

City Council Work Session Handouts

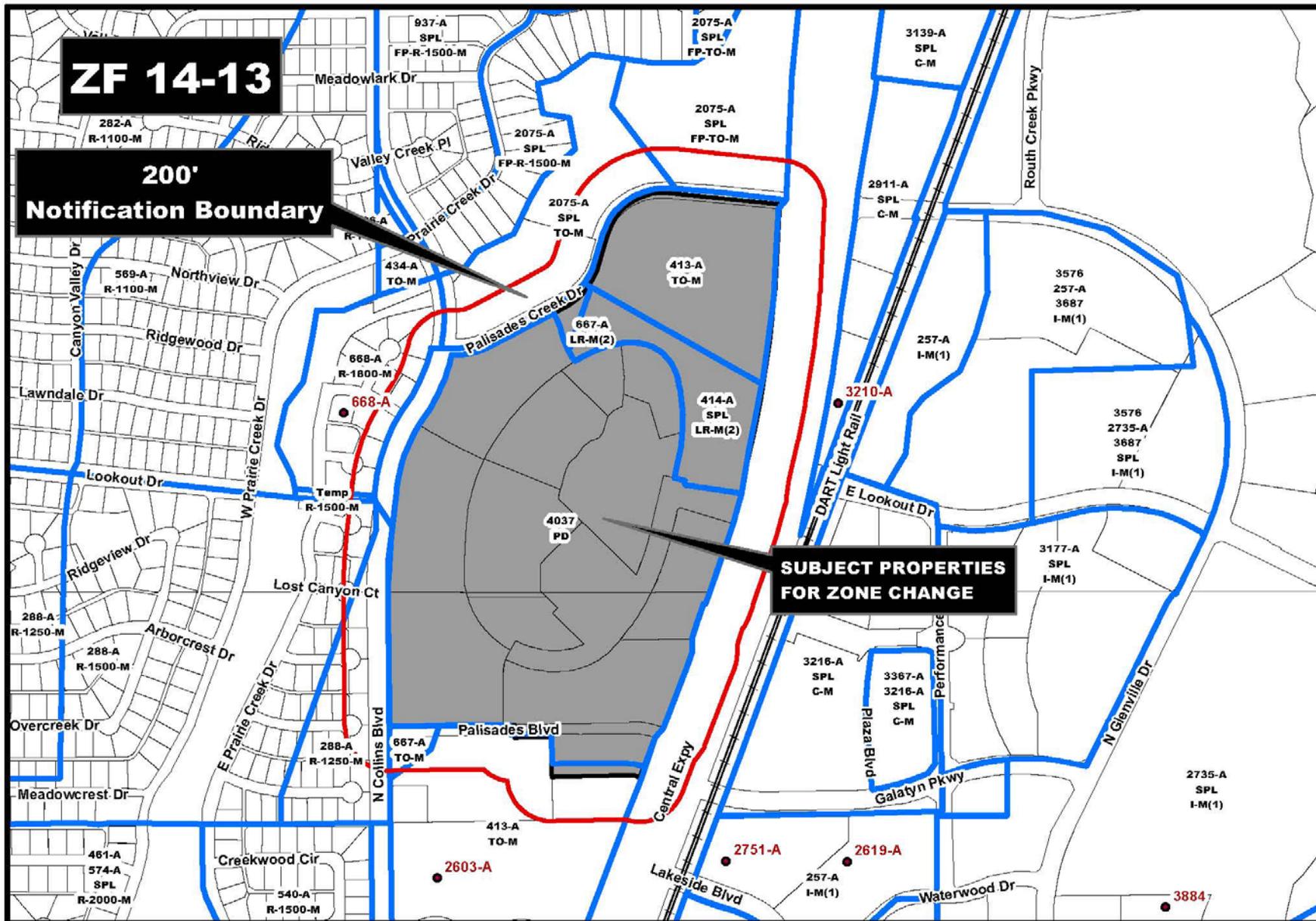
June 9, 2014

- I. Review and Discuss Zoning File 14-13
- II. Review and Discuss Variance 14-04
- III. Review and Discuss Sign Control Board Case 14-06
- IV. Review and Discuss the 2014 Edward Byrne Justice Assistance Grant (JAG)
- V. Review and Discuss the Recycling Marketing Plan
- VI. Review and Discuss the Stormwater Management Program

Agenda Item 5

ZF 14-13

Planned Development
(Palisades)

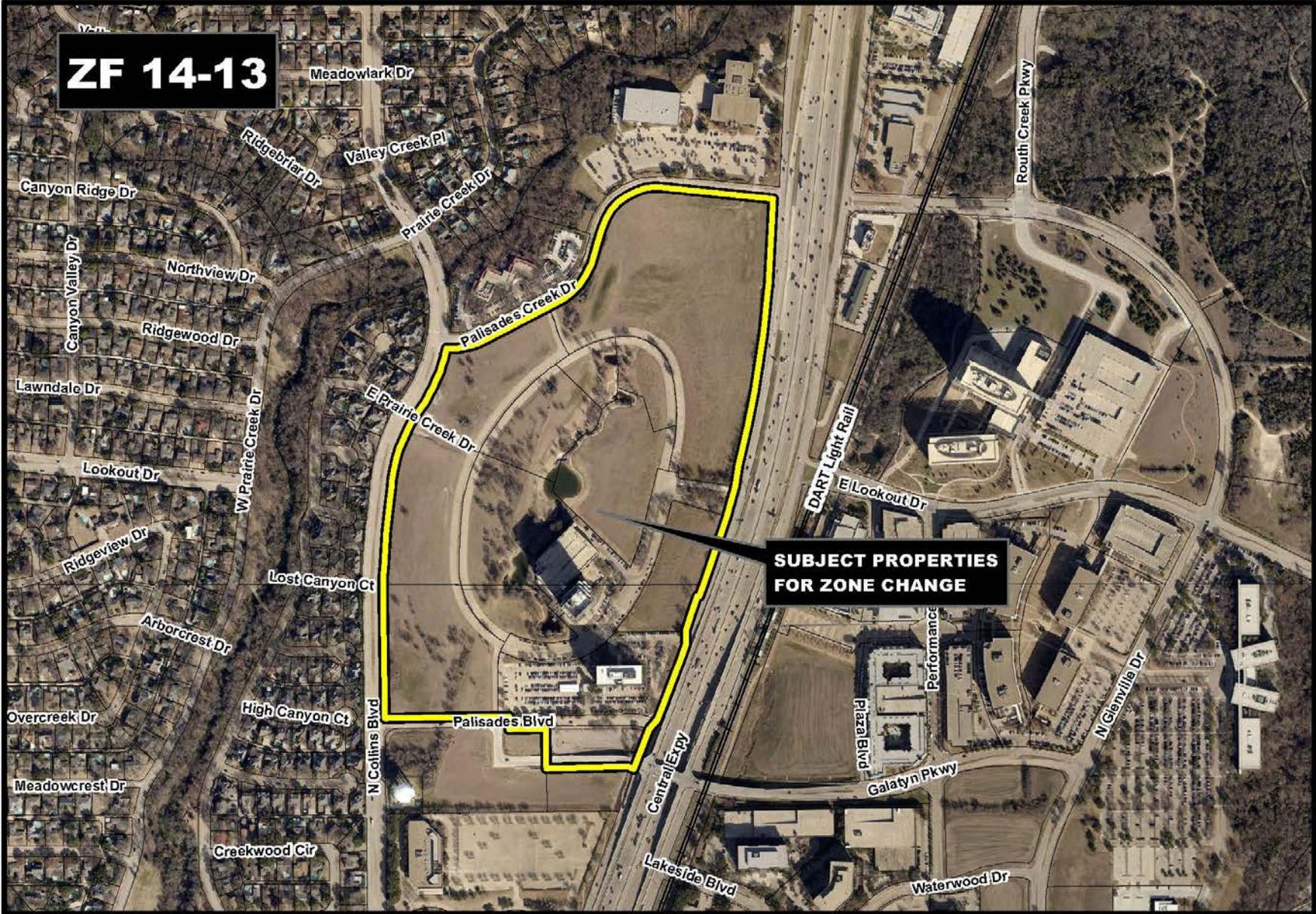


ZF 14-13 Notification Map

Updated By: shacklett, Update Date: April 21, 2014
 File: DSM\mapping\Cases\Z2014\ZF1413\ZF1413 notification.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





ZF 14-13 Aerial Map

Updated By: shacklettc, Update Date: April 21, 2014
 File: D:\Mapping\Cases\Z\2014\ZF 14 13\ZF1413.ortho.mxd

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**Oblique Aerial
Looking North**

