

## City Council Work Session Handouts

December 14, 2020

- I. Review and Discuss Zoning File 20-13
- II. Review and Discuss the Update to the Industrial Pretreatment Wastewater Ordinance



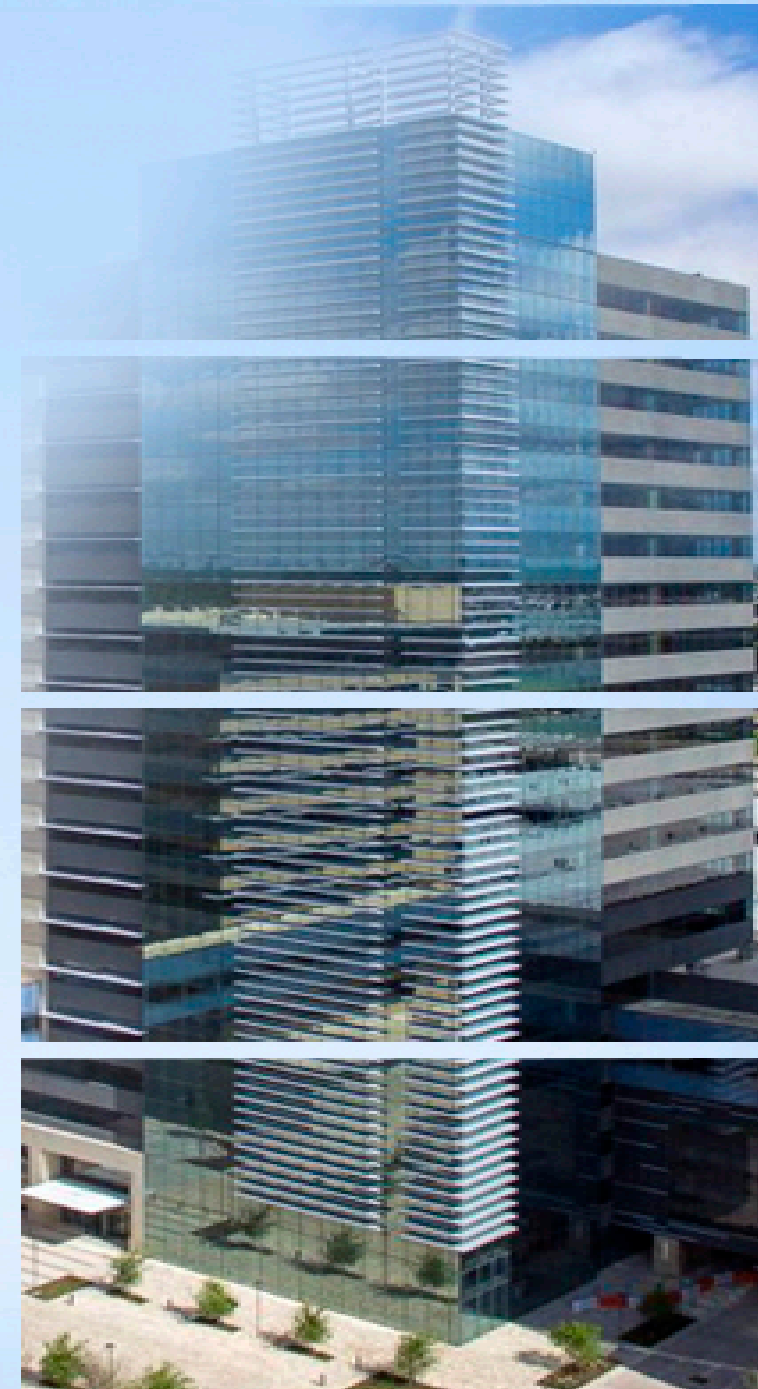
**RICHARDSON**  
**TEXAS**

# Agenda Item 7

**Zoning File 20-13**

Planned Development  
Apartments

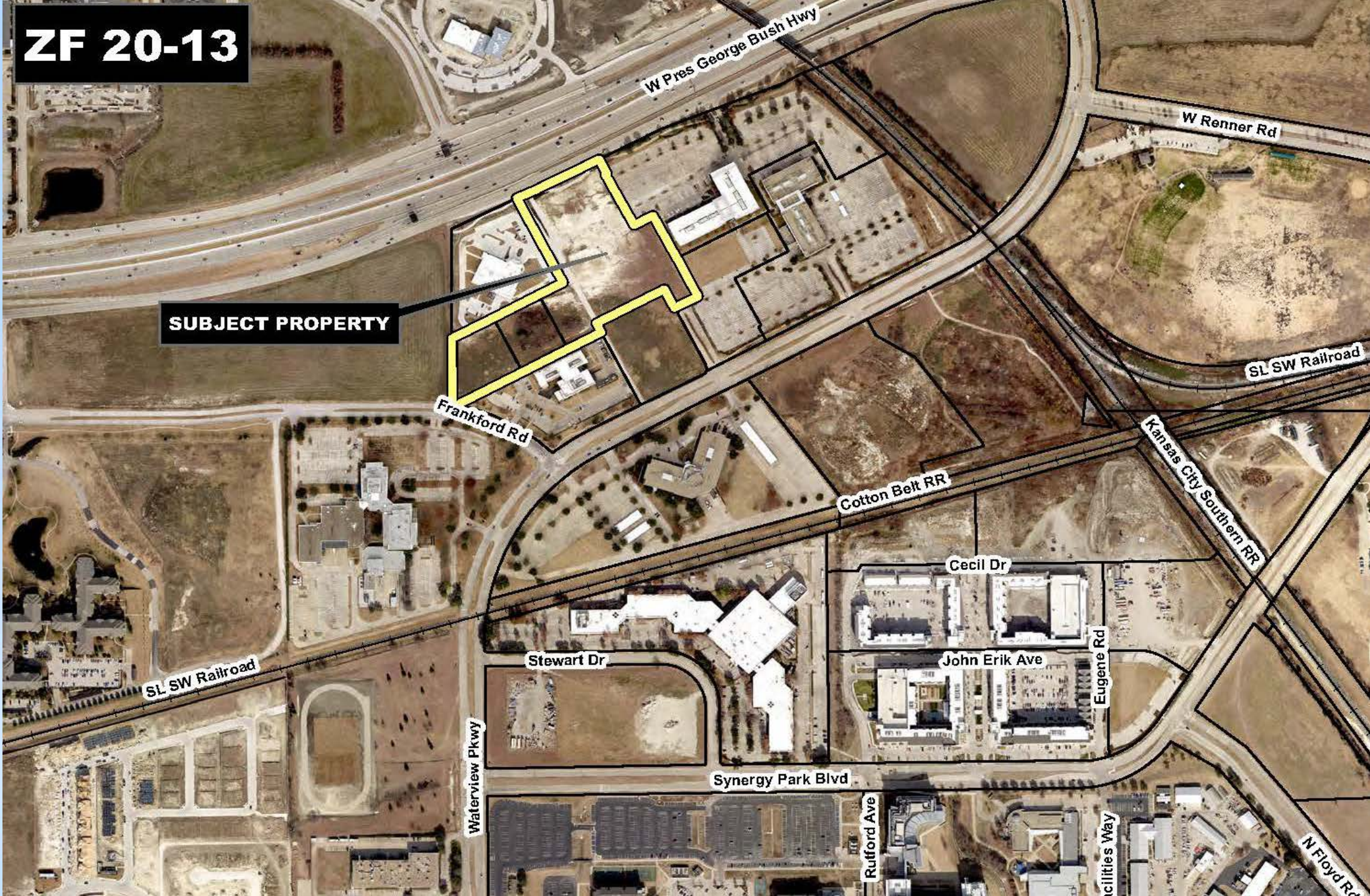
City of Richardson  
Development Services





