

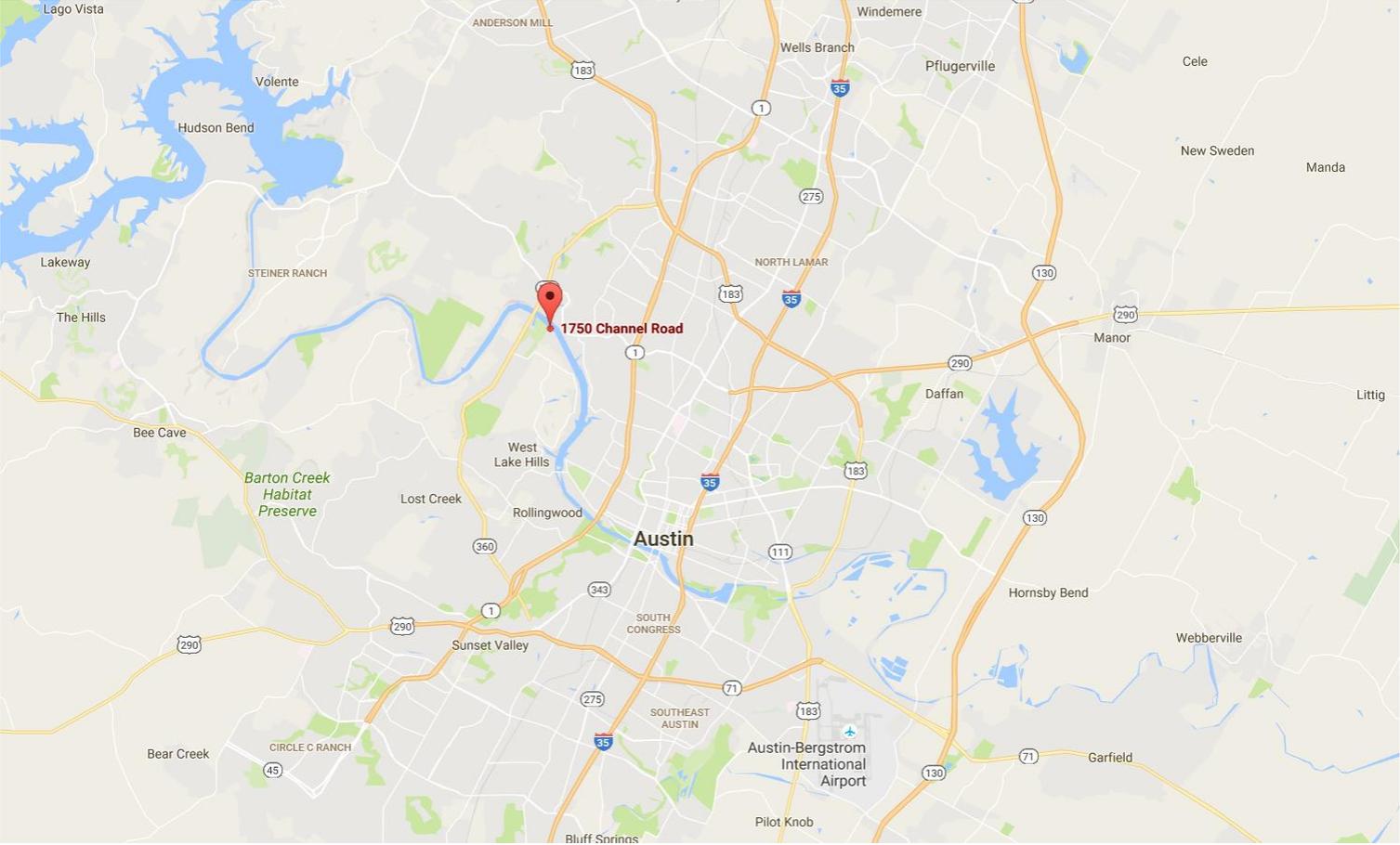
**CHANNEL ROAD SUBDIVISION  
1750 CHANNEL ROAD  
C8-2016-0074.0A**