Palisades Creek Dr

**Proposed Area
to be added to PD**

Current PD Area

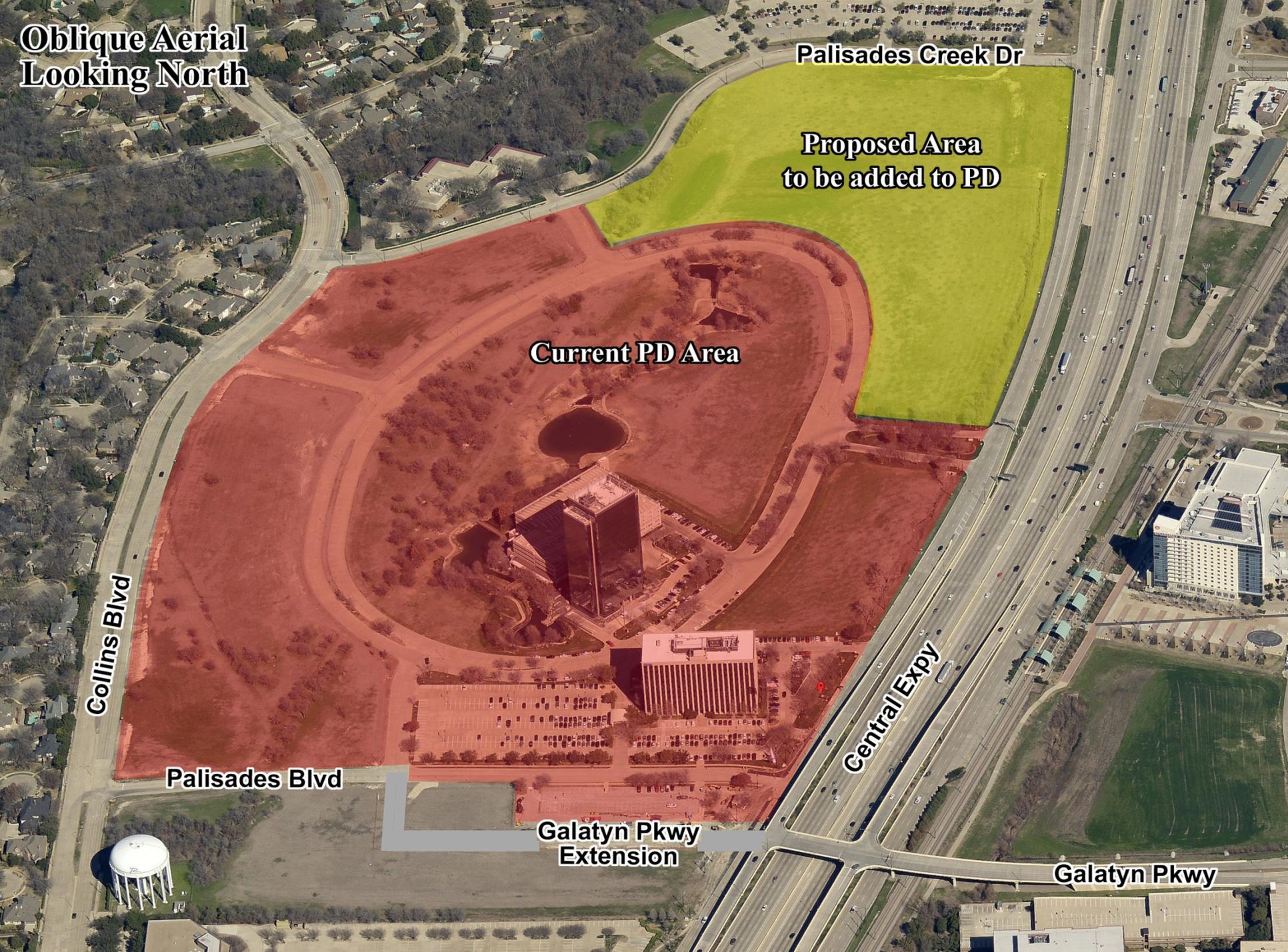
Collins Blvd

Palisades Blvd

**Galatyn Pkwy
Extension**

Central Expy

Galatyn Pkwy



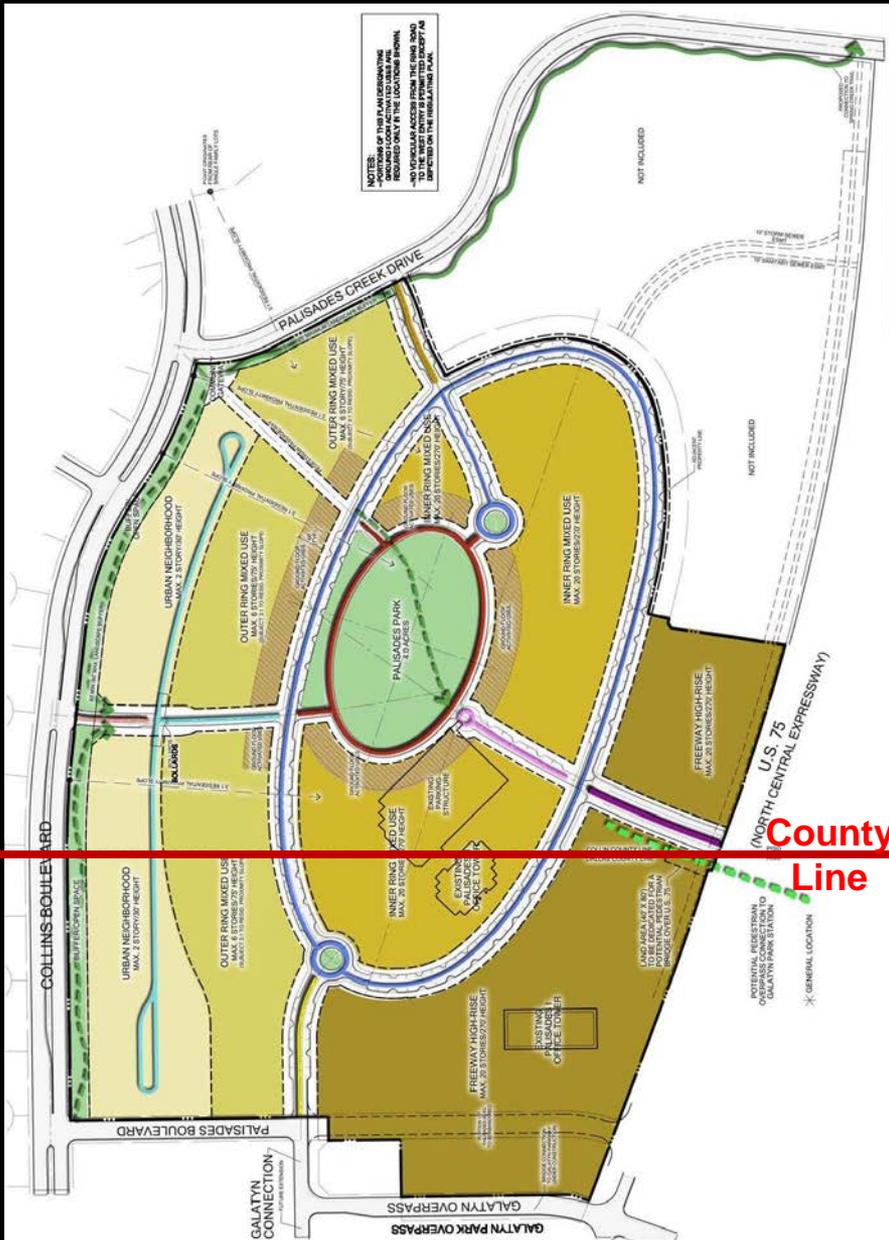


Current/Proposed PD Comparison

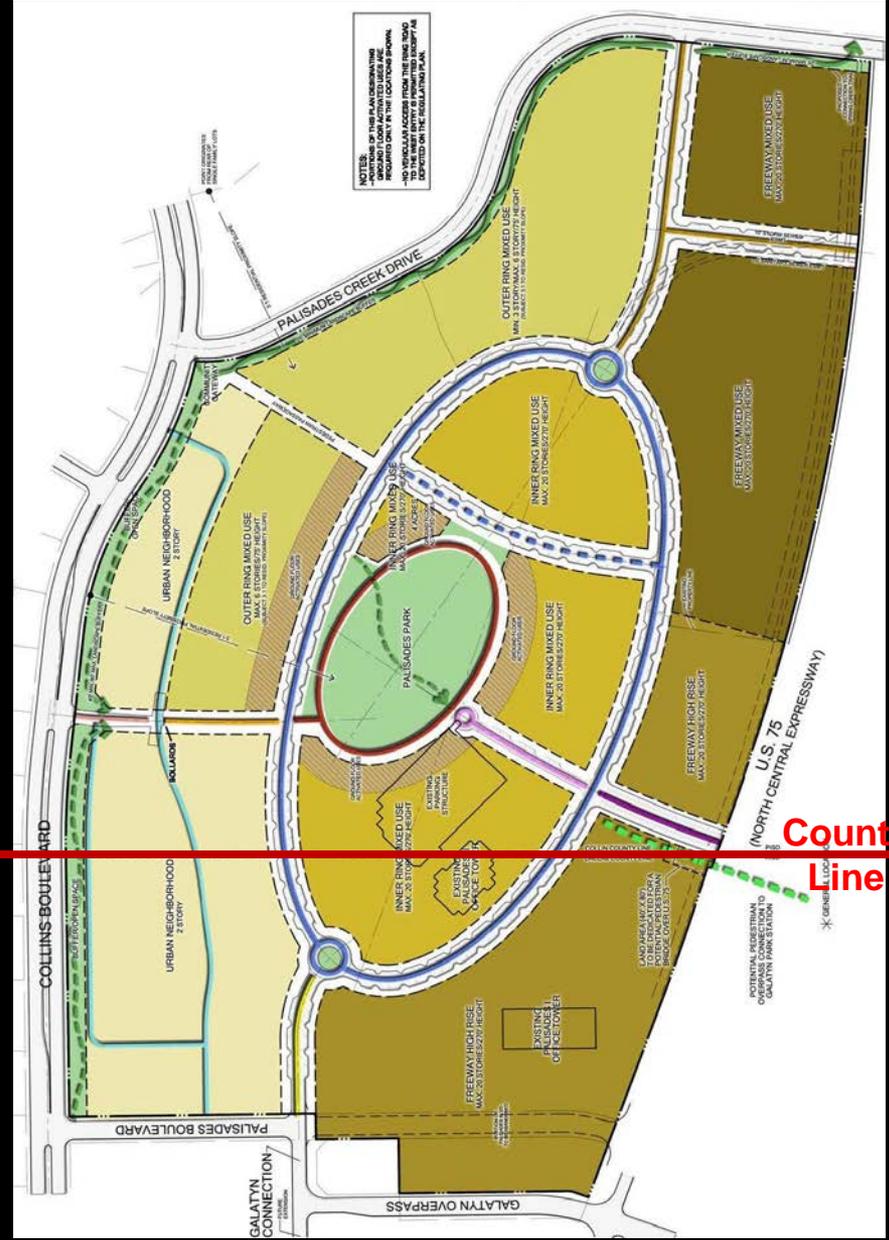
	<u>Existing Zoning</u> <u>(including additional land</u> <u>being added to PD)</u>	<u>Proposed Zoning</u>	<u>Net Change</u>
<u>Residential Uses</u>			
Single-family	80 units (attached or detached)	110 units (attached or detached)	+30 units
Multi-family units	600	1,200*	+600 units
Total	680 units	1,310 units	+630 units
<u>Non-Residential Uses</u>			
Retail/Restaurant / Retail/Service	200,000 sq. ft.	200,000 sq. ft.	No Change
Full-Service Hotel	300 rooms	300 rooms	No Change
Office (including existing 457,000 sq. ft. of development)	2,157,000 sq. ft.	2,457,000 sq. ft.	+300,000 sq. ft.

