel, County Judge

  
\_\_\_\_\_  
Hon. Jack Dawson  
Commissioner, Pct. #1

  
\_\_\_\_\_  
Hon. Jay Millikin  
Commissioner, Pct. #2

  
\_\_\_\_\_  
Hon. Cristina Zamora  
Commissioner, Pct. #3

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



  
\_\_\_\_\_  
Attest: Hon. Joy Streater  
Comal County Clerk