



Travis County Commissioners Court Agenda Request

Meeting Date: October 22, 2013

Prepared By: Stacey Scheffel, Permits Program Manager

Phone #: (512) 854-7565

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

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

Sponsoring Court Member: Commissioner Daugherty, Precinct Three

A handwritten signature in blue ink, appearing to read "Steven M. Manilla", is written over the text of the Sponsoring Court Member.

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 12606 Mistletoe Trail in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The owners of the property at 12606 Mistletoe Trail wish to install a second single family residence on the 1.02 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 OSSF; 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 the 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 was intended to protect the trinity and other environmentally sensitive aquifers. In the next updated rule, staff will be recommending that the Court change the minimum lot sizing requirements to a maximum of 600 hundred gallons per day per acre of effluent requirement for subdivisions. The proposal for 12606 Mistletoe Trail is for a total of 420 per day per acre.

FISCAL IMPACT AND SOURCE OF FUNDING:

None

ATTACHMENTS/EXHIBITS:

Location Map

Site Plan

Variance Request

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429
Anna Bowlin	Division Director of Development Services and Long Range Planning	TNR	(512) 854-7561

CC:

Rodney Sherrill	OSSF Engineer	TNR	(512) 854-7581

AB:SS:ss

1101 - Development Services Long Range Planning - 1705



1:24,000
1 in. = 2000 ft.
0 0.25 0.5
miles

MAP
2911

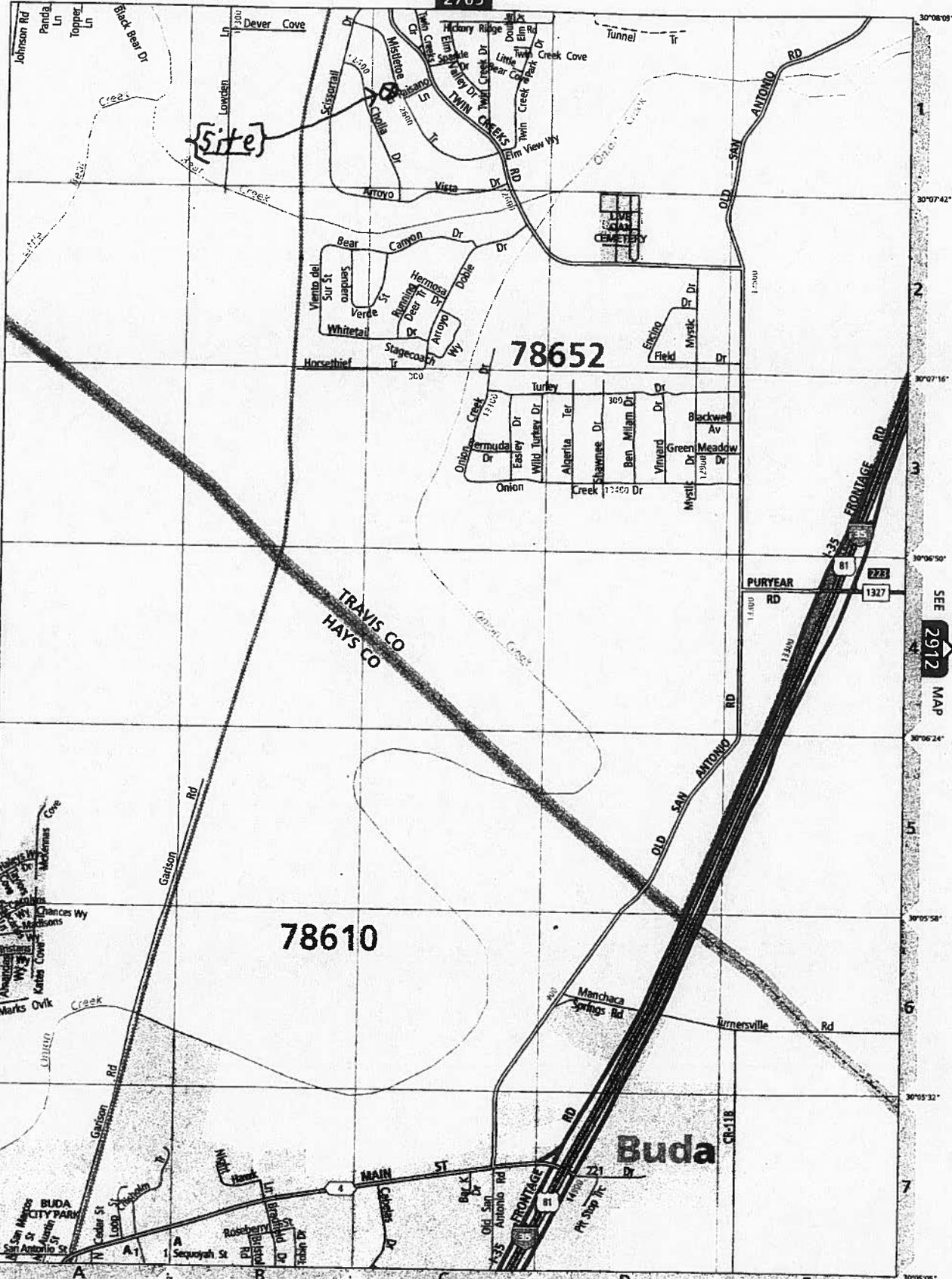
SEE 2765 MAP

SEE 2910 MAP

SEE 2912 MAP

RAND McNALLY

SEE 3056 MAP



Conner Wastewater Design, Inc.
 Registered Sanitarian #1061
 Site Evaluator #OS7431
 769 Boggy Creek Road
 Lockhart, Texas 78644
 (512) 376-2933

OWNER: Mr. Paul Alvarez
 12606 Mistletoe Trail
 Manchaca, Texas 78652
 Arroyo Doble Sub. Div. - Lot #7D - Blk. B - 1.03 Acre

Quick4™ Standard Infiltrator Chambers OSSF

North

SCALE: 1 inch = 40 feet

LEGEND

- A - Two-way Cleanouts
- B - Supply Lines from Stubouts to Tank
- Sch. 40 - 3 in. or 4 in.
- C - 1250 gal. 2/C Septic Tank
- D - Supply Line from Tank to Chambers
- Sch. 40 - 3 in. or 4 in.
- E - Connections to End-Plates
- F - Infiltrator Chambers (80) total
- 34 in. W x 48 in. L x 12 in. H
- 20 Chambers total in 4 Lines
- 80 x 4 ft. = 320 ft. total length
- G - Water Line
- H - Water Meter
- I - Profile Holes

240 gpd + 180 gpd = 420 gpd total
 420 gpd / 0.20 = 2100 sq. ft.
 2100 sq. ft. / 5 = 420 ft. of Laterals
 Using Infiltrator chambers allows 25% reduction
 2100 sq. ft. / 5 x .75 = 315 ft. of 4 ft. Chambers
 315 / 4 ft. = 78.75 Quick4™ Standard Chambers