**ZF 20-13**

**SUBJECT PROPERTY**

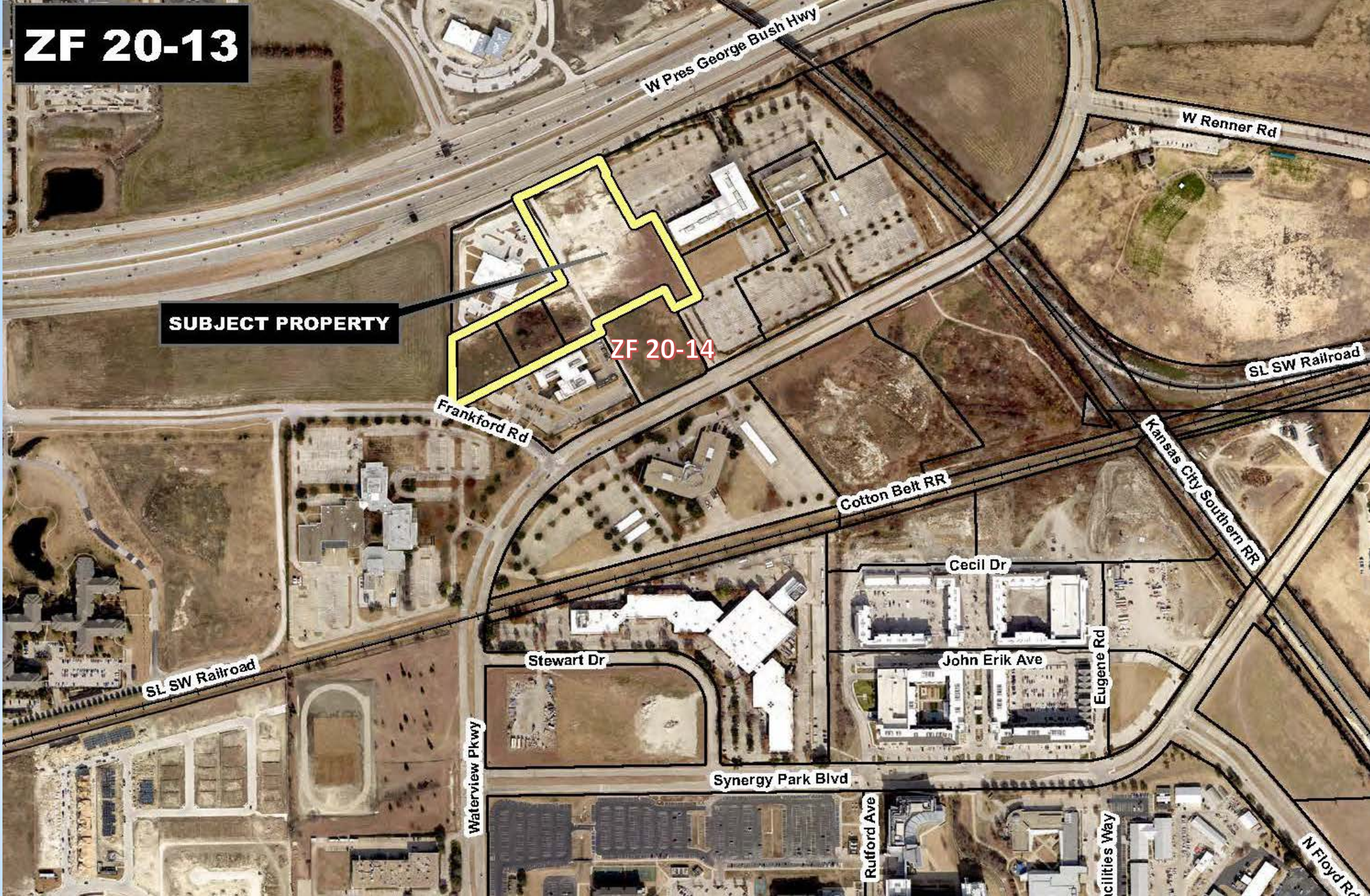




**ZF 20-13**

**SUBJECT