



Item 11

Travis County Commissioners Court Agenda Request

Meeting Date: June 4, 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 Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action on a request for a variance to State and County on-site sewage regulations to allow a septic drainfield to encroach on a setback to drainage and public utility easements at 20707 Post Oak Parkway in Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

The owner of the property at 20707 Post Oak Parkway has a failing on-site sewage facility (septic system). In order to replace the system in compliance with setback requirements, a public utility easement and drainage easement must be vacated. The owner is in the process of vacating those easements, but he would like to start replacing the system now. His engineer has requested a variance from the setback requirement so that TNR can issue the permit for the new on-site sewage facility prior to the easements being vacated. TNR is recommending the vacations and anticipates that the required public hearing will be held on June 25th, 2013. At the time of this request, TNR knows of no objections to the vacations nor the variance.

STAFF RECOMMENDATIONS:

TNR staff recommends that the variance be granted.

ISSUES AND OPPORTUNITIES:

None

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 and 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

Engineering Consultants 10706 Indian Scout Austin, TX, 78736
(512) 288-2392

Ms. Stacey Scheffel, P.E.
TNR
PO Box 1748
Austin, TX, 78767

May 8, 2013

Re: Lots 64 & 65, Kingsberry Park, 20707 Post Oak Parkway – Variance for OSSF permit

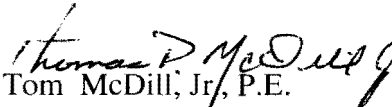
Ms. Scheffel:

I have submitted a request to vacate drainage & utility easements for the lots listed above. The process to get the utility easements removed took a long time, because Manville Water was requiring a \$1000 fee to process an easement vacate. They finally agreed to remove the easement, but in the mean time the septic system on this lot has gotten more and more unhealthy. Having spoken to you folks, it has been suggested that I request a variance for the OSSF permit to replace the out-dated failed system. It seems that the processes them selves are becoming more of a priority than the ultimate health and welfare of the regulated public. I would request that the review of the submitted system be completed and that staff consider an emergency process to “allow” the owners to get the system replaced and the dangers averted. I would even be willing to approach the County Commission on this, as there are unusual impediments created by unwise plat approvals 40 years ago and then a heap of processes created to repair those outdated documents and the burden placed upon the owners who are ready and willing to correct situations not caused by themselves.

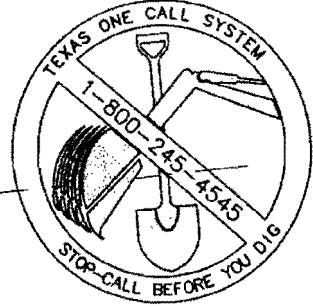
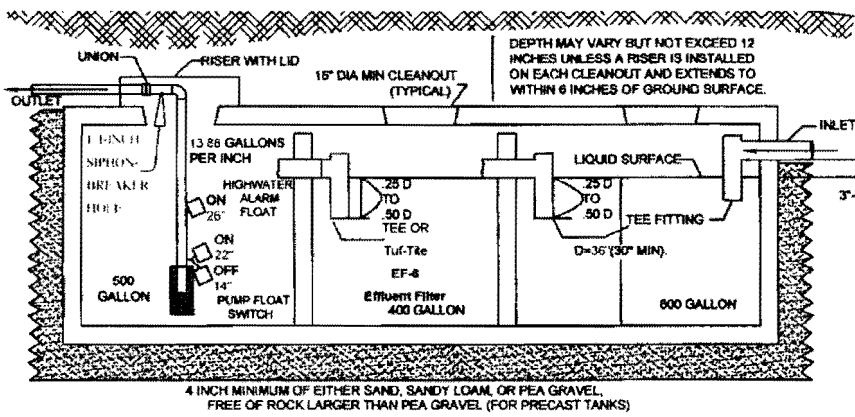
In the alternative, I am herein requesting a variance from the easement set backs required in the 285 rules, in that all other utility easements have been vacated and the only thing we are now waiting for is the drainage easement release from Travis County. I am not sure how the new OSSF rule changes would help here.

I have attached my Power of Attorney for this owner and will provide whatever else you might need for this OSSF replacement to occur.

