



Travis County Commissioners Court Agenda Request

Meeting Date: May 21, 2013

Prepared By: Stacey Scheffel, Permits Program Manager **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 Daugherty, Precinct Three

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 4802 Weletka Drive in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The owner of the property at 4802 Weletka Drive wishes to install a second single family residence on the 1.50 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 meet all other aspects of the current standards.

STAFF RECOMMENDATIONS:

TNR staff recommends that the variance be granted.

ISSUES AND OPPORTUNITIES:

In June 2000, the Travis County Commissioners 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 OSSFs was intended to protect the Trinity and other environmentally sensitive aquifers. In the next rule update, staff will be recommending that the Court change the minimum lot sizing requirements to a maximum of 600 gallons per day per acre of effluent requirement for subdivisions. The proposal for 4802 Weletka Drive is for a total of 420 gallons per day per acre.

FISCAL IMPACT AND SOURCE OF FUNDING:

None

ATTACHMENTS/EXHIBITS:

Variance Request Letter
Site Plan

REQUIRED AUTHORIZATIONS:

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

CC:

Tom Nuckols	Assistant County Attorney	County Attorney	854-9415
Rodney Sherrill	Engineer	TNR	854-7581

AB:SS:ss

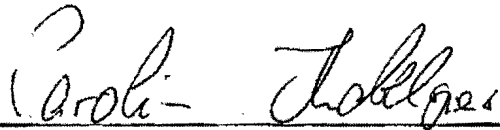
1701 - Private Sewage Facilities - 1705

Travis County TNR:
c/o Rodney Sherrill, P.E.