PROPERTY**

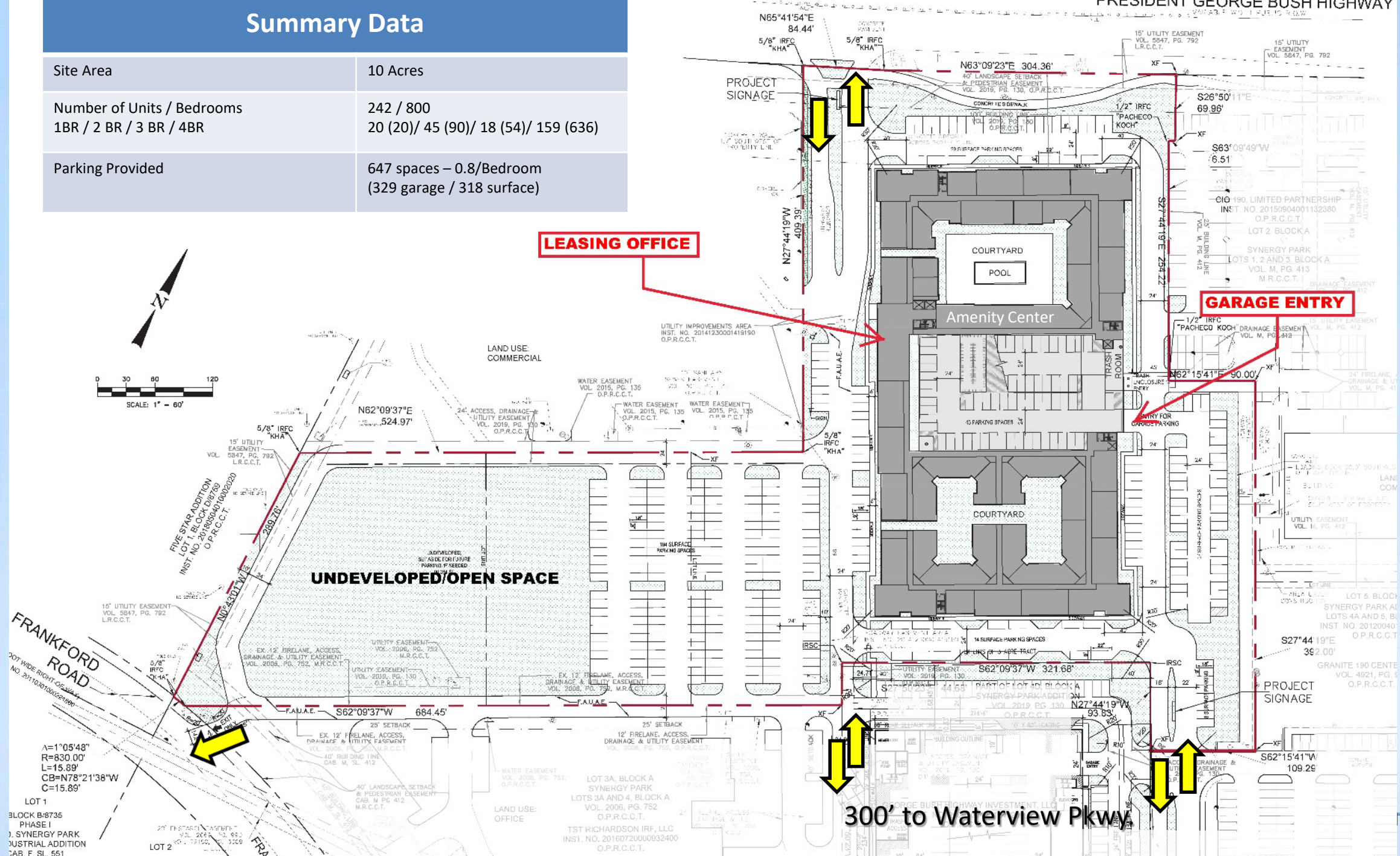
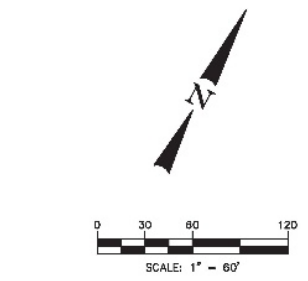
ZF 20-14