***140 of 1,200 units required in Dallas County and shall be Type I/II construction**

Development Rights Comparison



Current Regulating Plan



Proposed Regulating Plan

Building Form and Development Standards

- Building Placement
 - Build-To Zone / Setback
 - Building Frontage
- Building Height
- Ground Floor Requirements
- Parking & Service Access
 - Parking Location
 - Required Off-Street Parking
 - Driveways and Services
- Encroachments

PALISADES
Planned Development Code

May 12, 2014

7.5 Freeway Mixed Use

7.5.1 Building Placement

RING ROAD, U.S. 75 SERVICE ROAD
REFER TO SECTION 9 FOR BTL LOCATION

Build-To Zone (BTZ)		
Front (Ring Road)	0 – 20 feet	(A)
Front (North Entry)	0 – 20 feet	(A)
Front (Palisades Creek Drive measured from the rear of landscape buffer)	0 – 10 feet	(B)

Setback		
Front (U.S. 75 Service Road) from property line	30 feet (min.)	(A)
Side (distance from property line)	0 feet (see #1)	(C)

Building Frontage		
Building Frontage required along all street BTZ	50% along North Entry	(E)
Building Frontage required along all street BTZ	20% along Ring Road and Palisades Creek Drive	(E)
Building Frontage required along U.S. 75 Service Road	0%	(E)

7.5.2 Building Height

Principal Building Standards	
Building height	Max 20 stories/270 feet
First floor to floor height	10 feet min. (excluding bathrooms, hallways, closets, and areas common to furr down)
Upper floor(s) height (floor-to-ceiling)	10 feet min. (excluding bathrooms, hallways, closets, and areas common to furr downs)

Notes

#1 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

#2 – First floor heights shall not apply to parking structures.

#3 – Ground and roof mounted mechanical equipment shall be screened from direct ground level view from adjoining street easements and public rights-of-way. In addition to a parapet wall no lower than 36 inches, the perimeter of any visible roof mounted mechanical equipment shall be circumscribed by a wall or permanent screen that is at least as tall as the equipment itself.

#4 – Setbacks and build-to lines for recessed entry and arcade buildings shall be measured from the building façade line which contains the recessed entry or arcade.

#5 – Required parking for commercial and office may be provided within 500 linear feet of the building frontage. Multi-family must be self-accommodated within its block.

#6 – Article III, Chapter 21, Section 21-52 of the City of Richardson Subdivision and Development Ordinance shall apply for design of off-street parking areas.

#7 – If developed as Residential Uses, all buildings shall meet the Building Design Standards in Section 8.

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GFF Planning

Building Design Standards

- Building Orientation
- Design of Parking Structures and Single-family Garages
- Design of Automobile Related Building Site Elements
- Roof Form
- Façade Composition
- Windows and Doors
- Urban Neighborhood to Outer Ring Mixed Use Screening/Transition

PALISADES Planned Development Code

May 12, 2014

8.2.4 Building Materials

- At least 85% of each building's façade (excluding doors and windows) shall be finished in one of the following materials:
 - Masonry (brick, stone, concrete, stucco utilizing a three-step process, cast stone, glass or glass block)
- No more than 15% of each façade along any street shall use accent materials such as wood, architectural metal panel, split-face concrete block, tile or Exterior Insulating Finishing System (EIFS). EIFS may only be used 8 feet above the ground floor and is prohibited on all building elevations with the exception of its use for exterior trim and moulding features. Interior courtyards which shall be a minimum of 25% masonry content.



Images showing appropriate building materials within Inner Ring Mixed Use, Outer Ring Mixed Use, and Freeway High Rise.

- Roofing materials visible from any street shall be copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.

8.2.5 Ground floor activated uses

- Portions of the ground floor that are designated for ground floor activated uses on the Regulating Plan shall be constructed as a concrete podium and shall comply with the retail ready standards as defined in Section 4. Portions not designated as ground floor activated uses are not required for this type of construction.

8.3 Standards Specific to the Urban Neighborhood Sub-District:

8.3.1 Building Orientation

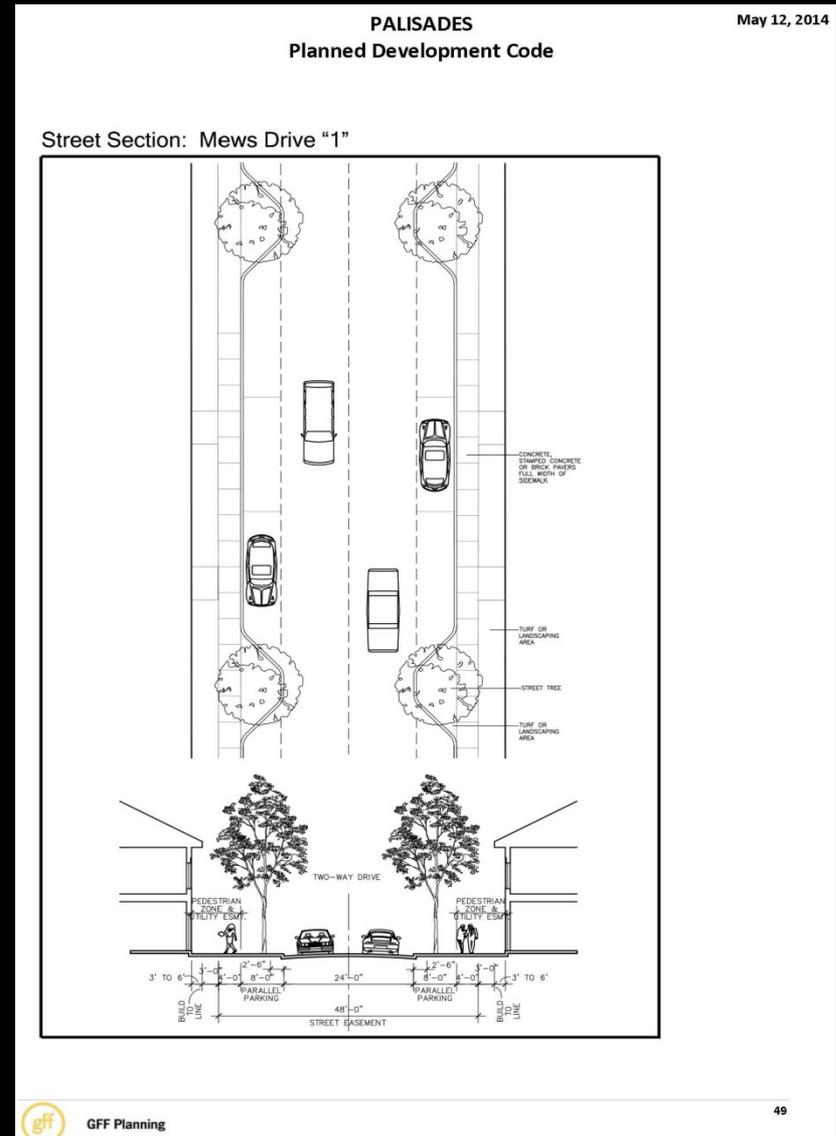
- Garages for Residential Buildings shall be located on alleys at the rear of residential buildings.
- Along the east perimeter of Urban Neighborhood Sub-District adjacent to the Outer Ring Mixed Use Sub-District a three foot high masonry screen wall topped with a four-foot high painted metal fence must be constructed, with a two-foot high landscape screen along its base.
- Fencing is not required along the Collins landscape buffer. If a fence is constructed on or along a platted lot that abuts this buffer, then it must use a minimum three-foot high masonry screen wall and painted metal fencing above.

8.3.2 Building Massing and Scale

- Buildings shall have few, if any, articulations and simple roofs (gable, hip, combination) with most building wing articulations set at the rear of the structure. Window projections, bay windows, stoops, porches, balconies, and similar extensions shall be exempt from this standard.

Street & Streetscape Design Standards

- Travel Lanes
- On-street Parking
- Pedestrian Zones
- Build-to-Lines
- Street Tree Requirements



Civic/Open Space Standards

- Palisades Park
- Plaza Standards
- Pedestrian Passage & Trail Standards
- Playgrounds
- Ancillary Structures
- Collins Boulevard Buffer

PALISADES
Planned Development Code May 12, 2014

Section 11. Civic/Open Space Standards

11.1 The design of Civic/Open Space shall be regulated by the Civic/Open Space standards herein which shall create a network of open spaces that recognizes the natural qualities of the area while providing a range of both passive and active recreational opportunities. These opportunities may be accommodated in a variety of spaces ranging from large regional parks to neighborhood-scaled plazas. The open space network will be serviced by an interconnected network of trails and paths for pedestrians and bicyclists alike.