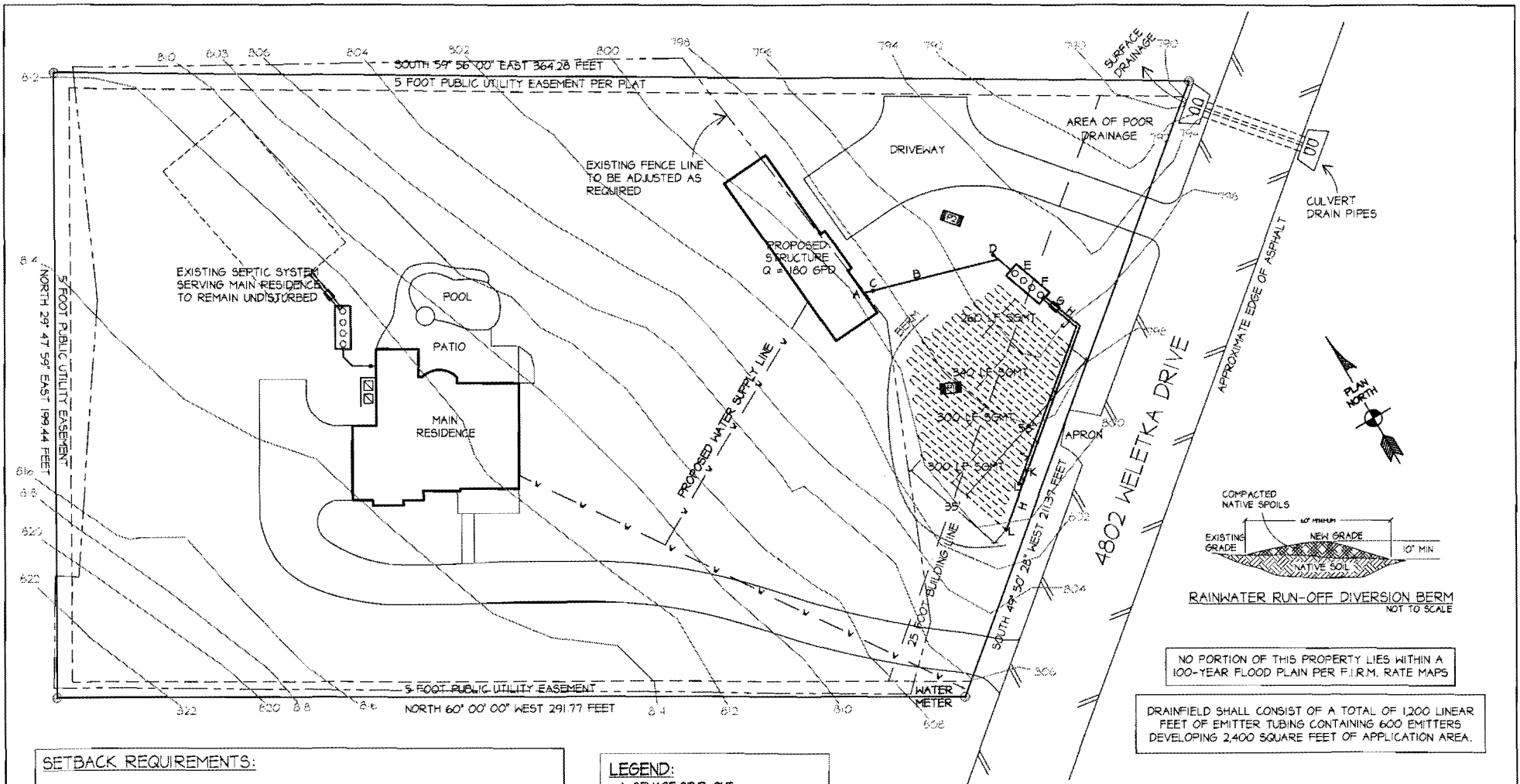
Regarding: Chapter 48 Variance

A variance is requested from Table XII of Travis County Code Chapter 48 in order to allow two homes on less than 2 acres of land with public water being available. The subject lot is Lot 3, Block 5M, Travis Landing No. 2 and is approximately 1.5 acres in size. We will indemnify and release Travis County from any liability that may result from the issuance of this variance.

Sincerely,

A handwritten signature in cursive script, appearing to read "Carolin Knobelspies".

Carolin Knobelspies – Owner
4802 Weletka Dr, Austin, TX 78734



SETBACK REQUIREMENTS:

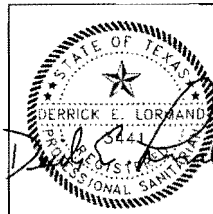
INSTALLER SHALL ACHIEVE ALL MINIMUM REQUIRED SEPARATION DISTANCES AS SET FORTH BY THE TCEQ IN TITLE 30, TAC CHAPTER 285, EFFECTIVE DATE DECEMBER 2012, AND ANY ADDITIONAL LOCAL REQUIREMENTS.

MINIMUM SEPARATION FROM TANK: 5 FEET TO FOUNDATIONS AND PROPERTY LINES, ONE FOOT TO EASEMENTS, 10 FEET TO DRAINAGE EASEMENTS, GRADE BREAKS AND WATER LINES, 50 FEET TO EXISTING OR PROPOSED WATER WELLS.

MINIMUM SEPARATION FROM DRAINFIELD: ONE FOOT FROM FOUNDATIONS AND EASEMENTS, 5 FEET FROM PROPERTY LINES, 10 FEET FROM DRAINAGE EASEMENTS AND GRADE BREAKS, 10 FEET FROM WATER LINES, 100 FEET FROM EXISTING OR PROPOSED WATER WELLS.

LEGEND:

- A. SEWAGE STUB-OUT
- B. 4" SCHEDULE 40 PVC SEWER PIPE
- C. TWO-WAY CLEAN-OUT
- D. ONE-WAY CLEAN-OUT
- E. AEROBIC TREATMENT UNIT
- F. PUMP CHAMBER
- G. FIELD BOX
- H. 1" PVC SUPPLY LINE
- J. 1" PVC RETURN LINE
- K. CHECK VALVES
- L. VACUUM BREAKER VALVES



ENVIRONMENTAL SYSTEMS, L.L.C.

12713 MAJESTIC OAKS DRIVE
AUSTIN, TEXAS 78732
(512) 583-1397

REVISED SHEET 1 - SITE PLAN

CLIENT:	THE KNOBELSPIES GUEST HOUSE	
STREET:	4802 WELETKA AUSTIN, TEXAS 78734	
LOT, SUBDIVISION:	LOT 3, BLOCK 5-M, TRAVIS LANDING NO. 2	
PERMIT AUTHORITY:	TRAVIS COUNTY TNR	
DRAWN BY:	DATE:	SCALE: 1" = 30'
D. E. LORMAND, R.S.	04/30/2013	