



## Travis County Commissioners Court Agenda Request

**Meeting Date:** October 29, 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 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 16409 Jacobson Road in Precinct Four.

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

The owner of the property at 16409 Jacobson Road wishes to install a second single family residence on the one acre property. The subdivision requirements of Travis County Code Chapter 48 require one acre of land per dwelling. The proposed on-site sewage facility (OSSF) would otherwise be compliant with 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's 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 reduced density of OSSF's 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 16409 Jacobson Road 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

Location Map

**REQUIRED AUTHORIZATIONS:**

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429

**CC:**

Brandon Couch		TNR	(512) 854-6434

**AB:SS:bc**

**1701 - Private Sewage Facilities - 1705**

October 9, 2013

**TRANSPORTATION AND NATURAL RESOURCES**

**ONSITE WASTEWATER PROGRAM**  
700 Lavaca Street, 5th Floor  
Travis County Administration Building  
Brandon Couch, R.S., D.R. #OS0029465  
PO Box 1748  
Austin, Texas 78767  
(512) 854-9383  
FAX (512) 854-4649

Re: On-Site Sewage Facility (OSSF) for 16409 Jacobson Road

Mr. Couch,

This letter is to address comment #2 from your letter dated August 5, 2013, that reads as follows:  
"2. Per Travis County Code Chapter 48, a minimum lot size of 0.75 or 1 acre is required for subdivision of a property depending on location. Each additional residence will be considered a division of property. Please provide additional acreage."

We are requesting a variance from the minimum lot size from .75 as stated in Table XII of Travis County Code Chapter 48, since the property is served by a Public water system, as noted on table's chart. The variance request is to allow for a .5 of an acre for a residential usage. The lot was legally subdivided when it was cut up prior to the current Travis County Code Chapter 48, however the family is only asking that the Commissioner's Court take into consideration the age of the tract of land and allow for a .5 acre to be used for a residence as the prior Travis County Code and the current Texas Commission on Environmental Quality (TCEQ §285.4(a) (1) (A) Facility Planning) indicated and states.

Miguel Hernandez and his wife Emma Benitez are getting up in their age and the son Hector Hernandez wants them closer to take care of them. Hector Hernandez lives on the existing 1.0 Acre tract of land that has a permitted pre-treatment on-site sewage facility (OSSF) at this time. The existing OSSF is located on the opposite side of the 1.0 acre tract of land; please see site plan, and the new proposed OSSF will be located towards the front of the 1.0 acre tract of land. As per site evaluation and soil analysis the soil at this property is a Class IV soil and an Evapo-Transporation (ET) type OSSF is being proposed. Since the two OSSF's are completely different and opposite from each other, one will be a subsurface and the existing is surface application with pre-treatment, there should be more then enough square footage on the 1.0 acre tract of land to handle the daily water flow proposed; and as in all OSSF's when maintained, they will not cause any imminent health hazards in the future.

Thank you for listening and taking this letter into consideration in making your decision.

Miguel Hernandez

Hector Hernandez  
Miguel H

Daniel R. González, R.S. S.E.