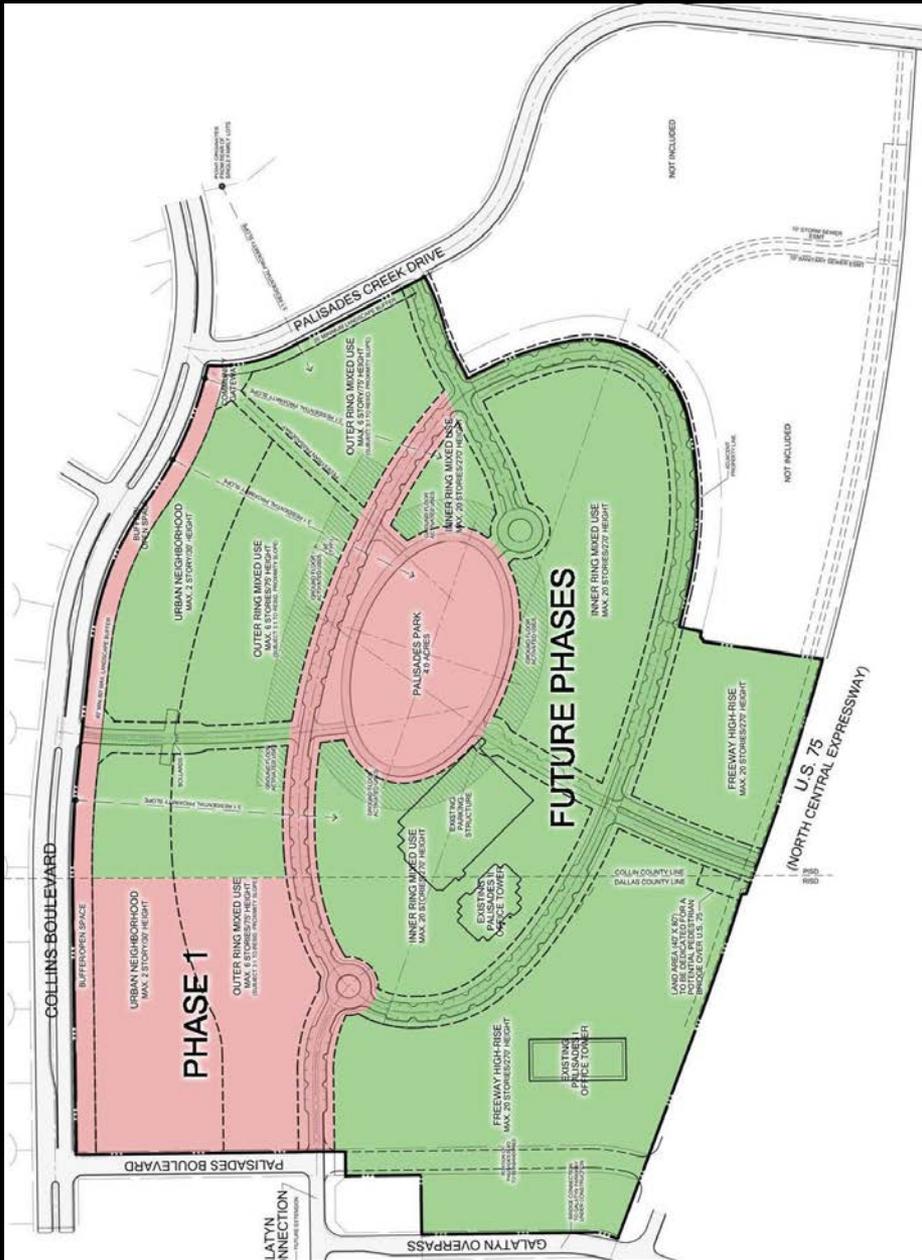
11.2 Open Space Standards – Palisades Park



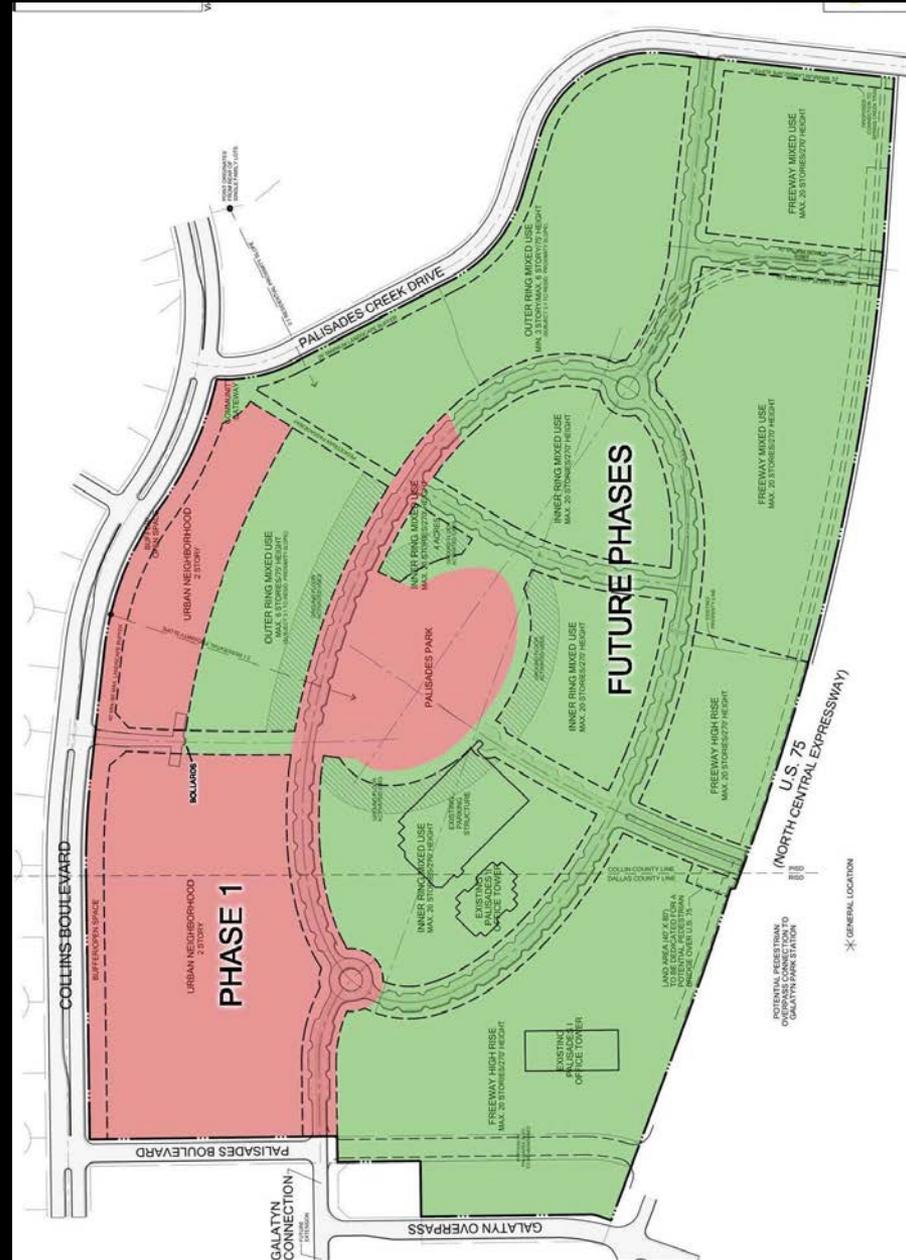

The required open space, Palisades Park, as designated on the Regulating Plan, will create an important public space that connects the community within the Palisades District and allows for active and passive recreation. Palisades Park shall primarily be naturally landscaped with many places to sit on benches or low walls. Appropriate civic elements, café tables, water features, arbors, amphitheater space or open shelters may be included.

Typical Characteristics	
General Character	
Large, open space	
Spatially defined by landscaping and building frontages	
Paths, trails, open shelters, lawns, trees and shrubs naturally disposed	
Location and Size	
Location and size shall be as shown on the Regulating Plan (Appendix A).	
Typical Uses	
Passive, and unstructured active recreation	
Casual seating/picnicking	

 GFF Planning 61



Current Phasing Plan



Proposed Phasing Plan

Key Changes

- Addition of approximately twenty (20) acres of land to PD
- Increase in allowed multi-family units from 600 to 1,200
 - *140 required in Dallas County and shall be Type I / II construction*
- Addition of minimum unit size for 3-br units of 1,200 s.f.
- Increase in allowed single-family units from 80 to 110
- Increase in allowable office area of 300,000 s.f.
- Addition of new Sub-District (Freeway Mixed Use) and streets sections (Mews Drive “3” and Urban Neighborhood Alley)

Key Changes (continued)

