



Travis County Commissioners Court Agenda Request

Meeting Date: June 17, 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 regulations to allow a second single-family residence to be placed on less than two acres at 12133 Fitzhugh Road in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The owners of the property at 12133 Fitzhugh Road wish to install a second single-family residence on the 1.720 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 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, 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, groundwater, 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 allow a maximum of 600 gallons per day per acre of effluent to be disposed of. The proposal for this site is a total of 540 gallons per day which amounts to approximately 314 gallons per day per acre.

FISCAL IMPACT AND SOURCE OF FUNDING:

None

ATTACHMENTS/EXHIBITS:

- Location Map
- Site Plan
- Variance Request

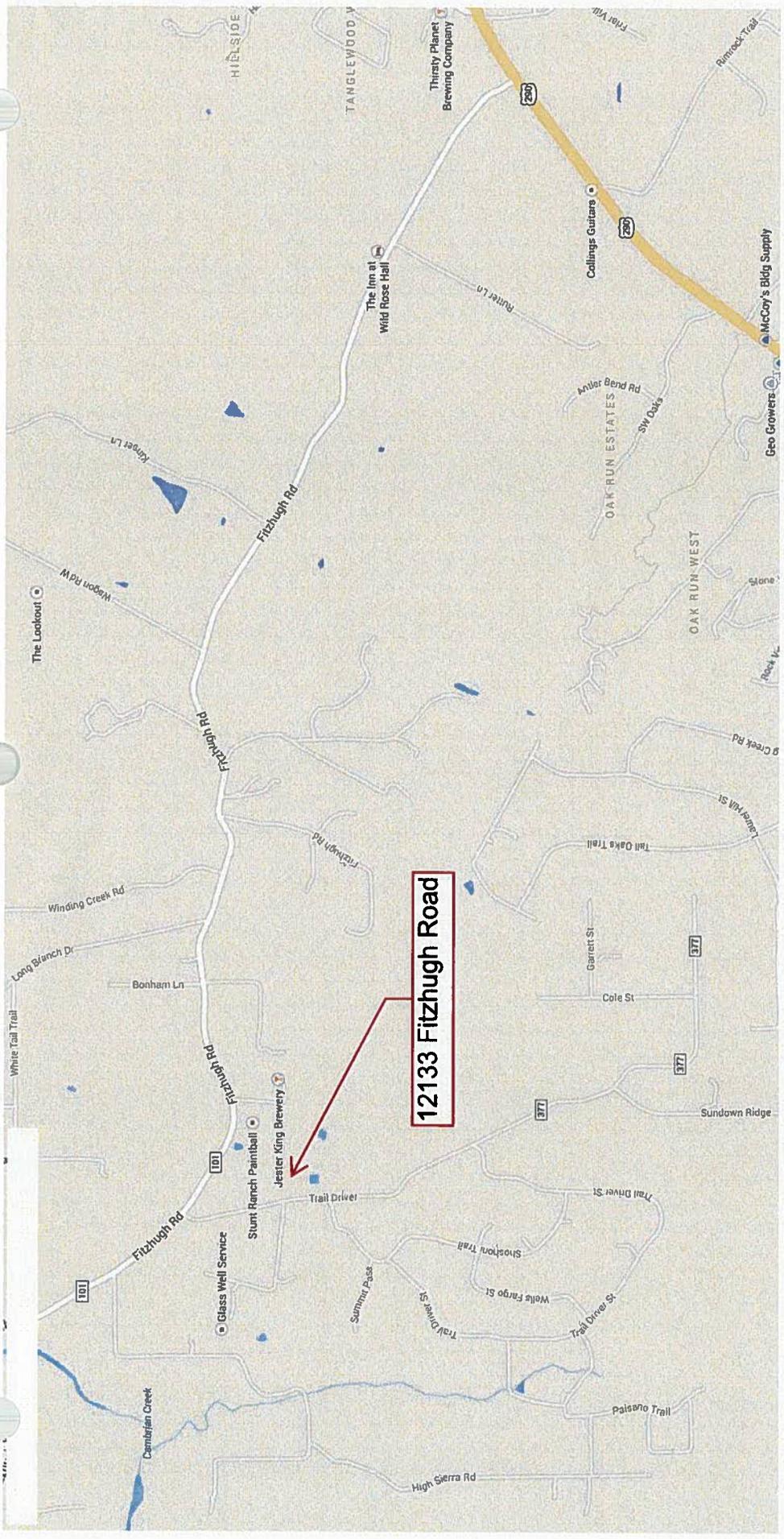
REQUIRED AUTHORIZATIONS:

| | | | |
|-------------------|--|-----|----------------|
| 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 |
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CC:

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| Rodney Sherrill | OSSF Engineer | TNR | (512) 854-7581 |
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SM:RS:rs
1501 - OSSF/Floodplain - 1705



12133 Fitzhugh Road

Michelle Loconto

6800 Caudill Lane
Austin, Texas 78738
Phone: (512) 669-8885 Fax: (512) 610-6152
E-Mail: Michelle@MichelleLoconto.com
Web: www.MichelleLoconto.com

May 22, 2014

Mr. Rodney Sherrill, PE
TNR OSSF Program
7000 Lavaca Street
Austin, Texas 78701

RE: 12133 Fitzhugh Road, Austin, Texas 78736

Dear Mr. Sherrill:

A variance is requested from Table XII of Travis County Code Chapter 48 in order to allow two homes to be placed on less than 2 acres of land that is served by a public water source. The subject property is 1.720 acres and meets the sizing requirements 30 TAC Chapter 285. Both homes will only be occupied by family members related by the third degree of consanguinity. We will indemnify and release Travis County of any liability that may result from the issuance of this variance.

Sincerely,



Michelle Loconto
Property Owner of 12133 Fitzhugh Road, Austin, Texas 78736