DETAIL WASTEWATER DESIGNZ

maria Emma Benitez

N 89° 56' 36" E 209 1.080

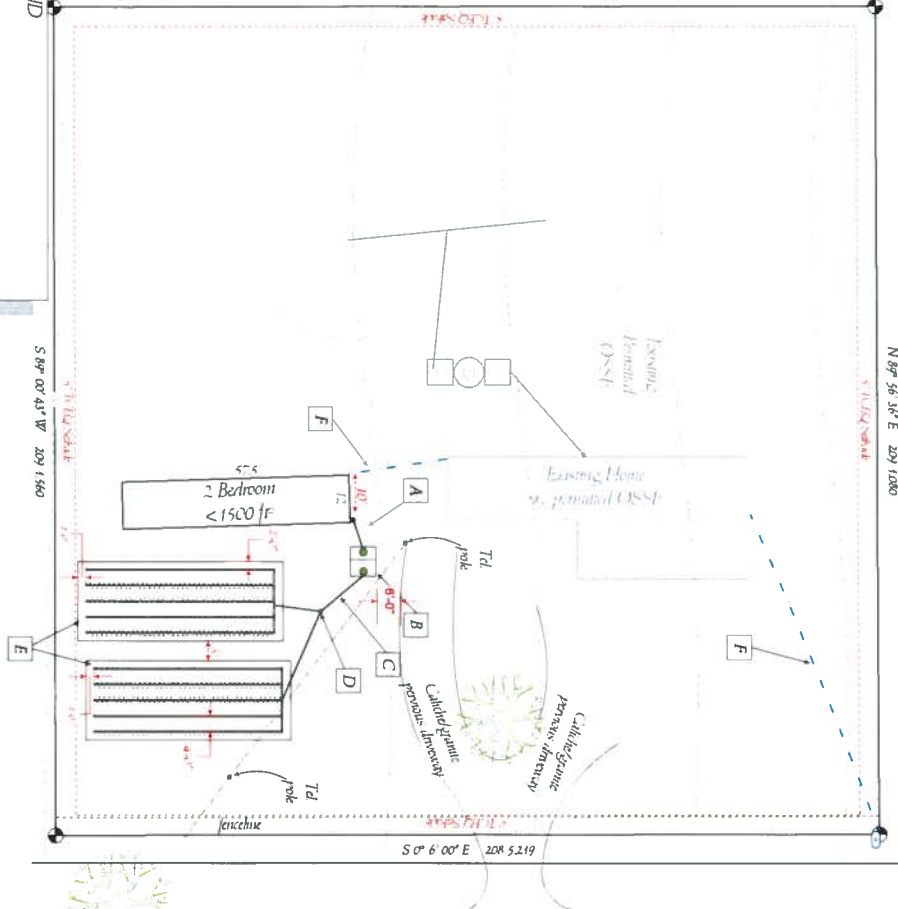
N 44° 59' 20" W 208 0.840

S 0° 6' 00" E 208 5.219

S 84° 00' 43" W 209 1.560

LEGEND

- A - 3 - 4" SCH 40 PVC Gravity flow main w/ 2-way sweep cleanout
- B - 750 Gallon two-compartment tank (see detail).
- C - 4" SCH 40 PVC Sump line leading to 4 4" Bull Run Valve for alternating the beds
- D - 4" Bull Run Valve (see detail)(see detail).
- E - Absorption Bed (two beds of 20 x 5'-2" each)
- F - Water line from public water source.



16409 JACOBSON ROAD

NOTE:  
SURVEY LOT MEASUREMENTS ARE NOT  
INTENDED TO BE USED AS AN OFFICIAL PLAT.

NOTE:

At no time in the calculation process was a water softener discharge considered for sizing of the OSSF of this lot. It is my professional opinion, that water softener discharge may cause an adverse effect on the drain field of this OSSF.

Installer may have to grade the absorption area to a less than 1.5% slope, in some areas, to stay within the parameters of the TCEQ construction standards (December 27, 2012).

Installer should contact designer before any deviation of the latest approved plans.

It is the responsibility of the installer to locate and abide all setbacks set forth by TCEQ (Ch. 285) and any setbacks required by the Authorized Agency.

All absorption areas are to be kept 10' feet off of any patio or water lines.

NOTE:

The OSSF design was designed for a house that was retrofitted with few fixtures such as; 1-6 gallon toilets, 2-3 GPM shower heads, etc.

REVISION  
9-24-13



Daniel R. Gonzalez, R.S.

Local 1490 Jackson Road		Local 123 Area out of Michael Cream Sump No. 4 AHS 514 (Trans)	
Scale: 1" = 30'		Drawn by/DRC:	
File: I:\munka\2013\2813		Date: 9-24-13	
REVISION 8/5/13 <b>DETAIL WASTEWATER DESIGNZ,</b> Septe System Design and Consulting P.O. Box 801 Buda, Texas 78610 Phone 512-253-4772, Office 512-253-9111		System: FT system	
		Sheet: 1 of 1	

▶ Select Basemap



Site →

183

130

130

183

45

Richard Moya Park

Navarro Cree

varce Ln

Elroy Rd

Fagerquist Rd

Linden Rd

Elroy Rd

Moore Rd

Mania Loop

Von Quintus Rd

Hokanson Rd

TRAVIS RASTROP

Jacobson Rd

Private

Mesa