



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 Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action on a request for a variance to county on-site sewage facility regulations to allow three single-family residences to be placed on less than three acres at 12908 Old Kimbro Road in Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

The owners of the property at 12908 Old Kimbro Road wish to install three single-family residences on the 2.477 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; 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, 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 720 gallons per day which amounts to approximately 291 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

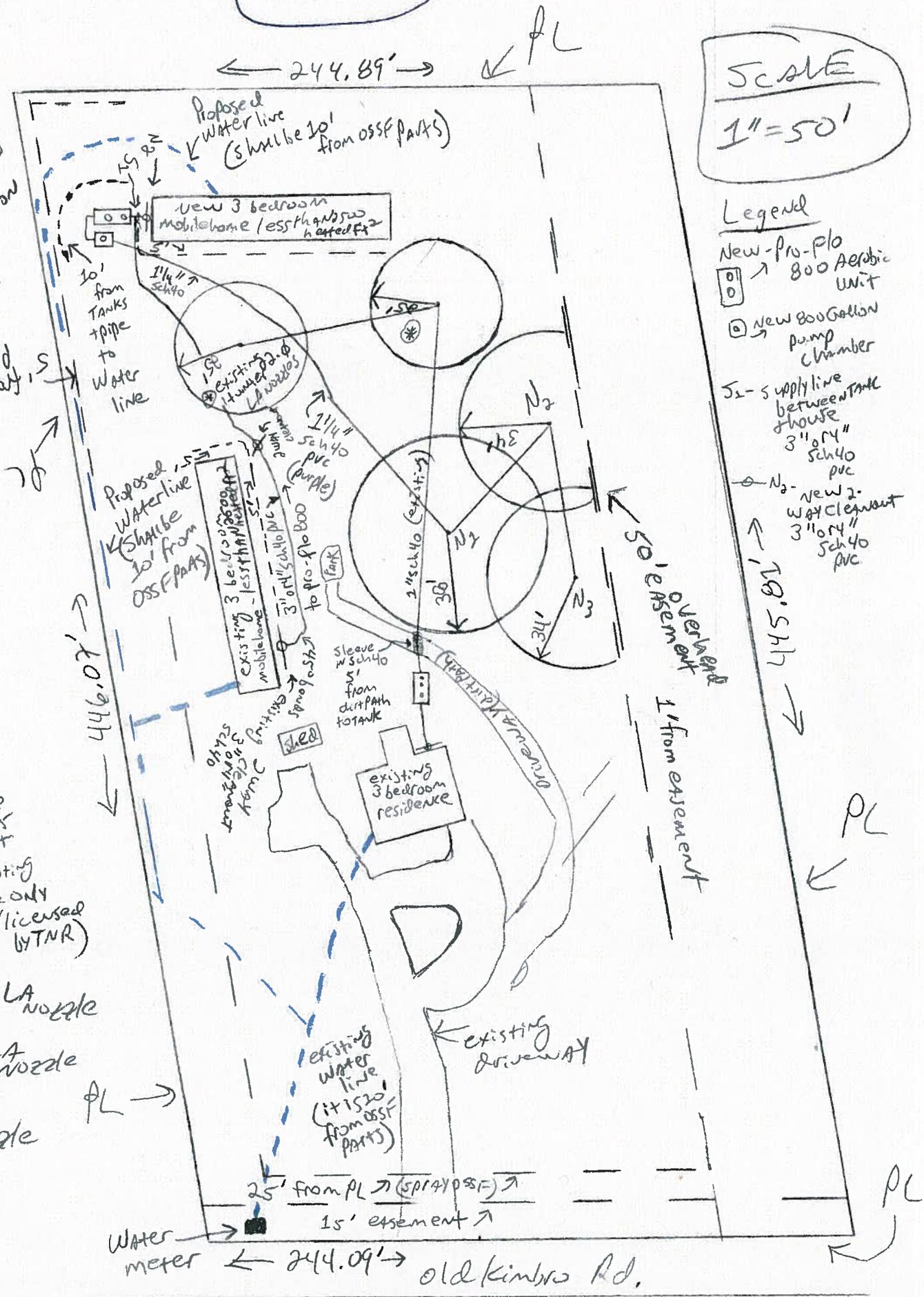
(14-3289)

SCALE
1" = 50'

Gauge in Tank to keep 4psi to allow for friction



70' way S



Legend

- New-Pro-Plc 800 Aerobic Unit
- New 800 Gallon Pump Chamber
- J₂ - supply line between tank & house 3" or 4" sch 40 pvc
- N₂ - new 2-way cleavert 3" or 4" sch 40 pvc

Legend

- existing Aqua-safe AS 500 475 Aerobic Unit serving existing (residence only inspected/licensed by TNR)

N₁ - #6 LA nozzle
N₂ - #4 LA nozzle
N₃ - #4 LA nozzle

Water meter ← 244.09' → old Kimbro Rd.
25' from PL (spray off) →
15' easement →

The County of Travis

State of Texas

Affidavit

All residential living structures located at 12908 Old Kimbro Road at Manor, Texas in Travis County, Texas (2.477 acres) will be occupied by owner of the property and/or relatives of the property owner related by third degree of consanguinity.

A total of three homes are located at referenced property and will not ever be used for commercial business and/or rental purposes.

Upon sale or transfer of the above described property, the permit for the OSSF shall be transferred to the buyer or new owner. The above so said conditions concerning the three homes on the property are / will be in effect for any and all future landowners. A copy of the planning materials for the OSSF on the property can be obtained from the Transportation and Natural Resources Department of Travis County.

WITNESS BY MY HAND ON THIS 28 DAY OF May, 2014

Tomás Tapia
[Owner(s) Signature(s)]

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 28 DAY OF May, 2014
By Tomas Tapia
(name of Homeowner)



Felipe R Chavez
Notary Public, State of Texas

Felipe R Chavez
Notary's printed name

My Commission expires June 10, 2015

14-3289

Transportation & Natural Resources
P.O. Box 1748
Austin, Texas
78767

Wendland Septic Designs
Brian K. Wendland, R.S.
P.O. Box 81
Rockdale, TX
76567

Re: Variance Request for 14-3289 (12908 Old Kimbro Road—Manor, Travis County, Texas)

A variance is being requested from Table XII of Travis County Code Chapter 48 in order to allow three homes to be placed on less than three acres of land that is served by a public water source. The subject property is 2.477 acres and meets sizing requirements 30 TAC Chapter 285.

We will indemnify and release Travis County of any liability that may result from issuance of this variance.

Louise Lania
Signature of landowner

5/27/14
Date

Brian K. Wendland, R.S.
Witness to landowner signature

05/27/14
Date

14-3289