*Mike McDougal*

*Environmental Review Specialist Senior*

*Development Services Department*

# Full Purpose Jurisdiction



Not to Scale



# Adjacent Land Use: Single Family; Golf Course; Wastewater Treatment Plant



Not to Scale



# Lake Austin Watershed



Not to Scale



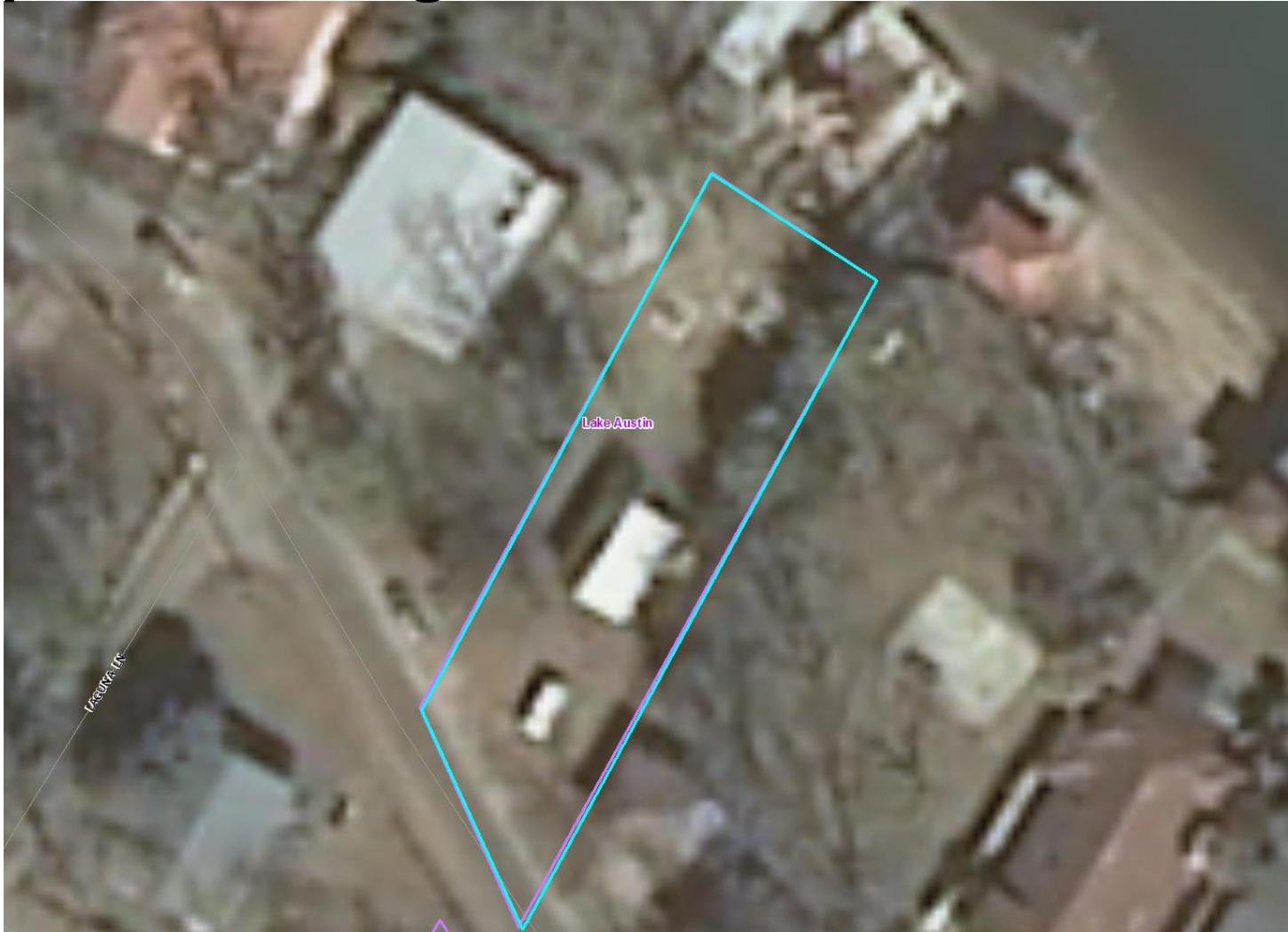
# Classified as Water Supply Rural Drinking Water Protection Zone



