



Travis County Commissioners Court Agenda Request

Meeting Date: October 28, 2014

Prepared By: Stacey Scheffel, Permits Program Manager **Phone #:** (512) 854-7565

Division Director/Manager: Anna Bowlin, Division Director of Development Services 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 two dwellings to be placed on less than two acres of land at 545 Canyon Rim Drive in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The owners of the property at 545 Canyon Rim Drive wish to install two homes on the 1.0345 acre property for single-family use. In order to do so, there must be one acre per dwelling 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 one acre per dwelling use 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 580 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 Long Range Planning	TNR	(512) 854-7561

CC:

Rodney Sherrill	OSSF Engineer	TNR	(512) 854-7581

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

545 Canyon Rim Dr, Austin, TX 78746

Street View - Search nearby

Mark At on Creek

R Daniel Selek

on Creek Blvd

Barton Creek

Barton Creek Blvd

Canyon Rd
Canyon Rim Dr

Barton Creek Blvd

Lancelot Way

545 Canyon Rim Dr

Newhall Cove

Furlong Dr

Barton Creek Blvd

Westlake Hills Presbyterian Church

King Arthur Ct

Falcon Lodge Dr

2244

Transfiguration Greek Orthodox Church

Kings Row
Bee Caves Rd

Bee Caves Medical

2244

Stonewall Ridge Ln

St. Stephen

Cannon Wien Dr

Ehrlich Rd

Bee Caves Rd

2244

The Grove Wine Bar & Kitchen

Kivellwood Dr

Forest Hills Dr

Castle Ridge Rd

Alford Dr

Wild Basin Rd S

360

S Capital of Texas Hwy

Yallop Valley Rd

Dimensional

360

Flintridge R

S Capital of Texas Hwy

Westlake Medical Center

2244

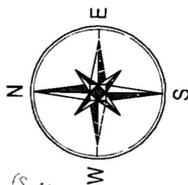
360

The Village at Westlake

Lupe Tortilla - Westlake

H-E-B

EXISTING DRIVEWAY TO BE REMOVED 12" OF SOIL MUST BE CONFINED BELOW RECLAIMED AREA AND AVAILABLE FOR INSPECTION BY TRAVIS COUNTY TNR



**Know what's below.
Call before you dig.**

NNETA FIM BIOLINE

.61 GPH @ 24"

Q = 600 / .1 =

6000 SF MIN

6000 / 2 =

3000 LF MIN

L1 300'

L2 300'

L3 300'

L4 300'

L5 300'

L6 300'

L7 300'

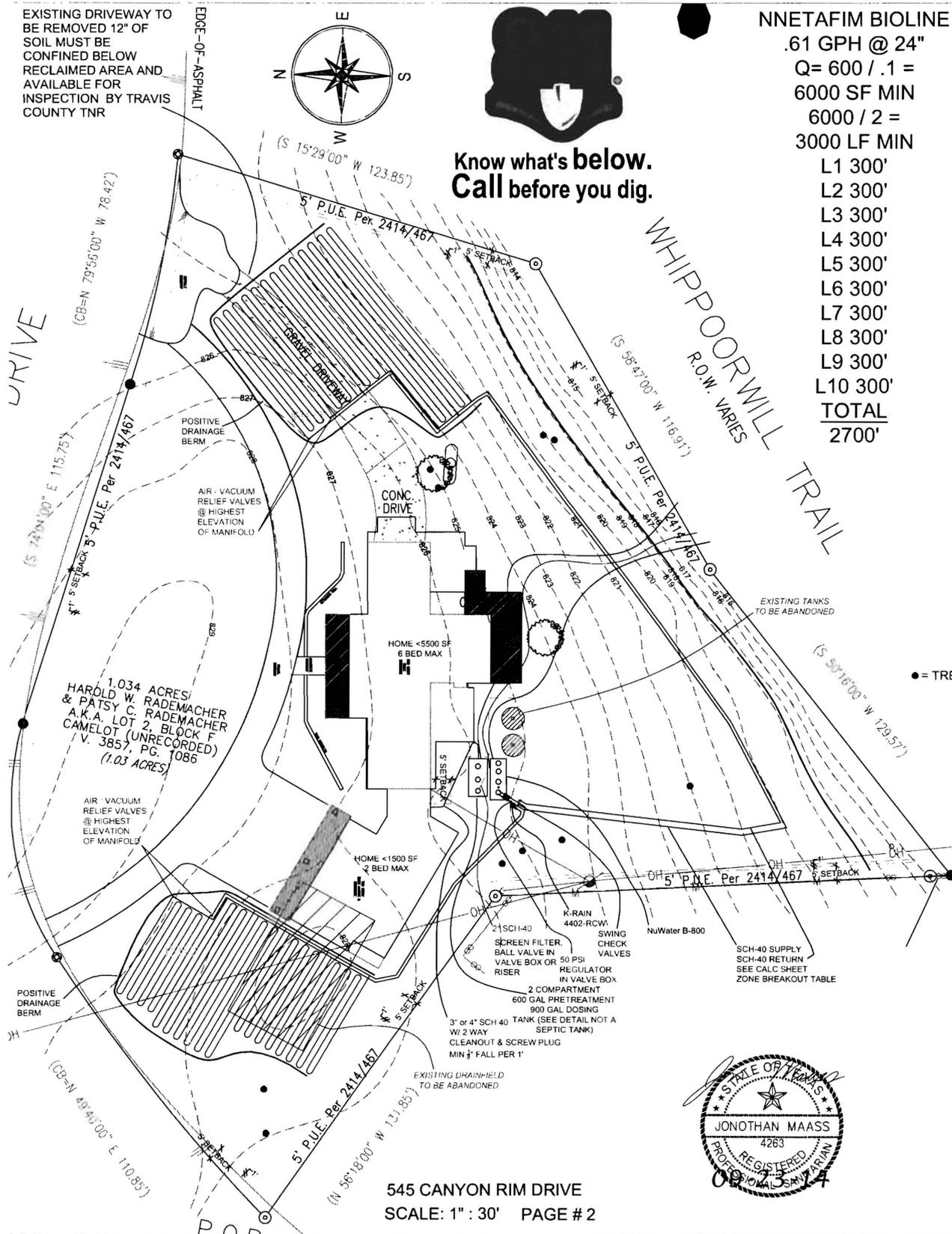
L8 300'

L9 300'

L10 300'

TOTAL

2700'



**545 CANYON RIM DRIVE
SCALE: 1" : 30' PAGE # 2**



AFFIDAVIT OF PERSONAL RELATIONSHIP

I, Sarah Jarrell, do make this statement in all honesty and sincerity in regards to the two homes located at 545 Canyon Rim Drive.

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 two (2) acres of land that is served by a public water source. The subject property is 1.034 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.

Sarah Jarrell
Sarah Jarrell

10/9/14
Date

State of Texas

County of Harris

Before me, on this day personally appeared Sarah Jarrell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9th day of October, 2014.



Rachel Delafuente
Notary Signature
Rachel Delafuente
Print Name
October 03, 2016
My Commission Expires