# Summary Data

Site Area	10 Acres
Number of Units / Bedrooms	242 / 800
1BR / 2 BR / 3 BR / 4BR	20 (20)/ 45 (90)/ 18 (54)/ 159 (636)
Parking Provided	647 spaces – 0.8/Bedroom (329 garage / 318 surface)



**LEASING OFFICE**

**GARAGE ENTRY**

300' to Waterview Pkwy

**FRANKFORD ROAD**

LOT 1  
BLOCK B-8735  
PHASE I  
SYNERGY PARK  
INDUSTRIAL ADDITION  
TAB. F. SL. 551

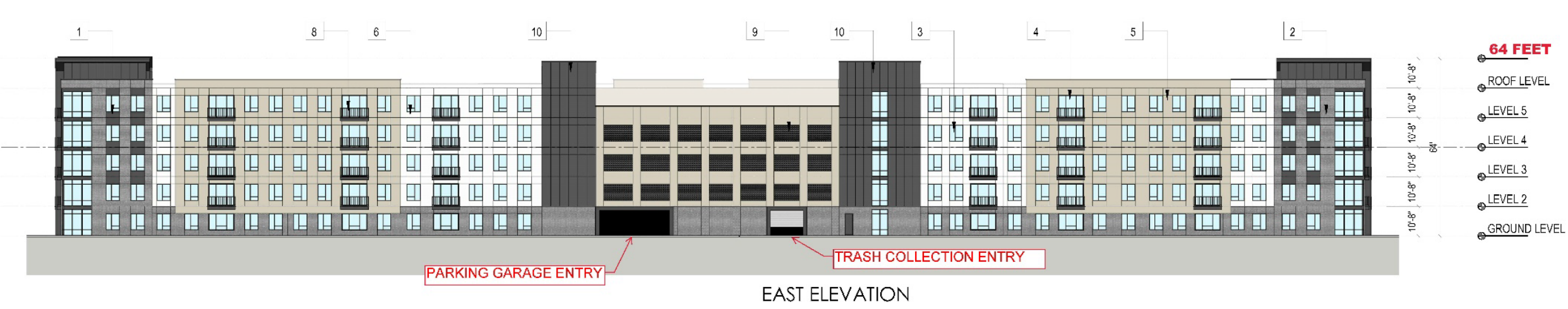


NORTH ELEVATION



SOUTH ELEVATION





EAST ELEVATION



WEST ELEVATION





MASSING VIEW 1





MASSING VIEW 2



Earth  
W. President George Bush





**Current Zoning: TO-M & PD TO-M**

**Proposed Zoning: PD for A-950-M W/ Modified Standards**

<b>A-950-M Development Standards</b>		<b>Proposed Development Standards</b>
Min. Dwelling Unit Size:	700 S.F.	1 Bedroom: 517 S.F.
		2 Bedroom: 750 S.F.
		3 Bedroom: 1,161 S.F.
		4 Bedroom: 1,323 S.F.
Max. Building Height:	2-Stories, 40 feet	5-Stories, 66 feet
Max. Density:	18 units/acres	24.1 units/acre
Min. Side Yard Setback:	47.5 feet	38 feet
Parking Ratio:	2 spaces/unit	0.80 spaces/bedroom
Parking in Front Yard Area:	Prohibited	Allowed
Required Recreational Areas:	Yes	Eliminate playground area
Perimeter Fencing:	Required	Not Required

