Comal County Water Quality Protection Lands Program

Land Selection Process (LSP)

As Adopted by the Comal County Commissioners Court
November 19, 2026

Request for Applications

Comal County Engineers Office
195 David Jonas Drive
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(830) 608-2090
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REQUEST FOR APPLICATIONS

COMAL COUNTY WATER QUALITY PROTECTION LANDS PROGRAM (WQPLP) LAND SELECTION PROCESS

This is a Request for Applications for Comal County's WQPLP. Included in this application package are the following:

- Comal County 2026 Announcement including conditions for funding projects
- Comal County 2026 WQPLP Application Form

The Comal County Commissioners Court received a $30,000,000 subsidized loan from the Texas Water Development Board Clean Water State Revolving Fund to use for the Comal County Water Quality Protection Lands Program. These WQPLP Applications will be considered and prioritized by the Comal County Land Program Commission and then presented to the Comal County Commissioners Court for final disbursement of funds, if applicable.

Definitions.

Project Prioritization Criteria:

Tier I:

- Karst Features (e.g. caves, sinkholes, fractures, fault lines, springs)
- Aquifer Recharge and/or Contributing Zone (e.g. Edwards, Trinity)
- Flood Mitigation/Inundation Potential
- Evidence of no nonpoint source pollution on property

Tier II:

- Less than 20% Impervious Cover
- River Basin (Guadalupe River Basin, San Antonio River Basin)
- Watershed (e.g. Dry Comal Creek/Comal River, Guadalupe River, Cibolo Creek, Alligator Creek)
- Drainage to Impaired Waterways
- Pollutant Filtration Capacity
- Riparian Buffers
- Critical Habitat for Endangered/Vulnerable Species
- Regional Coordination with adjacent counties and/or cities

Tier III:

- Park, Open Space, Land for Public Recreation
- Publicly Accessible
- Wildlife Habitat
- Significant Biodiversity
- Distinct Natural or Cultural Features
- Working Lands
- Scientific Value
- Wilderness Quality
- Cultural and Historic Site Preservation

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Land Selection Technical Advisory Committee (TAC): Committee appointed by the Comal County Commissioners Court including the following members:

- County Administrator's Office Representative
- County Engineer
- A representative from the Comal Trinity Groundwater Conservation District
- A representative from the Edwards Aquifer Authority
- A representative from the Guadalupe Blanco River Authority
- Two (2) Non-Profit Partners
- Two (2) At Large Member Appointments

The TAC will score Complete Applications in accordance with the Scoring Criteria. If a member of the TAC has a Conflict of Interest with a particular parcel of land being considered, they must disclose that Conflict of Interest, and cannot score the project.

Comal County Parks and Open Spaces Master Plan: Master Plan adopted by Comal County Commissioners Court on April 4, 2024.

Land Rights: Easement or Fee Simple

Land Acquisition Discount: Discount from a market appraisal offered to Comal County for the Water Quality Protection Lands Program.

Leveraging: Use of partnerships to achieve a Land Acquisition Discount.

Minimum Land Size: 50 Acres unless adjacent to existing (or to be) conserved land.

Complete Application: A Complete Application includes the following:

- Completed WQPLP Application
- Demonstration that the proposed land meets at least one (1) of the Tier I Project Prioritization Criteria
- Compliance with Minimum Land Size
- Demonstrated Land Rights for proposed land
- Provide a Phase I ESA identifying any existing and potential nonpoint source pollution for the proposed property *(Note: if project selected, the cost of the Phase I ESA will be reimbursed)*

If an application is not complete, it will receive no further consideration for funding. **Applications are due by March 31, 2027.**

Conflict of Interest: A conflict of interest is considered to exist if a person, his/her spouse, or child has an association through employment, contract, subcontract, or as a consultant, owner, adjacent landowner, board member, committee member, etc. with/to the land being reviewed or discussed.

Phase I Environmental Site Assessment (ESA): A non-invasive review of a property's history that includes, but is not limited to, reviewing old records and aerial photos, inspecting the site visually and interviewing current and past property owners. It must be performed by a qualified Environmental Professional that meets criteria outlined by the ASTM E1527-13 standard and the EPA's All Appropriate Inquiries (AAI) rule.

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Scoring Criteria: The TAC Scoring Criteria will be based on the following for a maximum score of 100 points:

A. Transaction Type (Maximum of 15 points)
   i. Fee Simple (15 Points)
   ii. Conservation Easement (10 points)
      1. Allow Public Access (5 points)
      2. No Public Access (0 points)

B. Leverage from Owner Contribution and Other Sources (Maximum of 15 points)
   i. ≤ 20% Discount – 0 points
   ii. 21% - 29% Discount – 10 points
   iii. ≥ 30% Discount – 15 points

C. Multiple Tier I Criteria (Maximum of 40 points)
   i. One (1) Tier I Criteria – 5 points
   ii. Two (2) Tier I Criteria – 20 points
   iii. Three (3) or more Tier I Criteria – 40 points

D. Tier II Criteria (Maximum of 10 points)
   i. < Five (5) Tier II Criteria – 0 points
   ii. Five (5) to Seven (7) Tier II Criteria – 5 points
   iii. > Seven (7) Tier II Criteria – 10 points

E. Tier III Criteria (Maximum of 5 points)
   i. < Three (3) Tier III Criteria – 0 points
   ii. Three (3) to Six (6) Tier III Criteria – 3 points
   iii. > Six (6) Tier III Criteria – 5 points

F. Compliance with the Comal County Parks and Open Spaces Master Plan Goals

   i. Goal One: Balancing Development and Conservation Through Administrative Oversight and Collaboration (Maximum of 5 Points)
      1. Maximize the impacts of Open Spaces
      2. Continue to Focus on Landowner Outreach
      3. Identify Finance Mechanisms to Support Parks, Open Space and Natural Areas
      4. Support Conservation with Strategic Partners
      5. Policy-Based Protections

   ii. Goal Two: Enhance Recreational Capacity (Maximum of 5 Points)
      1. Continue to Foster Water-based Recreational Activities

   iii. Goal Three: Improve Access to Parks and Natural Areas (Maximum of 5 Points)
      1. Add Park Amenities for All Users
      2. Strengthen Communication with Local Governmental Entities Operating Parks

Land Selection: The Comal County Commissioners Court has final authority and discretion on the selection of all Projects and Alternate Projects.

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HOW TO APPLY

An application form is available from Comal County at the address below.

The Comal County Engineer's Office is available to assist interested parties during the application process and may be contacted at the following telephone number:

Robert Boyd, P.E.
Comal County Engineer
(830) 608-2090
8:00 a.m. – 4:30 p.m., M-F

Return your completed application form(s) to the following address:

Comal County Engineer's Office
ATTN: Robert Boyd, P.E.
195 David Jonas Drive
New Braunfels, TX 78132

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