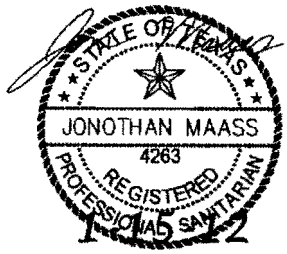
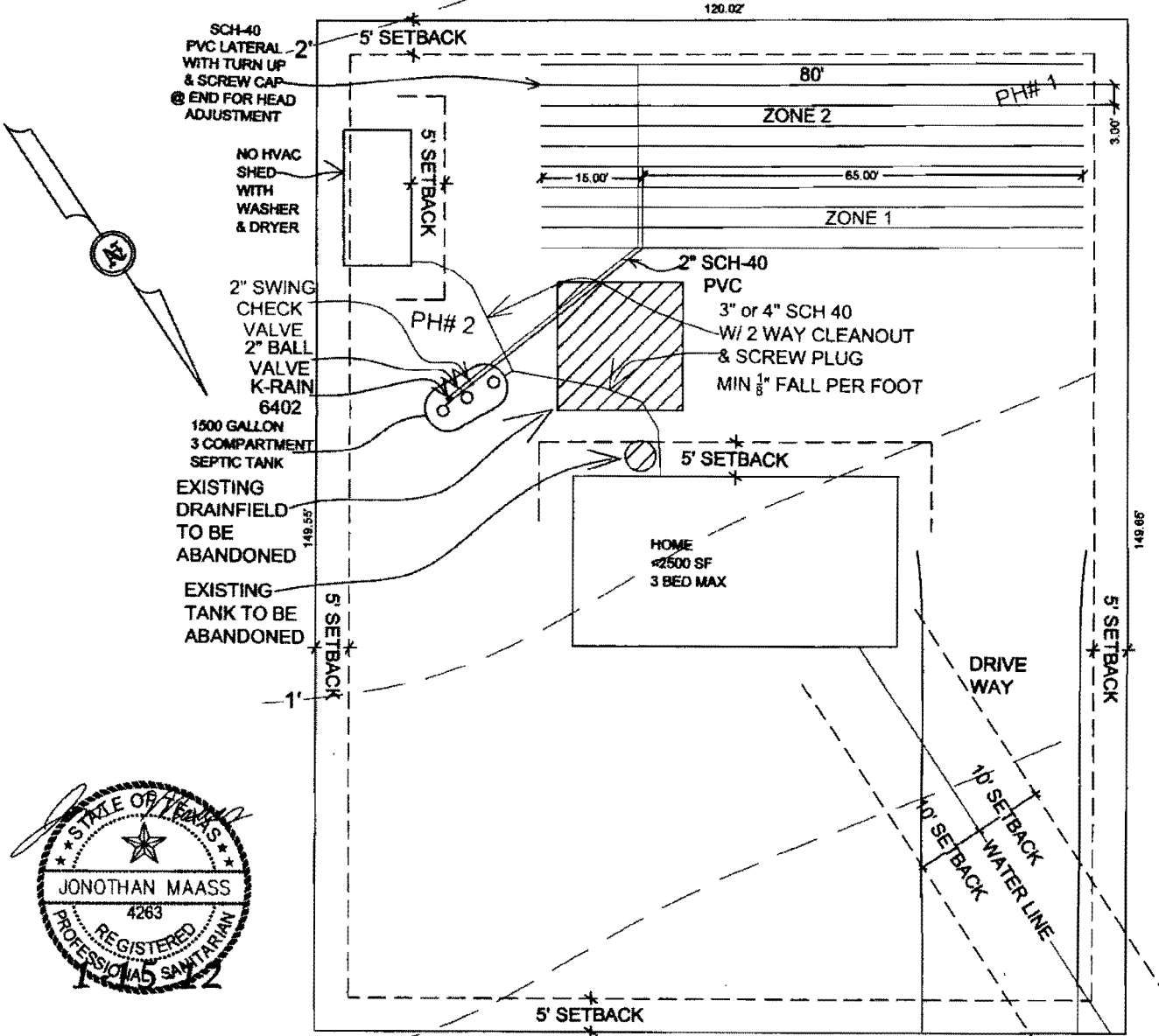
Thanks,


Tom McDill, Jr., P.E.

PIPE & GRAVEL TRENCH 2400 SQUARE FEET 800 LINEAR FEET TRENCH DEPTH 12" TO 36"



Alarm on @ 26 inches above the floor (leaving 10 inches to outlet or 138.8 gallons for alarm volume)
 Start Pump @ 22 inches above the floor (111.04 gallons dose volume) (166.56 between stop pump & alarm on).
 Stop Pump @ 14 inches above the floor (194.32 residual).



EXISTING TANKS MUST BE PUMPED, COLAPSED & REMOVED OR BACKFILLED to comply with TAC 30 Ch. 285.36

