



## ITEM 5

# Travis County Commissioners Court Agenda Request

**Meeting Date:** November 20, 2012

**Prepared By:** Stacey Scheffel **Phone #:** 512-854-7565

**Division Director/Manager:** Anna Bowlin, Division Director, Development Services and Long Range Planning

**Department Head:** Steven M. Manilla, P.E., County Executive-TNR

**Sponsoring Court Member:** Commissioner Gomez, Precinct Four

**AGENDA LANGUAGE:** Consider and take appropriate action on a request for a variance to County on-site sewage facility regulations to allow a second single family residence to be placed on less than two acres at 9415 Rodriguez Road.

### **BACKGROUND/SUMMARY OF REQUEST:**

The owner of the property at 9415 Rodriguez Road wishes to install a second single family residence on the 1.37 Acre property. In order to do so, there must be one acre per single family residence to meet the subdivision requirements of Travis County Code Chapter 48. The proposed on-site sewage facility (OSSF) would otherwise be able to meet all other aspects of the current standards. However, minimum lot sizing requirements cannot be reduced by submission of site specific plans.

### **STAFF RECOMMENDATIONS:**

TNR staff recommends this item be discussed in Executive Session.

### **ISSUES AND OPPORTUNITIES:**

In June 2000 the Travis County Commissioner's Court adopted rules for OSSFs also referred to as septic systems. The rules included minimum lot size requirements of one acre per dwelling in most areas of the County. The intent of the rule was to protect the public health and the environment. Due to a predominance of poor soil conditions, steep slopes, ground water, and the demand for larger homes, more area is required to install or replace an OSSF. In addition, the reduced density of OSSF's was intended to protect the Trinity and other environmentally sensitive aquifers.

### **FISCAL IMPACT AND SOURCE OF FUNDING:**

None

### **ATTACHMENTS/EXHIBITS:**

Variance Request Letter

Site Plan

Location Map

**REQUIRED AUTHORIZATIONS:**

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429
Anna Bowlin	Division Director, Development Services and Long Range Planning	TNR	854-7561

**CC:**

Tom Nuckols	Assitant County Attorney	County Attorney	854-9415
Brandon Couch	Engineer Associate	TNR	854-9383

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