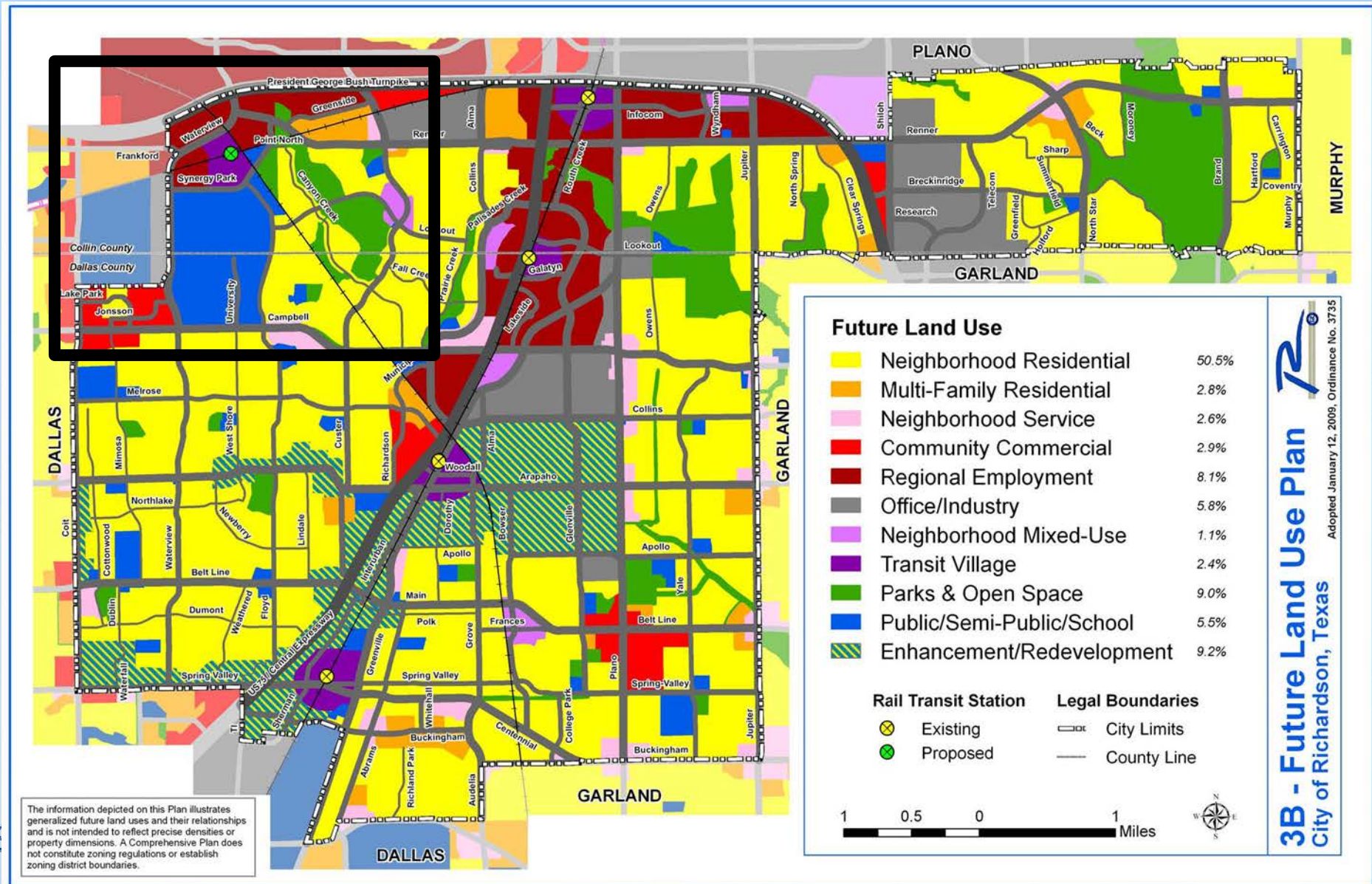


# Considerations

- Proposed land use is not consistent with the Comprehensive Plan
- Timing of land use decision prior to arrival of DART Silver Line regional rail service (2023)
- Apartment units leased exclusively to UTD students cannot be guaranteed
- Uncertainty regarding 3-acre parcel adjacent to south
- Circuitous/disconnected sidewalk network to campus
- Shuttle service necessary to reduce vehicle trips