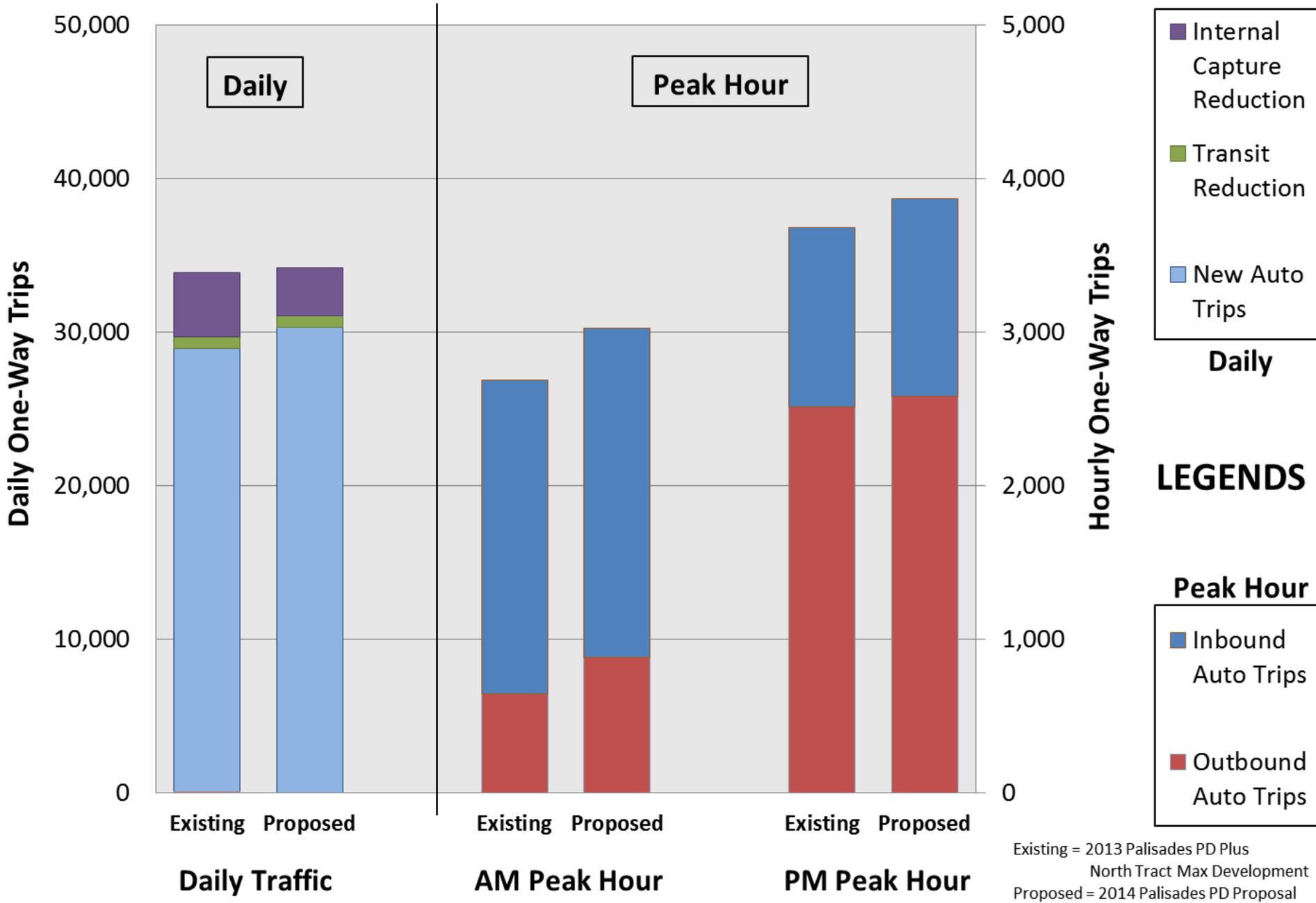
- Addition of a non-mandatory portion of the Ring Road
- Building frontage requirement along Palisades Creek Drive and North Entry is 0% for office or hotel uses and 50% for multi-family uses
- Requirement for single-family home garages to be located at the rear of building
- Allowance for 3-story multi-family buildings with surface parking in northern portion of Outer Ring Mixed Use
- Phasing Plan has been revised to remove Inner Ring Promenade from Phase 1; still required to be constructed as shown on Regulating Plan

Traffic Impact Analysis-Trip Generation

Proposed PD Land Uses	Amount	Units	ITE Code	Daily Total	AM Peak Hour			PM Peak Hour		
					IN	OUT	TOTAL	IN	OUT	TOTAL
General Office	2,000,000	SF	710	12,793	1,850	252	2,102	394	1,924	2,318
Shopping Center/Retail	200,000	SF	820	10,656	148	90	238	457	496	953
Single Family Detached Housing	110	DU	210	1,047	21	62	83	69	41	110
Multifamily	1,200	DU	220	7,396	118	474	592	441	237	678
Hotel	300	Rooms	310	2,312	94	65	159	92	88	180
Gross Trip Generation				34,204	2,231	943	3,174	1,453	2,786	4,239
Internal Trips				3,134 <i>9.2%</i>	37	37	74 <i>2.3%</i>	137	137	274 <i>6.5%</i>
External Trips After Internal Capture				31,070	2,194	906	3,100	1,316	2,649	3,965
Transit Reduction 2.5%				777	55	23	78	33	66	99
External Automobile Trips				30,293	2,139	883	3,022	1,283	2,583	3,866

- Traffic Impact Analysis conducted by consultant
- The table depicts land use intensity assumptions utilized in the TIA and new automobile trip generations associated with the proposed revised development.

Palisades Traffic Volumes - Zoning Comparison



Traffic Impact Analysis

- 2013 Existing Traffic Conditions
- 2020 Background Traffic (existing 2013 plus growth)
- **2020 Background Traffic plus Full Site build-out Traffic**
- 2035 Background Traffic (existing 2013 plus growth)
- **2035 Background Traffic plus Full Site build-out Traffic**

Conclusions

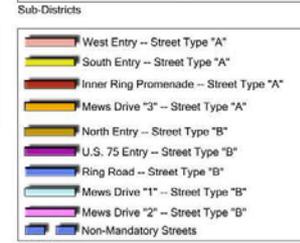
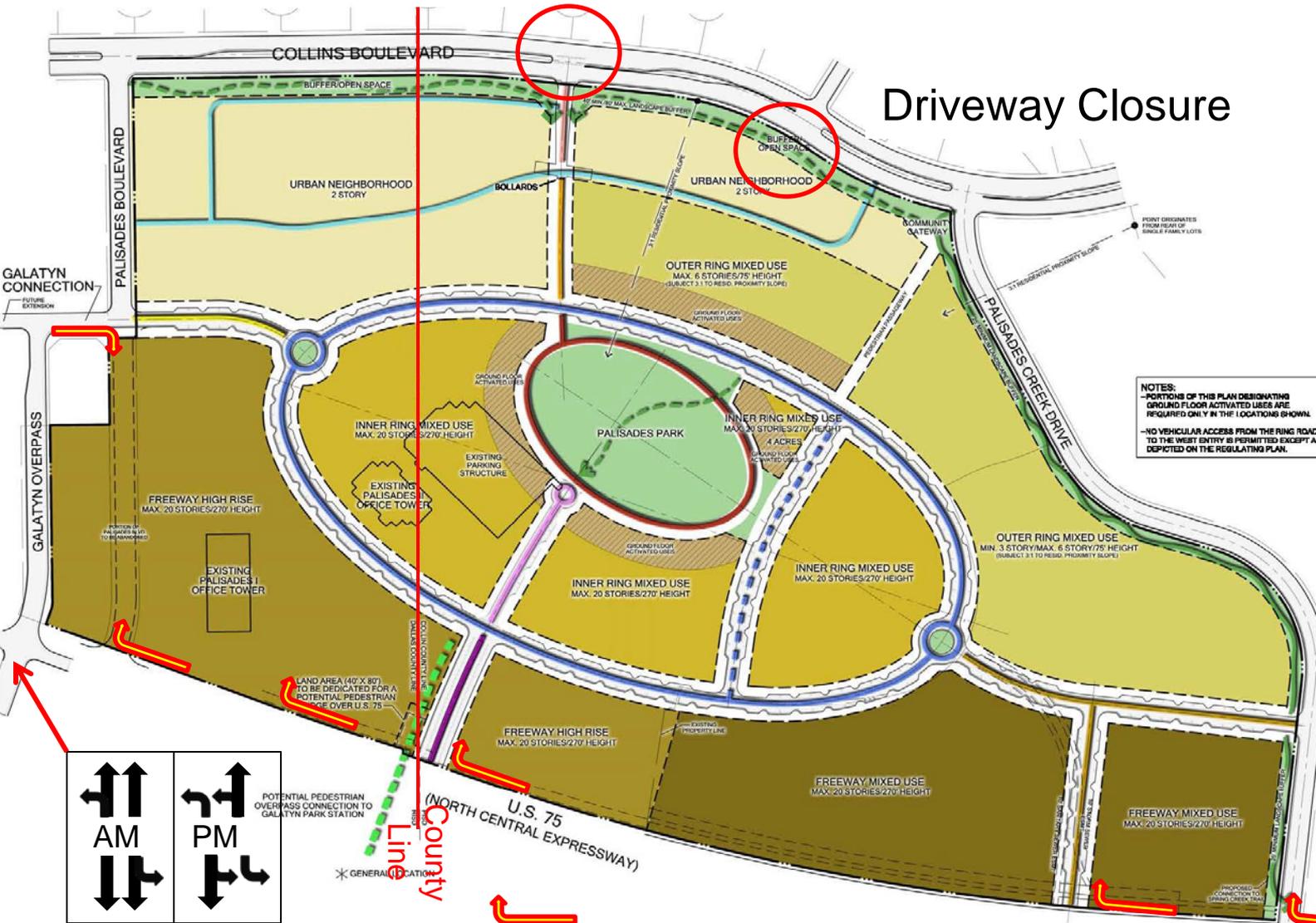
- Proposed zoning would result in higher traffic projections than existing entitlements, primarily due to increased Office and MF Residential uses.
- Providing recommended access and circulation drives will adequately distribute the traffic to the Arterial and Freeway system and minimize impact to any specific link on the roadway network.
- Traffic mitigation on US75 Frontage Road and Galatyn Overpass is required

Traffic Mitigation

New Median Opening

Driveway Closure

APPENDIX A

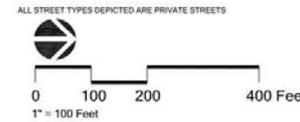


NOTES:
 -PORTIONS OF THIS PLAN DESIGNATING GROUND FLOOR ACTIVATED USES ARE REQUIRED ONLY IN THE LOCATIONS SHOWN.
 -NO VEHICULAR ACCESS FROM THE RING ROAD TO THE WEST ENTRY IS PERMITTED EXCEPT AS DEPICTED ON THE REGULATING PLAN.

