Travis County Commissioners Court Agenda Request

Meeting Date: April 8, 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 Daugherty, Precinct Three

AGENDA LANGUAGE: Consider and take appropriate action on a request for a variance to county On-Site Sewage Facility (OSSF) regulations to allow a second single family residence to be placed on less than two acres at 408 Dream Catcher Drive in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:
The owners of the property at 408 Dream Catcher Drive wish to install a second single family residence on the 1.11 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 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 Aquifer and other environmentally sensitive aquifers. In the next rule update, staff will be recommending 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 408 Dream Catcher Drive is for a total of 540 gallons per day which amounts to approximately 486 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	OSSF Engineer	TNR	(512) 854-7581

SM:RS:rs
1501 - OSSF/Floodplain - 1705

408 Dream Catcher Drive

Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

408 DREAM CATCHER DRIVE

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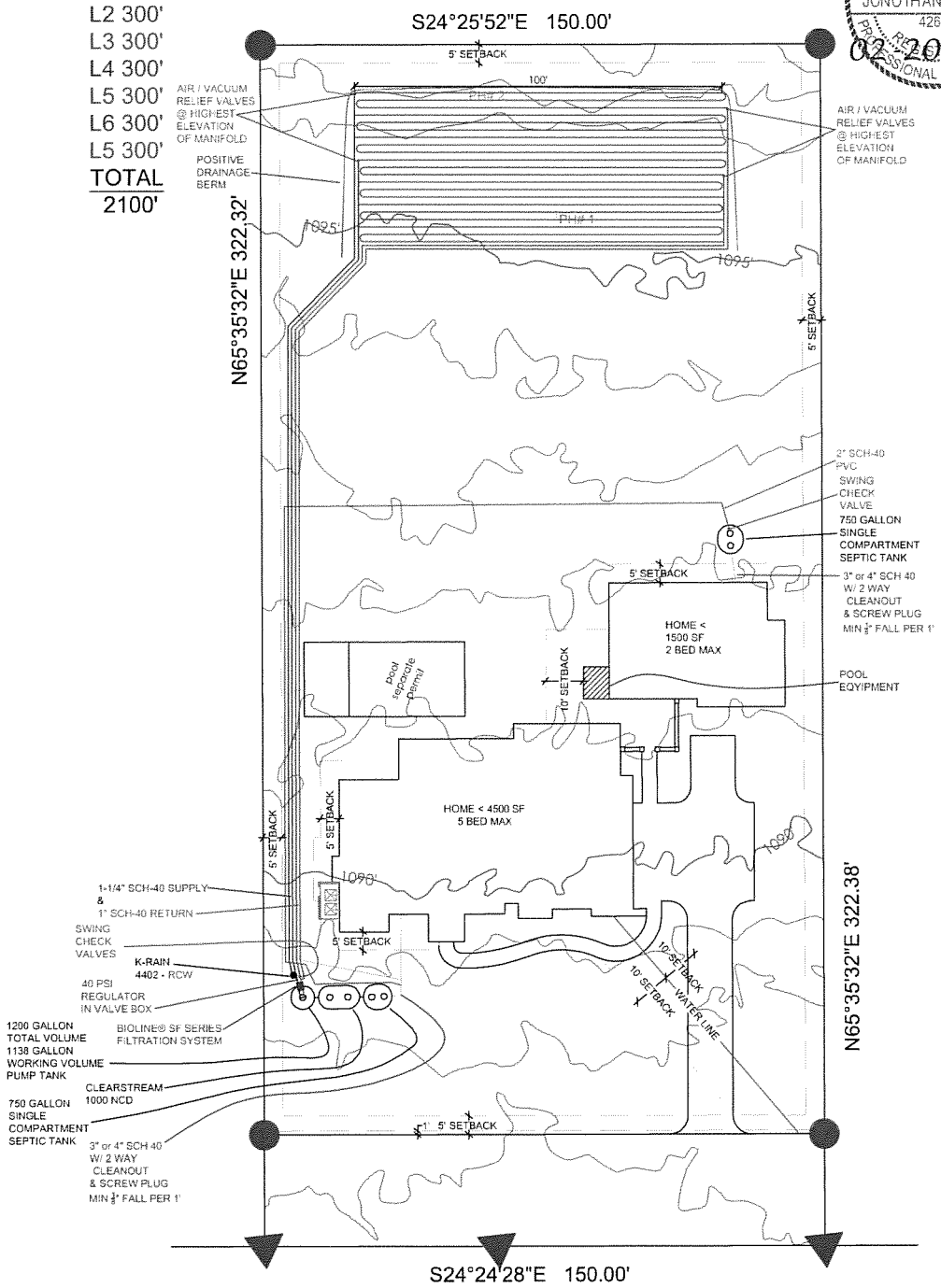
SCALE 1' : 30'

NETAFIM BIOLINE
.61 GPH @ 24"
Q= 540 / .128571 =
4200 SF MIN
4200 / 2 =
2100 LF MIN
L1 300'
L2 300'
L3 300'
L4 300'
L5 300'
L6 300'
L5 300'
TOTAL
2100'

CURLEX SHALL BE USED FOR STABILIZING OVER THE IMPORTED SOILS FOR THE ENTIRE FIELD OR A VEGETATIVE IS TO BE ESTABLISHED ON ALL DRAIN FIELDS PRIOR TO FINAL INSPECTION BEING PASSED.

STATE OF TEXAS
JONOTHAN MAASS
4263
REGISTERED
PROFESSIONAL SANITARIAN
02-20-2014



DREAM CATCHER DRIVE

(60' PRIVATE STREET, DRAIN., P.S.E. & P.U.E.)

March 7, 2014

Travis County TNR
On-Site Wastewater Program
PO Box 1748
Austin, Texas 78767

RE: 408 DREAM CATCHER DRIVE (14-2811) TRAVIS COUNTY

Dear Travis County TNR,

A variance is requested from Table XII of Travis County Code Chapter 48 in order to allow two homes less than 2 acres of land. With this lot being 1.11 acres and the OSSF requiring a design flow of 540 gpd, it will meet the size requirements of 30 TAC Chapter 285. I/We agree to indemnify and release Travis County of any liability that may result from the issuance of this variance".

Please contact me with any questions or for further information at 512.844.6585.

Sincerely,

Bruce Kunz, Bellaheim Homes