# Comprehensive Plan



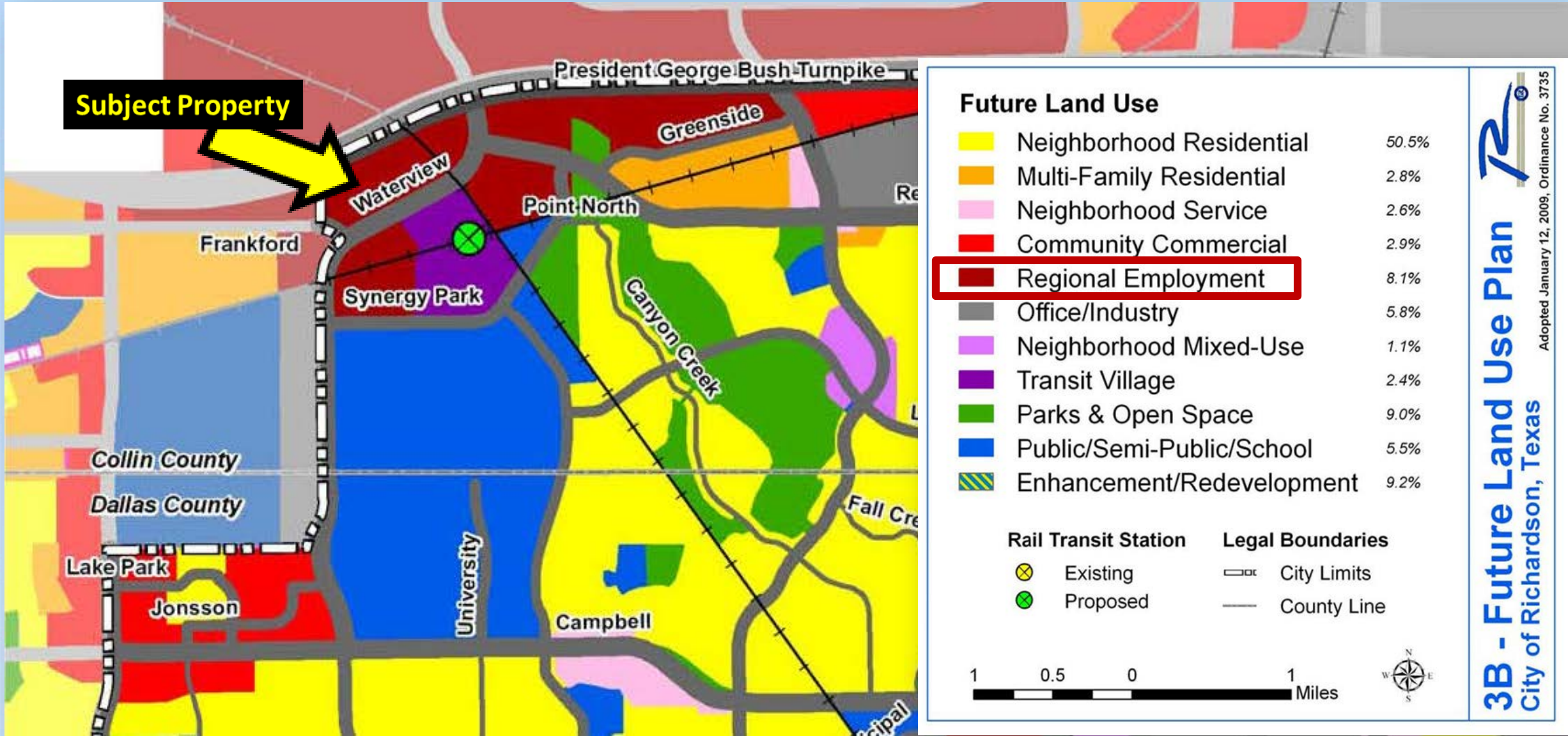
The information depicted on this Plan illustrates generalized future land uses and their relationships and is not intended to reflect precise densities or property dimensions. A Comprehensive Plan does not constitute zoning regulations or establish zoning district boundaries.

