



Travis County Commissioners Court Agenda Request

Meeting Date: January 21, 2014

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 Gomez, Precinct Four

AGENDA LANGUAGE: Consider and take appropriate action on a request for a variance to the Travis County On-Site Sewage Facility (OSSF) regulations to allow a third single-family residence to be placed on less than three acres at 10208 Lava Lane in Precinct Four.

BACKGROUND/SUMMARY OF REQUEST:

The owners of the property at 10208 Lava Lane wish to install a third single family residence on the 1.995 property. In order to do so, there must be 1 acre per single-family residence to meet the subdivision requirements of Travis County Code Chapter 48. The proposed OSSF would otherwise meet all other aspects of the current standards.

STAFF RECOMMENDATIONS:

TNR 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 1 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, it is required that there is more area to install or replace an OSSF. In addition, the reduced density of OSSF was intended to protect the trinity and other environmentally sensitive aquifers. TNR will be recommending when updating the rule that the court change the minimum lot sizing requirement to a maximum of 600 gallons per day per acre of effluent disposal for subdivisions. The proposal for 10208 Lava Lane is for a total of 720 gallons per day which amounts to approximately 361 gallons 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:

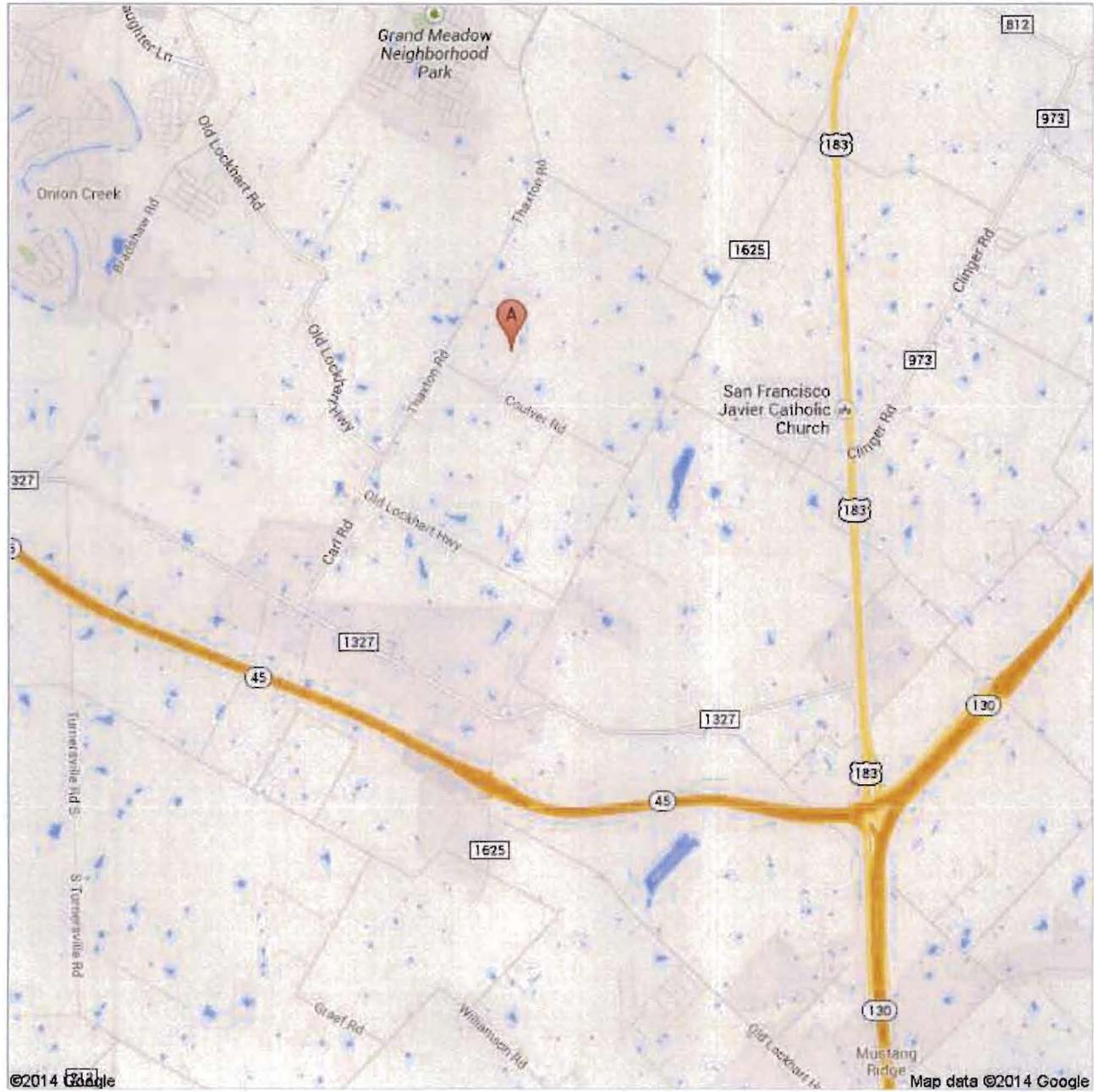
Rodney Sherrill	Engineer	TNR	(512) 854-7581