Not to Scale



# Not located over the Edwards Aquifer Recharge Zone



Not to Scale



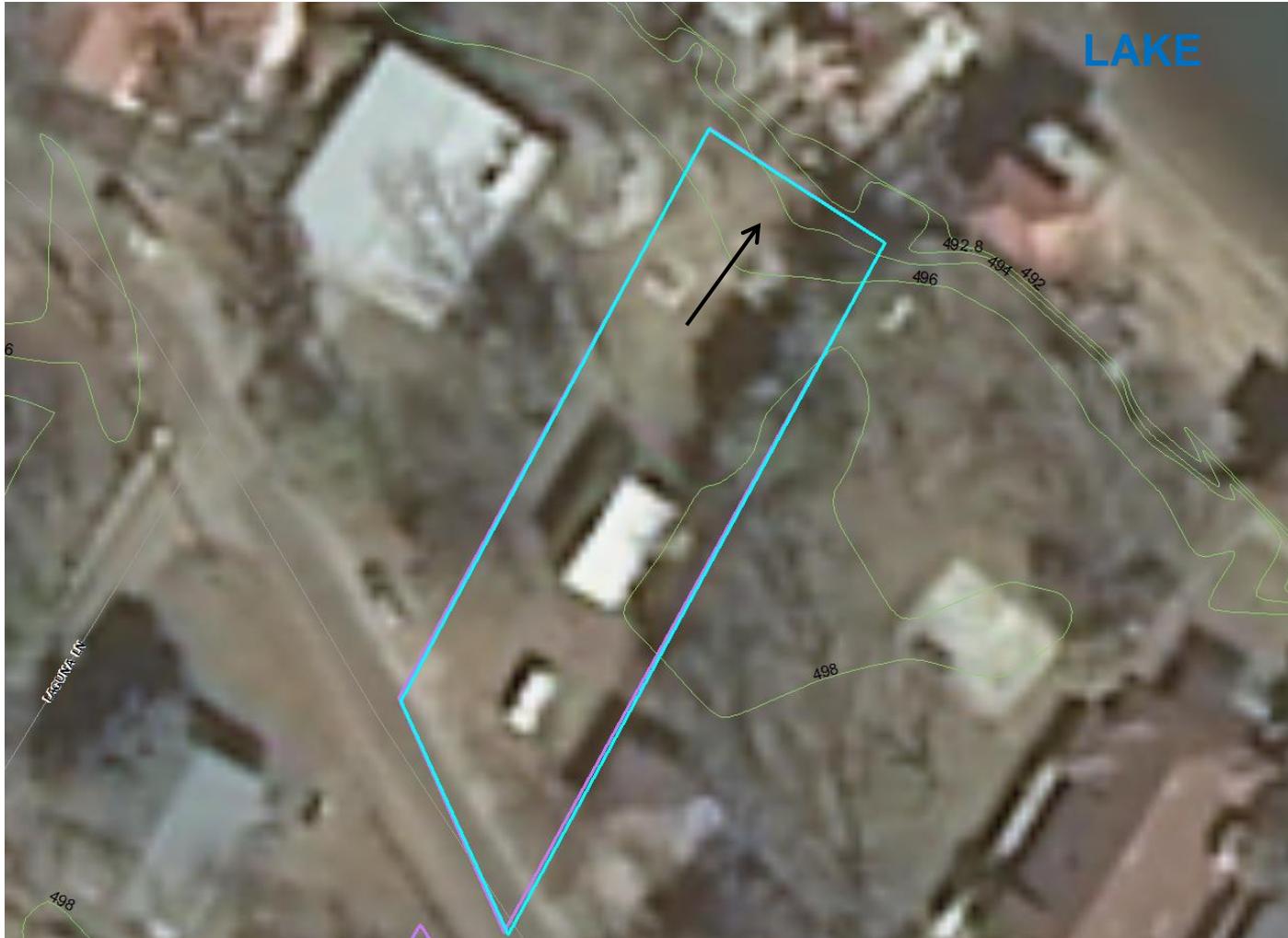
# Critical Water Quality Zone located on the property



Not to Scale



# Lot is flat; drainage is generally toward the lake



Not to Scale



# Existing Conditions

- **There is a single family home and an onsite sewage facility on the property**
- **Per TCAD, the improvements were constructed ca. 1960**
- **The property consists of three unplatted tracts (the property is NOT a legal lot)**
- **The gross site area of the property is 0.19 acres**
- **The net site area of the property is approx. 0.10 acres**

# Proposed Subdivision

- **The applicant would like to replace the existing OSSF**
- **Austin Water Utility cannot grant a permit to construct a new OSSF for property that is NOT a legal lot**
- ***The applicant has submitted an application to combine the three tracts into a legal lot (i.e., an application for a single lot subdivision final plat)***

## **LDC 25-8-453(B)(1) requirement:**

- **For a duplex or single family residential use,**
  - (a) density may not exceed one unit for each 2 acres net site area**
  - (b) with a minimum lot size of 0.75 acres net site area**