**3B - Future Land Use Plan**  
 City of Richardson, Texas  
 Adopted January 12, 2009, Ordinance No. 3735





# Comprehensive Plan



**Future Land Use**

	Neighborhood Residential	50.5%
	Multi-Family Residential	2.8%
	Neighborhood Service	2.6%
	Community Commercial	2.9%
	Regional Employment	8.1%
	Office/Industry	5.8%
	Neighborhood Mixed-Use	1.1%
	Transit Village	2.4%
	Parks & Open Space	9.0%
	Public/Semi-Public/School	5.5%
	Enhancement/Redevelopment	9.2%

Rail Transit Station		Legal Boundaries	
	Existing		City Limits
	Proposed		County Line

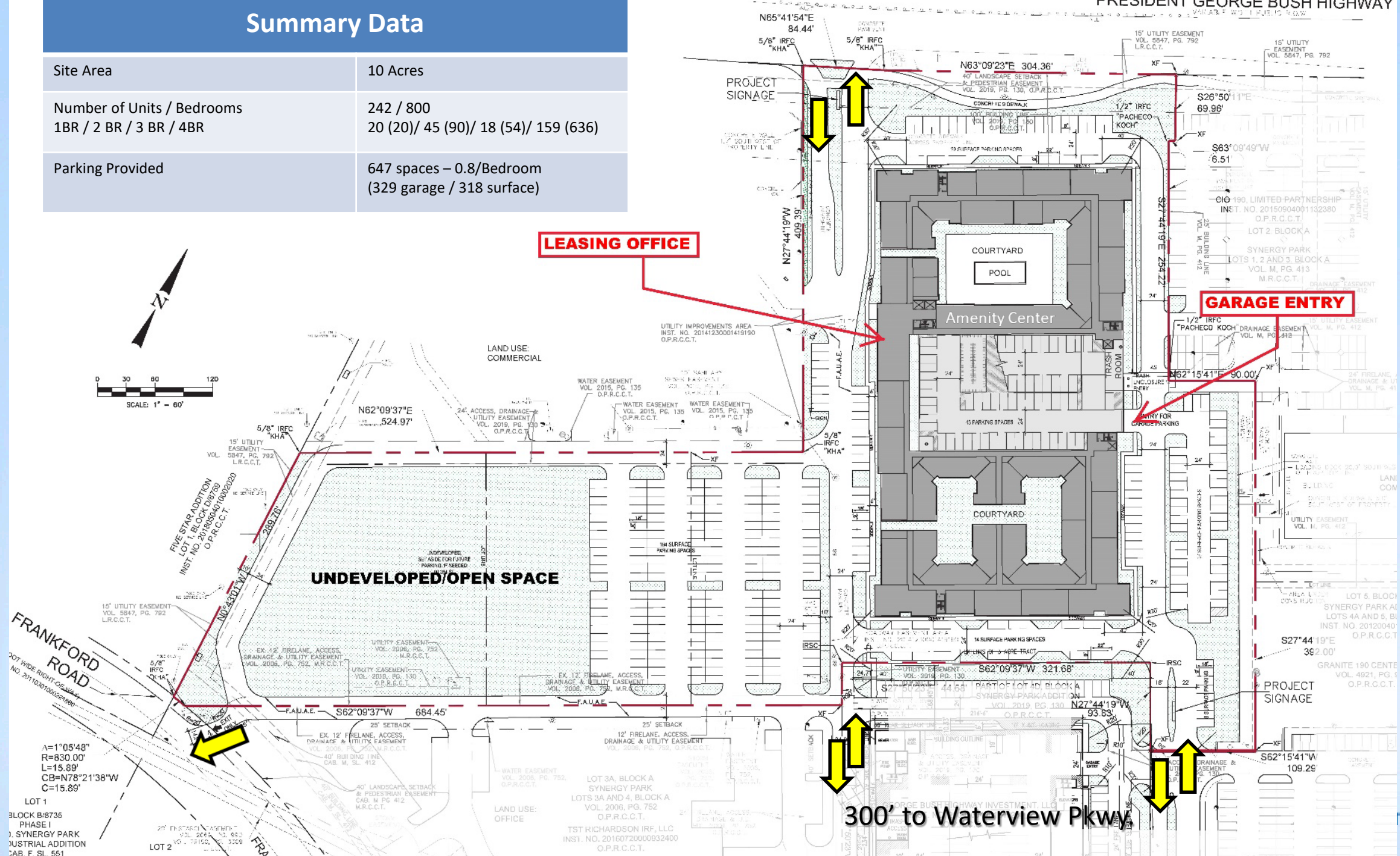
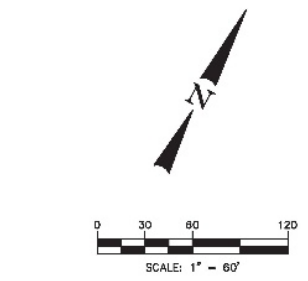
  

1 0.5 0 1 Miles



# Summary Data

Site Area	10 Acres
Number of Units / Bedrooms	242 / 800
1BR / 2 BR / 3 BR / 4BR	20 (20)/ 45 (90)/ 18 (54)/ 159 (636)
Parking Provided	647 spaces – 0.8/Bedroom (329 garage / 318 surface)