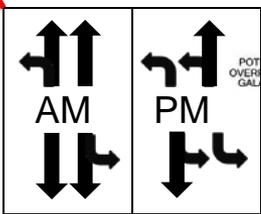


Other
 Project Data:
 Multi-Family: 1,400 units max. Retail: 200,000 sq. max.
 Single Family: 110 units max. Hotel: 300 Room max.
 Office: 2 million sq. max. + existing

NOTE:
 FOR THE OUTER RING MIXED USE, INNER RING MIXED USE, FREEWAY HIGH RISE/FREEWAY MIXED USE SUB-DISTRICTS THE ROOFLINES MUST RESIDE BELOW THE 3:1 PROXIMITY SLOPE AS DEPICTED



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 www.gff.com



Galatyn Bridge Lane Assignments

Turn Bays to be added for all driveways on US75 Frontage Rd and Palisades Creek Dr.

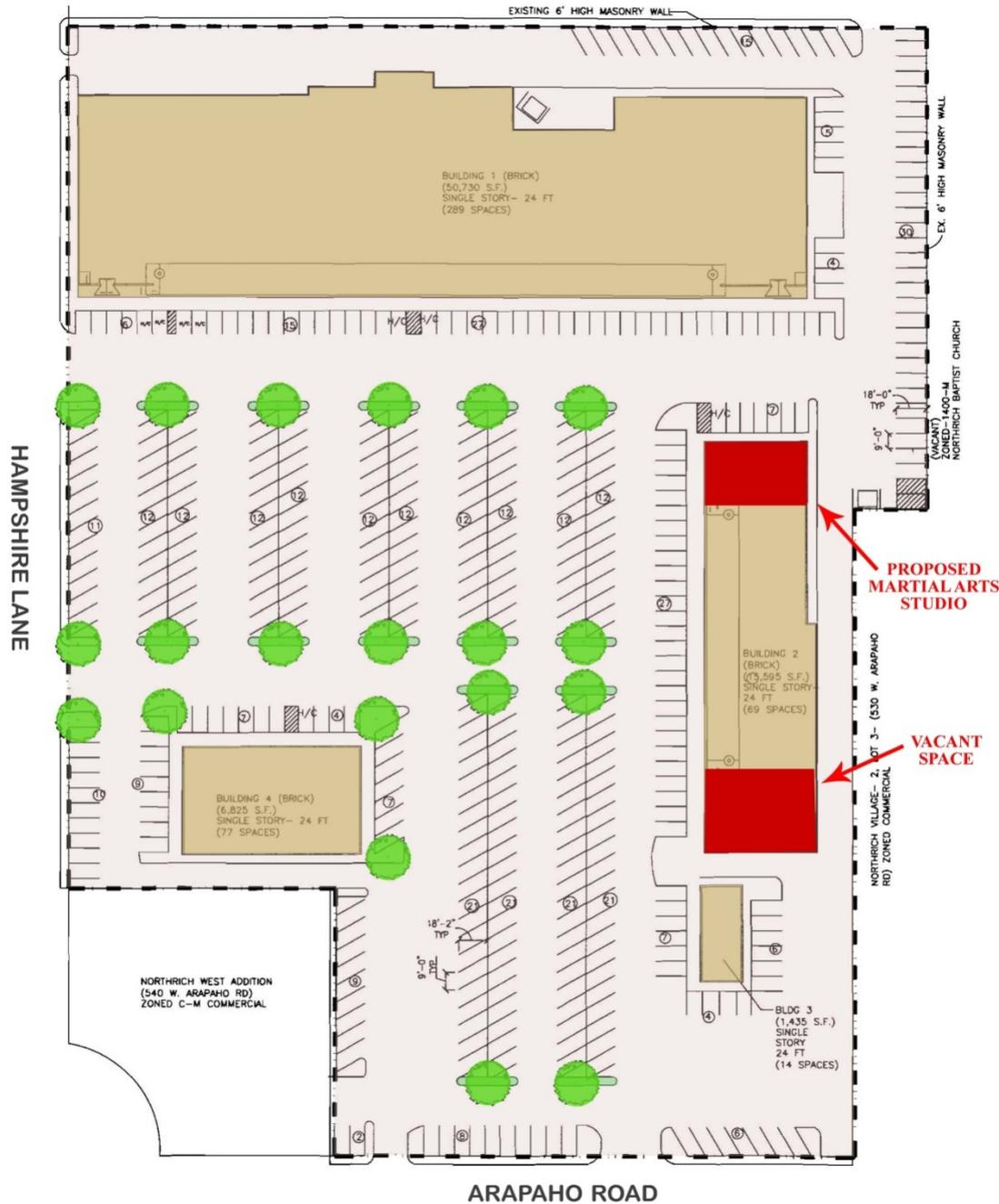
Agenda Item 6
Variance 14-04
Parking Reduction
(Camelot Shopping Center)



VAR 14-04
Camelot Shopping Center



ROCKINGHAM LANE



VAR 14-04

Spaces required by code:	617
Approved reductions:	
Ord. 3584	38
Ord. 3558	60
Total:	98

Spaces required after reductions: 519

Spaces provided: 446

Shortage: 73

Parking Study

(spaces occupied)

	Tuesday	Thursday	Friday	Saturday	Sunday
9:00 AM	20	17	21	35	19
12:00 PM	80	53	82	63	29
6:00 PM	57	103	106	82	40
8:30 PM	139	177 (269 vacant)	156	102	53

**Sign Control Board of Adjustment
April 9, 2014 Meeting**

SCB Case # 14-06
1295 N. Central Expressway
Toyota of Richardson

Applicable Ordinance

Chapter 18, Article III, Section 18-96

(23) Pole Signs

(b) Size

(3) Retail, commercial zoning districts

(i) Single-use signs: 60 sq.ft. in area, 20 feet in height

Requested Variance

- ❖ To allow for a pole sign 240 sq. ft. in area and 24 feet in height.

Reason for request

- ❖ Increase visibility for southbound traffic on Central Expressway.
- ❖ Desires a unique sign that matches the overall design theme for the project.

