

On Site Sewage Facilities (OSSF) (Septic Tanks) in Leon Valley

City Council Meeting

June 4, 2024

Melinda Moritz, Public Works Director

Summary

- Should the City Council approve an Ordinance allowing the installation of septic tanks on lots one acre or larger anywhere in the city if the property is not within 300' of a sanitary sewer main?
- Options
 - Approve
 - Deny
 - Other
- Declaration
 - At City Council discretion

Purpose

- LVCC Chapter 14 Utilities, Article 14.05, Section 14.05.001 Connection states:
 - Every residence, place of business, or other building or place where persons reside, congregate, or are employed, which abuts a street in which there is a public sanitary sewer, or the lot or tract of land which is at any point within 300 feet of a public sanitary sewer, within the city, shall be connected to the sewer, by the owner or agent of the premises, in the most direct manner possible, and with a separate connection for each home, building or place except for lots which meet all of the following criteria

Purpose

- Exceptions are:
 - The lot is a minimum of one acre in area;
 - The lot is served by a public water source; and
 - The lot must be located in the Monte Robles Subdivision
- The City has allowed 2 septic systems in the past 2 years
 - One in Monte Robles Park
 - One on Althea (not w/i 300' of a sewer main)
- Systems were designed by engineer, then inspected by engineer & Building Inspector

Purpose

- Staff has received inquiries from several residents with septic systems in both Monte Robles Park and in Castle Estates subdivisions
- They want to collapse their systems and connect to the City's sewer main as their tanks had failed
- Property owners are required to keep maintenance records annually, but most don't
- City charges monthly fee for sewer disposal & treatment, which assures wastewater is properly disposed of

Fiscal Impact

- The city would not collect revenue for sewer service from these properties
- The city would also not have to service any sewer mains or lateral lines to these properties
- Bexar County would be the permitting and inspection authority over the installation and maintenance of these tanks

Recommendation

- Staff recommends:
 - Amending current ordinance to allow septic systems on all lots over 1 acre – not just in Monte Robles Park, as long as they are not within 300' of the city's sanitary sewer system
 - Amending the Code to assure proper permitting and inspection by Bexar County