{ No part of this Lot is in a
 25-year floodplain. }

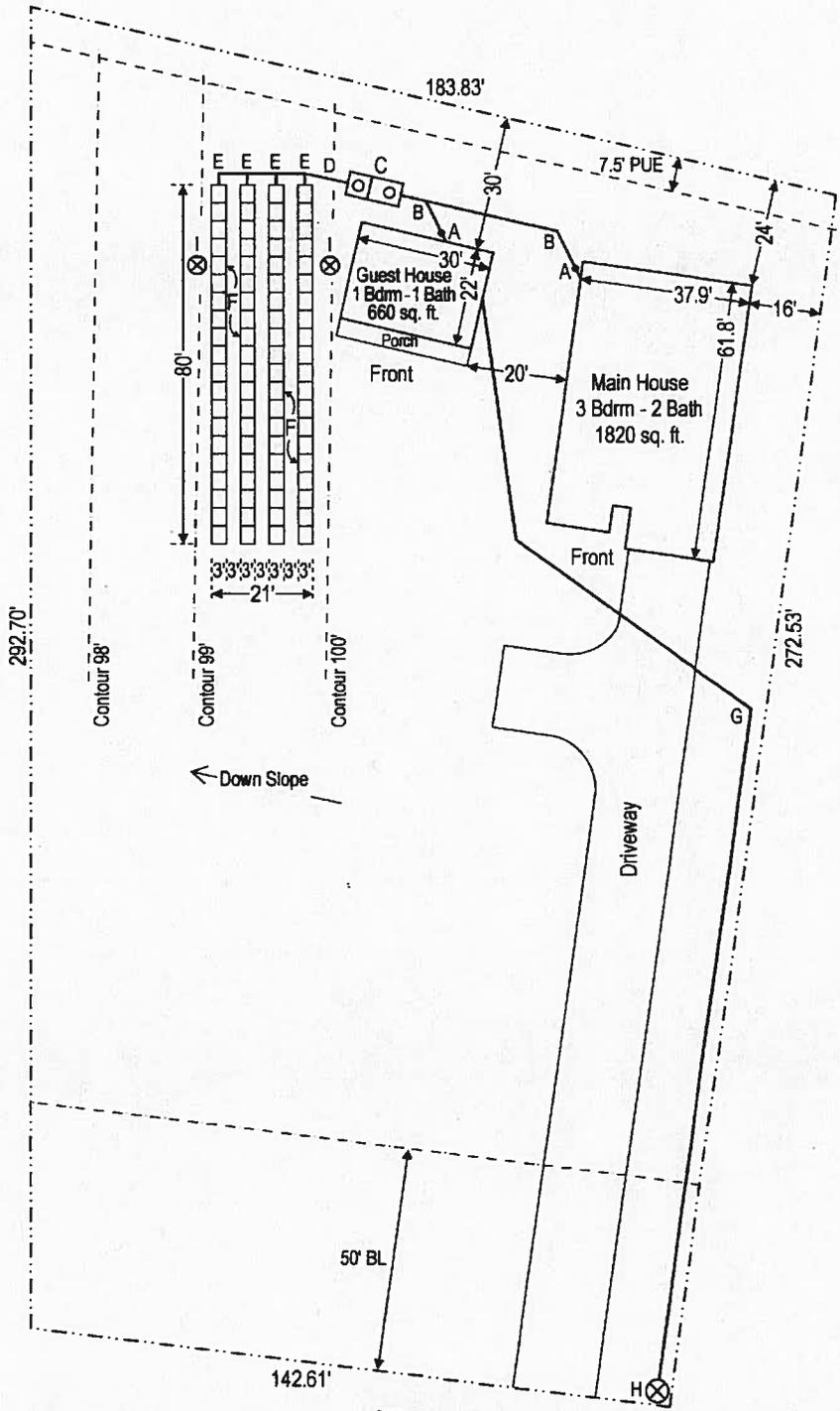
{ No part of the disposal area is
 within 10 ft. of potable Water Lines. }

{ Installer must comply with
 all clearance requirements. }



Clifford J. Conner

R. S. #1061
 OS7431



Mistletoe Trail

REQUEST FOR VARIANCE

Date: 08/01/2013

To: Travis County Building Permits

Mr. Jonathan Haynie

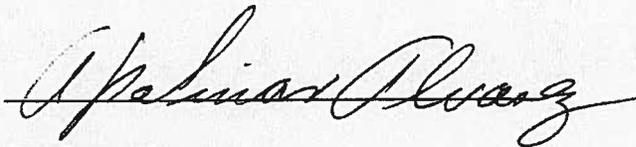
From: Paul & Josephine Alvarez

Owners of 12606 Mistletoe Trail

Lot D, Block B

Dear Mr. Haynie,

Re: We are applying for a building permit to construct our home on this lot and request a variance to build a permanent accessory building that will be used as a guest house for family members and friends. It will be built to one side of the main house structure, on the same lot. We understand that this property will never be subdivided. The structure will be built in compliance with Travis County building restrictions. We are grateful for your consideration.



Apoinar Alvarez



Josephine Alvarez