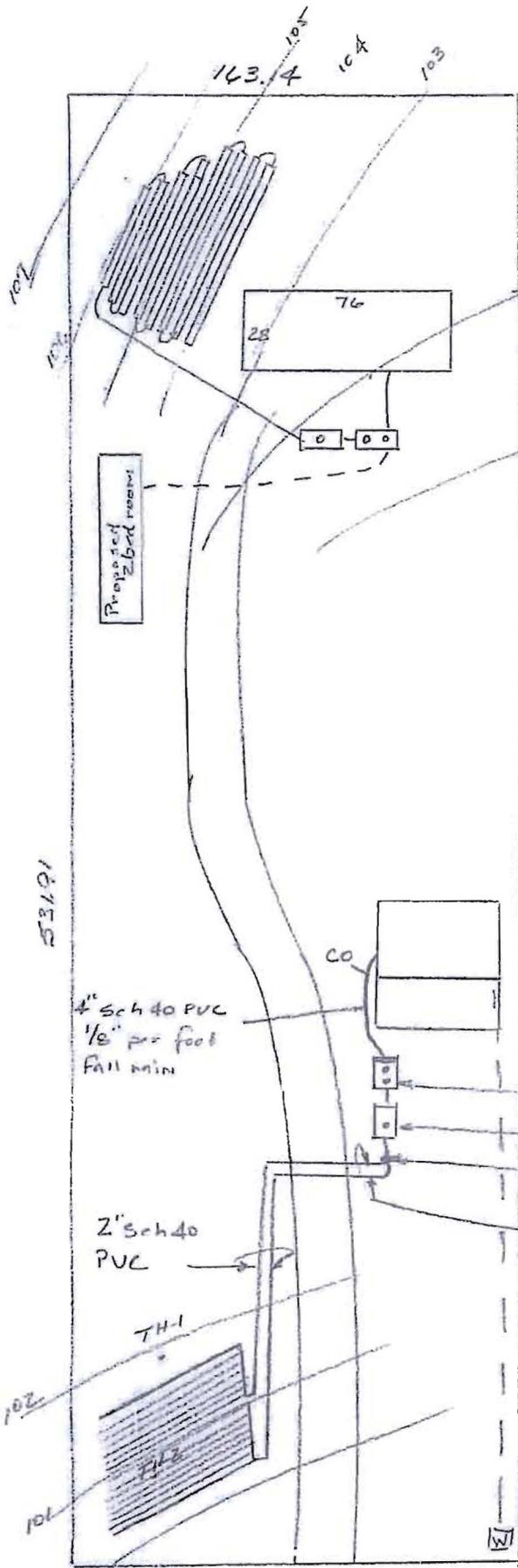
SM:RS:rs

1501 - OSSF/Floodplain - 1705



Address **10208 Lava Ln**
Austin, TX 78747





SCALE 1" = 60'

Stan Burrier
 12-09-13
 P-5294055F only



53191

533.55'

4" Sch 40 PVC
 1/8" per foot
 Fall min

2" Sch 40
 PVC

- 1000 gal 2 Comp't septic tank
- 500 gal pump tank
- K RAIN Alt. Valve Model 6402
- Gate or Ball Valve (2)
- Sleeve piping under driveway

Two Equal LPD Fields
 Each Field has 7 lines
 Each Line = 60'

100 163.39

10208 Lava Lane

23 September 2013

Mr. Rodney Sherrill
Travis County TNR
411 W. Thirteenth Street
Austin, Texas 78701

RE: Request for Variance
10208 Lava Lane

We respectfully request a variance from Table XII of Chapter 48 of the Travis County Code in order to allow three homes to be placed on the above referenced property, which is less than 3 acres of land. At 1.995 acres of land, the tract meets the size requirements of 30 TAC Chapter 285. We will indemnify and release Travis County of any liability that may result from the issuance of this variance.

A Family Exemption was approved by Travis County and is recorded in Document No. 2012207930 of the Travis County, Texas Official Public Records. A Site Plan Exemption has also been approved by the City of Austin for the development on this property. Copies of both documents are attached.

We appreciate the assistance provided by County staff throughout this process.

Sincerely,

Edgar Alejandro



Jose Alejandro