SCB 14-06



Proposed Sign

Zoning 250 feet from the proposed Sign
Commercial
5.76 acres



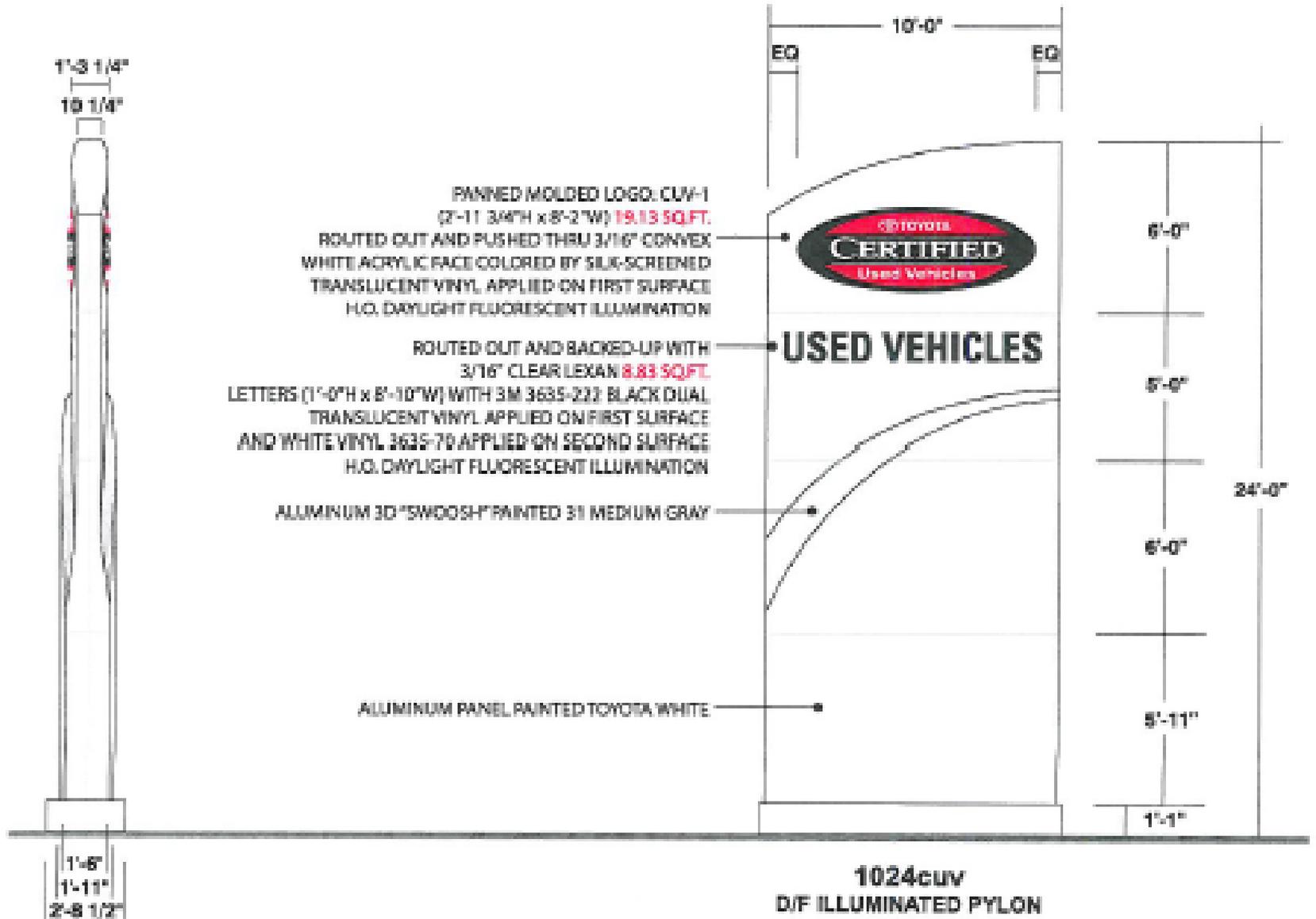
Existing Sign – Will Be Removed



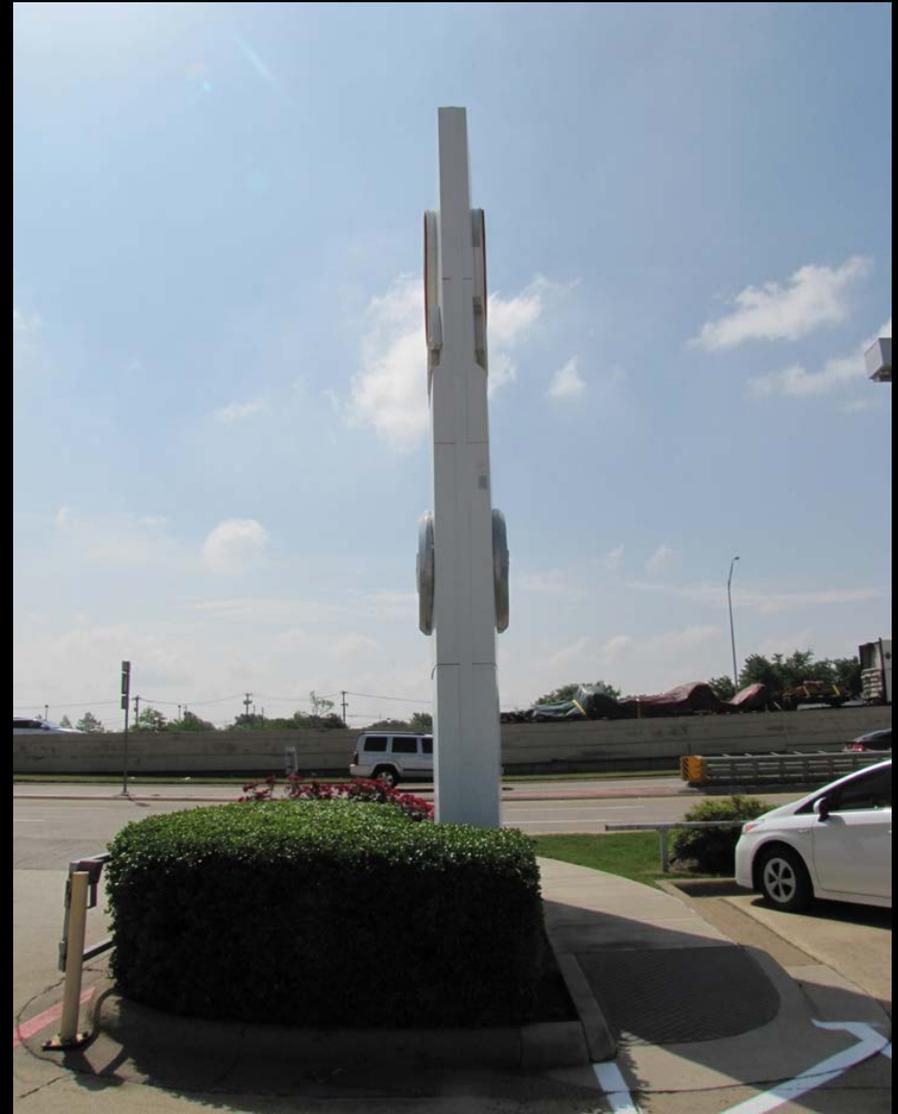
Existing Sign – Will Remain



Proposed Sign



Example of Similar Sign



Sign Control Board Action

The Sign Control Board voted unanimously to approve SCB Case 14-06.

SCB Case # 14-06
1295 N. Central Expressway
Toyota of Richardson

Edward Byrne Memorial Justice Assistance Grant



**Neighborhood Police Officers
2014/2015**



NPO Terry Woods



NPO Dave Mankin



NPO Rick Mosley



NPO Roy Pierce



NPO Greg Lee



NPO Kerry Cain



NPO Ed Coleman

PATROL AREAS Neighborhood Police Officers



Neighborhood Police Officer Successes

- Strong presence in our neighborhoods
- Addressing quality of life issues
- Quicker response to problem solving
- Continued partnering with service providers throughout the City
- Assist in the detection of crime and arrest of offenders
- Average years of experience – 25+ years

Justice Assistance Grants

What Are They?

- Federal non-competitive grants to local law enforcement agencies
- Administered by the Bureau of Justice Assistance
- Local allocations based on population and crime
- Funds are distributed locally through the City of Dallas
- Local administrator receives 7% of funds to offset costs
- Dallas County receives 30% of funds

JAG History

- FY 2014-2015 will be the sixth year we have received JAG funding for our NPO initiative.
- JAG funding awarded in FY 2013-2014 was \$9,842.47.

JAG Grant Allocation

Neighborhood Police Officers

FY 2014-2015

JAG Total Awarded - \$9,842.47

Non-competitive local allocation

Next Steps for Project

- 30-day Governing Body Review
- Public Comment Opportunity
- City Council Resolution – **July 14th**
- Await Official Award





RECYCLING MARKETING PLAN & IMPLEMENTATION STRATEGY

CITY COUNCIL BRIEFING: JUNE 9, 2014

Solid Waste Services Study

- Evaluate Solid Waste services to ensure consistency with City Council Goals, explore opportunities to increase cost-effectiveness of the system and enhance customer services.
 - Parameters: The City is committed to maintaining:
 - Manual collection of residential trash collection twice a week,
 - Residential recyclables using the blue bag system once a week, and
 - Offering brush and bulky item collection once a week.

System Findings

- COR's twice a week residential trash collection, once a week brush and bulky item collection, and once a week residential recycling collection combine to provide one of the most robust, comprehensive services in the region.
- Current value of services provided to residential customers is \$24 per month; current charge is \$18.
 - A rate increase will very likely be necessary in the near future to maintain current service levels and the required fund balance.
- COR's commercial trash collection rates continue to be evaluated in light of the ever-changing market.

System Findings

- COR's overall diversion rate from the NTMWD's 121 Regional Disposal Center is approximately 12%.
 - Includes compostable brush items and recyclables.
- COR's residential recycling program is diverting approximately 18% of residential waste from the single family waste stream.
 - Diversion rate has remained flat for past several years.
- COR's recycling education and outreach programs have not kept up with industry or regional programs.
- COR's construction and demolition debris program provides limited services and does not permit adequate tracking of all debris.

System Opportunities

- Develop a licensing program for private haulers that want to provide commercial or multi-family services within the City
- Develop a licensing program for private haulers that want to collect construction and demolition debris with the City
- Create a “Just Bag It” like campaign

Make Mulch Not Trash



Compost Yard Waste & Save Landfill Space

Do It Yourself

Mulching and composting provide nutrients needed for a healthy lawn. You'll save time and money by not having to use fertilizers in your yard or buying bags to dispose of the trimmings.

Grass clippings can be left on your lawn—they'll break down quickly.

Leaves can be shredded (with a mulching lawnmower or your regular lawnmower) and mulched.

If you have a compost pile or bin, grass and leaves can be added to help your whole garden.

Bag Them Up

Brush and yard trimmings can also be turned into mulch and compost through Richardson's Brush and Bulky Item Collection (BABIC) program.

Schedule a BABIC pickup.* Be sure to mention you have yard trimmings for compost. Your BABIC pickup day is the same as your recycle day.

Put leaves and grass into a compostable bag and leave them by the street in front of your home. (Compostable paper or plastic bags may be purchased at local home improvement stores.)

Be Sure To...

Use a compostable bag. Regular plastic and biodegradable bags are not compostable and will be taken to the landfill. The City's blue recycling bags are not compostable.

Separate brush from bulky items (appliances, furniture, etc.) if you are having both picked up.

*To schedule a pickup

Call 972-744-4111

or

Visit cor.net/Recycling

or

Use the MyRichardson App (download at cor.net/MyRichardson)

For more information, visit cor.net/Recycling or cor.net/BABIC



DIY Information

Mulching and composting provide nutrients needed for a healthy lawn. You'll save time and money by reducing fertilizer use in your yard and not need to buy bags to dispose of the trimmings.

