



COMAL COUNTY

ENGINEER'S OFFICE

Important Message to all Contractors, Landscapers and Irrigators working within Comal County Right-Of-Way

All contractors and/or builders that construct private driveways or **other improvements** in the public rights-of-way under Comal County's jurisdiction are required to apply for a permit under the County's PIPROW Order No. 566: Private Construction within Public Right-Of-Way. This includes Landscaping which can be included in a PIPROW Permit during the driveway permit application process.

<https://www.comalcounty.gov/842/Driveway-and-Utility-Permits>

Under Title 4, Chapter 42 of the Order;

42.001. Definitions

(e) "Clear Zone" means the unobstructed, relatively flat area beyond the edge of the traveled way that allows a driver to stop safely or regain control of a vehicle that leaves the traveled way. The width of the Clear Zone shall be compliant with Table 3.1 from the AASHTO Roadside Design Guide (2006) as currently amended.

(p) "Landscaping" means the modification of land to make it more attractive by the installation of plants, pebble or rocks, stones, and grass. Landscaping is allowable within five (5) feet of the right-of-way/property line only.

(q) "Irrigation" means the equipment utilized to artificially apply water to facilitate vegetative growth. Equipment includes, but is not limited to, spray heads, pipes, control wiring and drip irrigation tubing.

42.004. Index to Regulations

(r) Irrigation shall only be permitted in a curbed roadway section behind the back of curb.

(u) Grandfathering. Private Improvements constructed in the Public Right-of-Way without obtaining a PIPROW Permit may remain in place if the following conditions are met:

- (1) The Private Improvement was constructed prior to the date this Order was executed;
- (2) The Private Improvement is not creating a safety hazard; and
- (3) The Private Improvement is not causing an obstruction to the established drainage path.

42.006. Improvement Design

(a) All aspects of a proposed improvement shall be confined within the Applicant's property Frontage.

(b) **Location of improvements shall be selected to provide maximum safety for highway traffic and for users of the improvement.** If necessary, the CCEO may require the Applicant to submit a traffic impact analysis (TIA), sight distance study and/or drainage study for the desired improvement. The TIA, sight distance study and/or drainage study shall be prepared by a registered professional engineer.

(c) **Drainage in Roadway side ditches and on the Roadway shall not be altered or impeded.**

(d) The Applicant shall assume full responsibility for notification, coordination, and relocation of utility facilities impacted by the proposed access.

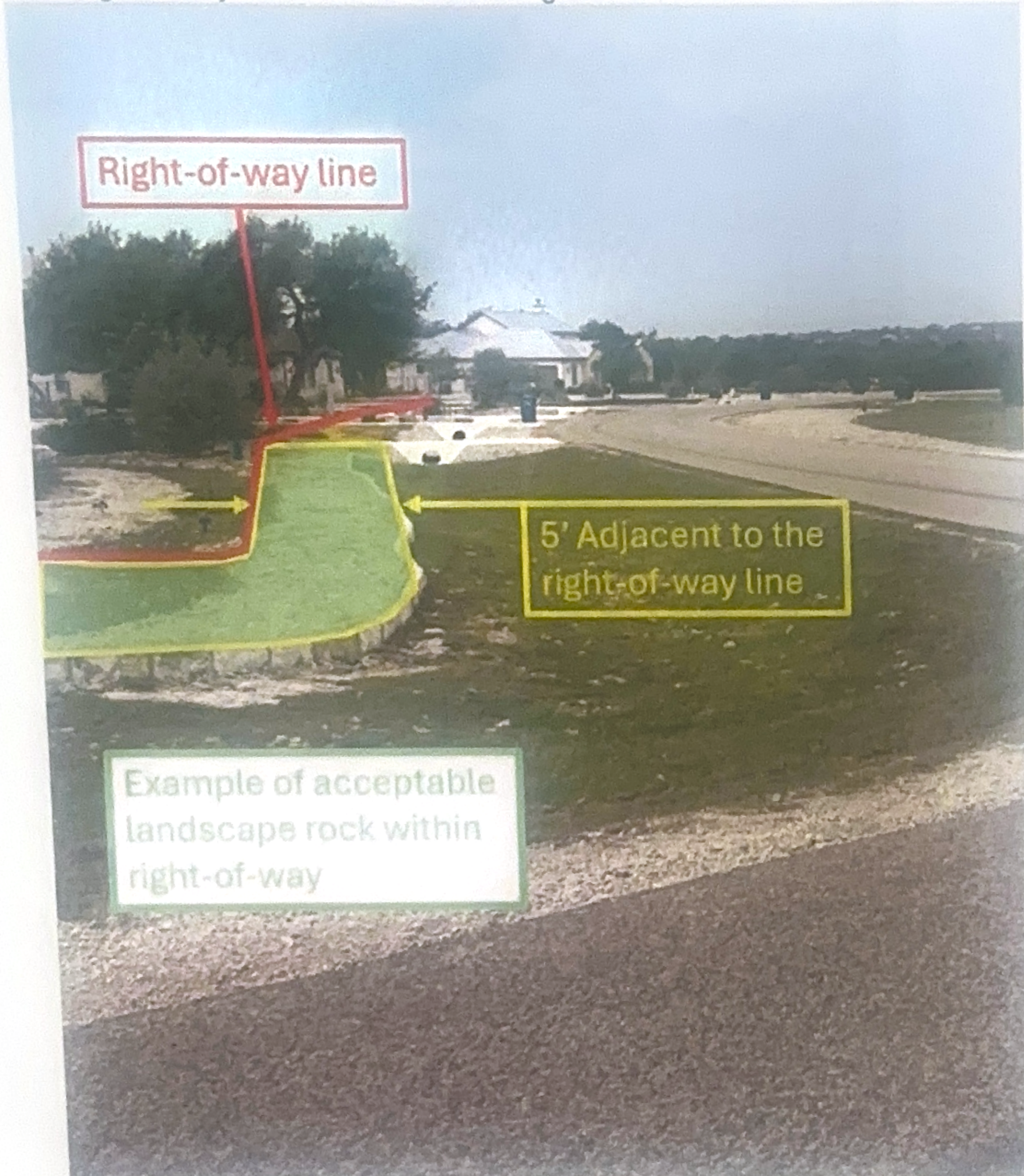


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- (e) Applicants shall assume full responsibility for construction and maintenance of the proposed improvement.

Newly permitted Landscaping rock within the Right-Of-Way shall be limited to the immediate 5' adjacent to the right-of-way line as shown in the image below.





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NO VERTICAL PLANTINGS
ALLOWED WITHIN THE
PUBLIC RIGHT-OF-WAY

GRANDFATHERED ROCK CRITERIA

Existing Landscaping rock permitted within the County Right-of-Way prior to the June 11, 2026, adopted version of Title 4 shall meet the requirements of Title 4 established at the time of the permit approval. The landscape rock may be considered "Grandfathered" if the improvement is meeting all the requirements of "Grandfathering" and all other applicable items of the Order. See acceptable limits of landscape rock prior to the June 11, 2026 adopted version of Title 4 below.