## **LDC 25-8-453(B)(1) requirement analysis:**

- **Code requirement part a: for a duplex or single family residential use, density may not exceed one unit for each 2 acres net site area**
- **The applicant proposes a subdivision density of one unit per ~0.10 acres net site area**
- **Analysis: typically, staff would require the applicant to reduce the number of proposed lots to comply with density requirements; however the applicant is proposing just one lot**

## **LDC 25-8-453(B)(1) requirement analysis (cont'd):**

- **Code requirement part b: no lot can be smaller than 0.75 acres net site area**
- **The applicant proposes a minimum lot size of ~0.10 acres net site area**
- **Analysis: typically, staff would require the applicant to create fewer but larger lots; however the applicant is proposing just one lot**

## **LDC 25-8-453(B)(1) requirement analysis (cont'd):**

- **The applicant cannot construct a new OSSF without a legal lot**
- **The applicant has submitted a one lot subdivision final plat in an effort to create a legal lot from the three tracts**
- **The proposed one lot subdivision does not meet density and minimum lot size requirements**

# Variance Request

**The applicant is requesting a variance to the requirements of LDC 25-8-453(B)(1) to exceed the density limit to one single family unit for ~0.10 acres and to create a lot with a net site area of ~0.10 acres.**

## **Variance Request (cont'd)**

**The findings of fact have been met.**

**Staff recommends approval of the variance with the following conditions:**

**A note will be added to the plat stating: “No occupiable structures will be built in the Critical Water Quality Zone.”**

# **QUESTIONS & APPLICANT PRESENTATION**

## **OSSF Additional Information**

**Per AWU: The drainage system of every house or building shall be separately & independently connected to a public sewage disposal system if any part of the lot or tract that contains the house or building is within 100 feet in horizontal distance (measured on the closest practicable access route) of a public sewage disposal system.**

**There is no centralized wastewater collection system available within 100 ft for 1750 Channel Rd, so the OSSF will need to be built.**

## **OSSF Additional Information (cont'd)**

**Per AWU: I believe based upon the aerial you are reviewing that you are looking at the water treatment plant in which the City sold its interests to the Loop 360 Water Supply Corporation.**

## **Austin Water**

4. Approve the issuance of a rebate to NXP SEMICONDUCTORS for the installation of water conservation measures, in an amount not to exceed \$100,000.

*Approved on Consent*

5. Approve an ordinance waiving City Code Section 15-5-10 (D) (2) relating to the minimum lot size required for an on-site sewage facility for property located at 1750 Channel Road, Austin, Texas. (District 10)

*Approved on Consent*

SF-2 zone, (max impervious cover: 45%)

Only applicable for OSSF surface spray irrigation  
(in contrast to subsurface irrigation)

<b>APPENDIX Q-1: NET SITE AREA</b>				Channel Rd Subdivision	
				City of Austin	
Total gross site area =			<b>0.1900</b>	Acres	8,276 SF
<b>Site Deductions:</b>					
Critical water quality zone (CWQZ) =			<b>0.090</b>	Acres	
Wastewater irrigation areas =			<b>0.019</b>	Acres	
Deduction subtotal =			<b>0.109</b>	Acres	
Upland area (Gross area minus total deductions) =			<b>0.081</b>	Acres	3528.36 SF

Only applicable for OSSF surface spray irrigation  
(in contrast to subsurface irrigation)

<b>APPENDIX Q-1: NET SITE AREA</b>				Channel Rd Subdivision	
				City of Austin	
Total gross site area =			<b>0.1900</b>	Acres	8,276 SF
<b>Site Deductions:</b>					
Critical water quality zone (CWQZ) =			<b>0.090</b>	Acres	
Wastewater irrigation areas =			0.00	acres	
Deduction subtotal =			0.09	acres	
Upland area (Gross area minus total deductions) =			0.10	acres	

One lot: 8,214 sf (excludes area below 492.8 elevation, and ROW dedication)

SF-2 zone, (max impervious cover: 45%)

Lake Austin Overlay

Critical Water Quality Zone

Water supply rural watershed, Uplands Zone

Issues identified during review process:

Lake Austin overlay requires min. lot size of  $\frac{3}{4}$  acre (32,670 sf).

Only the area above the 492.8 feet elevation can be used to calculate lot area. 60 sf of the lot is below this elevation.