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System Opportunities

- Develop a licensing program for private haulers that want to provide commercial or multi-family services within the City
- Develop a licensing program for private haulers that want to collect construction and demolition debris with the City
- Create a “Just Bag It” like campaign
- **Expand education and outreach to increase participation and decrease contamination in recycling programs**

2013-15 City Council Goals

- Enhance Quality of Life
 - Increase Recycling
 - Increase the number of households taking part
 - Increase the amount each household recycles
 - Decrease contamination



RESEARCH & FINDINGS

Research

- September 2013
 - City Council approved funding for enhanced recycling efforts
- October 2013
 - Enhanced promotional efforts begin at community events
- January 2014
 - Community survey via the Richardson Today and cor.net
- January / February 2014
 - Focus group and community meetings conducted
- March / April 2014
 - Survey results tabulated; Strategies researched

Research

- Survey - 4,228 responses; Representative participation
 - 48% - 75080
 - 30% - 75081
 - 22% - 75082
- Recycling best practices
 - EPA / TCEQ
 - Industry standards
 - North Texas organizations
 - Other cities

Findings

- Best way to provide information about recycling
 - Richardson Today
 - Water Bill Insert
 - www.cor.net
 - Homeowner / Neighborhood Association Network
- Blue Bags
 - Use of redemption letter is on the rise
 - Residents want more opportunities to obtain free bags
 - More locations to purchase bags

Findings

- Education
 - Awareness is not the issue
 - More visual communication is desired
 - Want list of acceptable items refreshed more often
 - Want information on how to reduce contamination
- Public space recycling desired
 - City facilitates
 - Community and special events
 - Parks



EXPANDED PROGRAMS

Proposed Expanded Programs

1. Monthly Panhandle Blue Bag Distribution Pilot Program – Fire Station 6; 9 am - 3 pm = \$1,000 annually
2. Blue Bag Vouchers = \$1,500 annually
3. Recycling Mailer & Magnet = \$40,000 annually
4. Educational Videos = \$1,500 annually
5. Huffhines/Heights Park Pilot Recycling Program = \$30,000 annually

Proposed Expanded Programs

6. Pole banner campaign = \$25,000
7. Partnerships with RISD / PISD = \$1,000 annually
 - Student participation and leadership programs
8. HOA and Neighborhood Association strategies = \$1,000 annually
9. Development of New Recycling Logo and Mascot = TBD

Staffing Strategy

- Solid Waste Coordinator
 - Focus on marketing plan implementation
 - Plan / staff city sponsored recycling events
 - Coordinate / staff community events
 - Manage volunteers
 - Serve as school districts' liaison
 - NTMWD / Texas A&M Agrilife Extension Service contact
 - Homeowner/Neighborhood Association representative
 - Staff panhandle distribution on weekends



NEXT STEPS

Measuring Progress

- Set-out rate
 - Are more households taking part?
 - Quarterly field observations
- Tonnage
 - Is gross tonnage increasing?
 - Average of 5,500 tons per year since 2008
- Contamination
 - Are less recyclables being deemed ineligible?
 - Quarterly audits

Environmental Advisory Commission

- Draft Plan presented to EAC on May 28, 2014
 - Overall acceptance of plan
 - Recommendations
 - Informational flyer at blue bag sales points
 - Identified need to include more information on contamination
 - Provided feedback on need to educate future residents
 - Voiced support for the Fire Station 6 distribution location and voucher program

Next Steps

- Accept City Council feedback and suggestions
- Begin implementing proposed expanded programs
- Begin establishing benchmarks and tracking progress



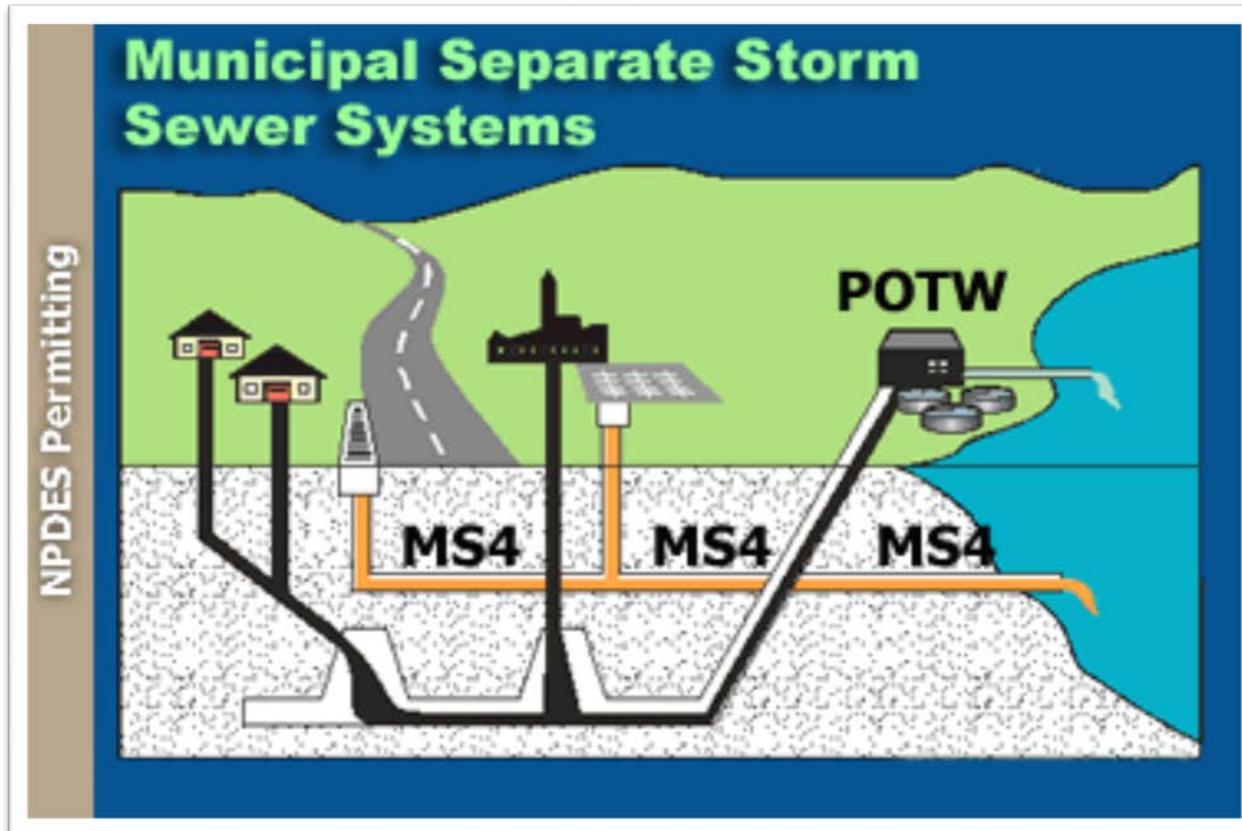
RECYCLING MARKETING PLAN & IMPLEMENTATION STRATEGY

City of Richardson

Stormwater Management Program

City Council June 9, 2014

Storm Sewer vs. Sanitary Sewer



It Was a Run of the Mill River Fire

William E. Barry, Chief of Cleveland Fire Department



Clean Water Act

- Broad goal of the federal act is to restore/maintain the integrity of the nation's waters.
 - Turned over to states and cities to enforce
 - '70s & '80s focused mainly on 'point sources' of pollution.
 - '90s and '00s focus on 'Non-point sources' – runoff from streets, construction sites, farms, and urban storm sewer systems

Texas Commission on Environmental Quality (TCEQ) 5 year Permit

- Utilizing TCEQ criteria, city customizes Stormwater Management Plan (SWMP)
- 5 year 'master plan' for water quality for entire city

Texas Commission on Environmental Quality (TCEQ) 5 year Permit

- SWMP includes:
 - Minimum Control Measures (MCMs)
 - Best Management Practices (BMPs)
 - Implementation Tasks
 - Measurable Goals

Important Dates

- First 5 year TCEQ permit issued August 2007
- Second 5 year TCEQ permit issued December 2013
- 6 months to develop new SWMP
- Permit year will begin October 1, 2014

Primary Differences From Previous Requirements

- More formalized procedures for current practices
- More detail in each measurable goal, some specific milestones
- Increase focus on municipal facilities and operations
- No backsliding

5 Minimum Control Measures (The Criteria)

- 1- Public Education & Involvement
- 2- Illicit Discharge Detection & Elimination
- 3- Construction Site Runoff Control
- 4- Post-Construction Stormwater Management
(New & Redevelopment)
- 5- Pollution Prevention/Good Housekeeping for
Municipal Operations

MCM 1

Public Education, Outreach & Involvement

- Identify target audiences
- Create or modify educational materials and make available
- Utilize all communication channels
- Trash Bash, storm drain marking program, household hazardous waste program

MCM 2

Illicit Discharge Detection & Elimination

- Routine creek surveillance
- Water quality investigation
- Complaint response
- Ordinances/regulatory controls
- Storm sewer mapping
- Training of staff



MCM 3

Construction – Public and Private

- Site operators must implement BMPs during all phases of construction
- Educating contractors
- Plan reviews and site inspections
- Construction site inventory
- Complaint response protocols



MCM 4

Post-Construction (New & Redevelopment)

- Sites 1 acre or larger
(smaller if in common plan)
- Structural and non structural controls
- Long-term maintenance



MCM 5

Pollution Prevention & Good Housekeeping for Municipal Operations

- Operation and maintenance of facilities
- Training of staff and contractors
- Facilities inventory – high priority designation
 - Identify pollutants of concern and pollution prevention measures
 - Inspect, assess, improve
- Mapping, operation, maintenance of storm sewer

Next Steps....

- Continue with current best practices until year 1 of new permit begins
- Receive approval from TCEQ
- Publish notice soliciting public comments

Next Steps....

- Year one begins October 1, 2014 and ends September 30 2015
- Coordinate, track and report on the commitments of each operating department in a comprehensive annual report
- First report due December 2015