

# Hays County Development Standards

Work Completed and in Progress – October 24, 2007

## ***Global Changes***

All references to either the Environmental Health Department or the Road and Bridge Department should be the “Resource Protection, Transportation and Planning” Department. Standardize terminology on “Texas Licensed Professional Engineer” and “Texas Licensed Professional Geoscientist”

## ***Chapter 701***

General clean-up about the role of the County  
Added EAA to definition of GCDs.  
Added definition for dwelling unit  
Clarified definition for Permittee  
Added clarifications to the Public Notice Requirements

## ***Chapter 705***

Revised requirements for parkland/openspace  
Revised conditions for the expiration of preliminary plans and final plats  
**Revisions to Discussion on Minimum Lot Sizes to Coordinate with Groundwater Availability Issues**

## ***Chapter 715 - Groundwater Availability***

Water and Wastewater Service Plan – Page 56  
Availability Demonstration Using Multiple Methods

- Reliance Percentage for each source of water
- Operational Procedures for switching uses
- Potential conflicts
- Written operations plan for anyone other than TCEQ permitted system

Notice of for All Developments Utilizing Groundwater – Page 58  
Procedures for Department Coordination with Groundwater Conservation District(GCD) – Page 59

Additional Requirements for Developments Served by Individual Water Wells in Priority Groundwater Management Areas (PGMAs)

- Requiring the person conducting the GWAS to document that they obtained from the Groundwater Conservation District(GCD) a copy of available data
- Walking receptor survey to located documented and undocumented wells within 500 feet of Subject Property
- Estimate annual average regional recharge using one or more of:
  - GCD Groundwater Availability Model (GAM) that has been reviewed by TWDB
  - TWDB
  - USGS
  - Texas Bureau of Economic Geology

- For areas where withdrawal exceeds recharge over footprint of development:
  - Adjust lot sizes
  - Supplement using Rainwater Harvesting
  - Written notice to owners of adjacent wells and documented wells within ¼ mile
- Procedures to limit groundwater withdrawal to the amount certified as available
- For developments greater than 50 Acres or 50 Dwelling units (DU), provide an easement for monitoring well site

Water Availability Demonstrations Utilizing Rainwater Harvesting – Page 62

- Based on TWDB Handbook
- Minimum demand information – 50 gppd, or 200 gpd for DU.
- Prototype design and operations and maintenance plan included with Certification
- Procedures for user notice of operating requirements

### ***Chapter 721***

Revisions to coordinate with moving requirements for interim authorization for construction and financial assurance to renumbered Chapter 731.

### ***Chapter 725 and Chapter 731 – Swapped Places***

#### ***Renumbered Chapter 725 (Previously Chapter 731)***

Changed “Drainage” to “Storm Water Management”

Revisions to coordinate with moving requirements for interim authorization for construction and financial assurance to renumbered Chapter 731.

TCEQ Municipal Storm Water Discharge Permits – Page 83

#### ***Renumbered Chapter 731 (Previously Chapter 725)***

Changed title to reflect Construction Requirements

Revisions to coordinate with moving requirements for interim authorization for construction and financial assurance to renumbered Chapter 731.

### ***Chapter 735***

Changed designation of floodplain administrator – Page 109

### ***Chapter 741***

Corrections to reflect current version of regulations (adopted in 1997).

Changed “living unit” to “dwelling unit” for consistency with census bureau, and other federal and state laws.

Revisions to Minimum Lot Sizes – Page 126

- Re-configuration of table – Page 128
- Addition of TCEQ minimum lot sizes to be utilized in conjunction with lot size averaging

Revisions to Separation Distances – Page 126

Revisions to Water Well Sanitary Easements – Page 130

### **Chapter 751**

Added public safety requirements and need for structures that project above ground (e.g. signs, mailboxes, etc.) to be constructed of break-away or collapsible materials.

### **Chapter 761**

**Needs comprehensive revision to be made consistent with other items in regulations**

### **Chapter 765**

Added Voluntary Conservation Easements & related changes to types of conservation developments .3.03

Added requirements for conservation space to be secured by conservation easements (CEs) and items to be included in CEs. 5.01(E)

**Need to add authorization for the County to Hold voluntary donations of conservation easements.**

### **Chapter 771**

**Needs to be revised to address administrative items and to incorporate comments from previous stakeholder meeting.**

## **Policy Areas for Discussion and Possible “Straw-Polls”**

- Recommend to Commissioners that County complete a comprehensive transportation plan.
- Variances – Limited variances available to Staff or all variances approved by Commissioners
- Incorporation of Water Conservation Measures
  - Required for development where water availability demonstration is tied to demand estimates assuming water conservation
  - Incentives for other developments
- Requirements for Incorporating and Enforcing Construction Site storm water control measures
- Level of Involvement for Coordination with Groundwater Conservation Districts on Review of Water Availability Certifications using groundwater
- Application of Supplemental Groundwater Availability Requirements in Areas Outside the Priority Groundwater Management Area