**LEASING OFFICE**

**GARAGE ENTRY**

300' to Waterview Pkwy

**FRANKFORD ROAD**

LOT 1  
BLOCK B:8735  
PHASE I  
SYNERGY PARK  
INDUSTRIAL ADDITION  
TAB. F. SL. 551





# Industrial Wastewater Pretreatment Program Modification

City of Richardson  
Health Department





# 1972 - Clean Water Act (CWA)

- In 1972, the United States Congress passed the Water Pollution Control Act with the objectives to restore and maintain the quality of our nation's water
- The “Clean Water Act” includes requirements limiting the level of pollutants that industries may discharge into sanitary sewer systems
- The City of Richardson and over 2,000 other publicly owned treatment works (POTW's) nationwide operate Environmental Protection Agency (EPA)-approved pretreatment programs



# What is “Pretreatment”?

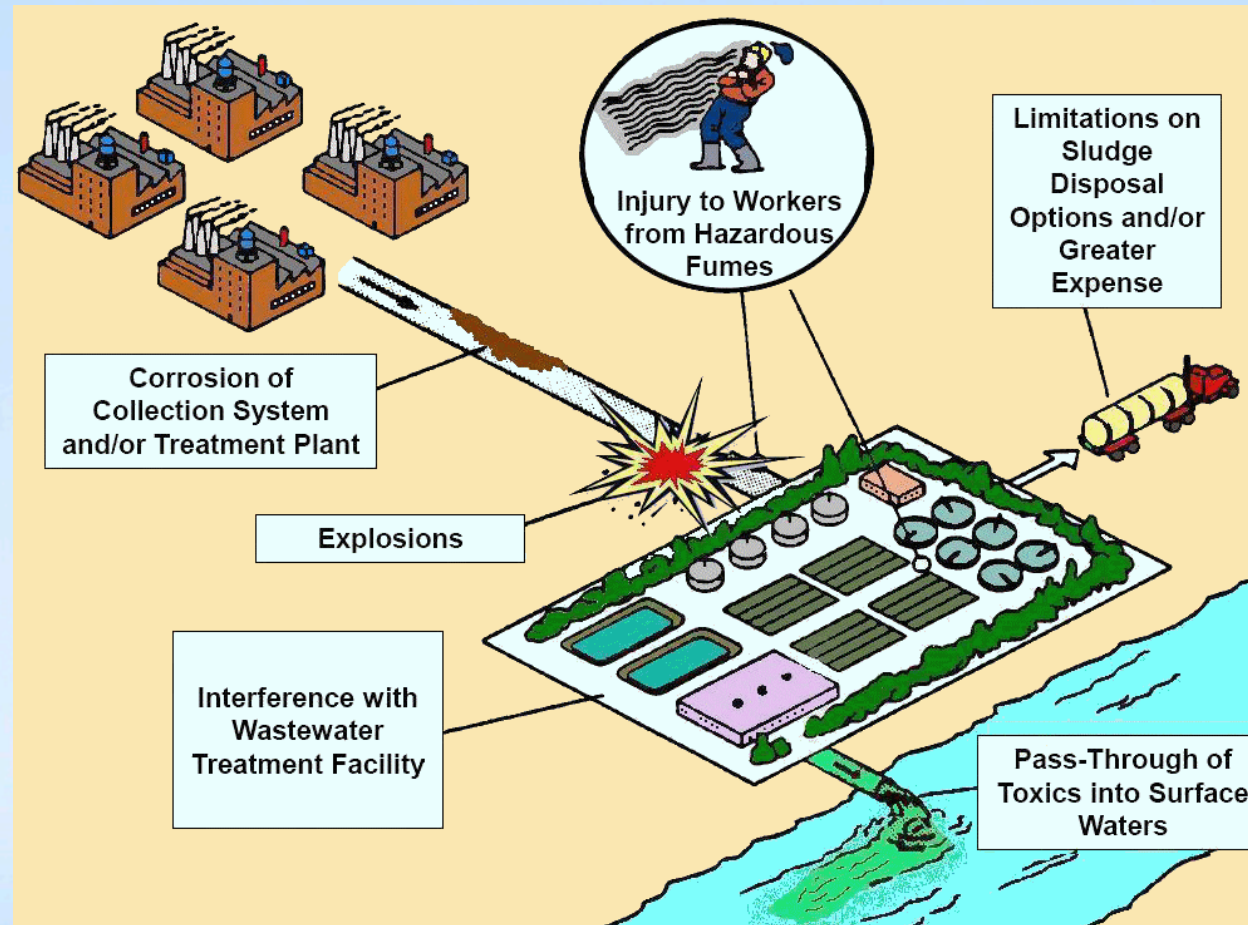
The term Pretreatment refers to the treatment an industrial discharger often must provide to its wastewater before it reaches the publicly owned treatment works (POTW)





# City of Richardson's Industrial Pretreatment Program

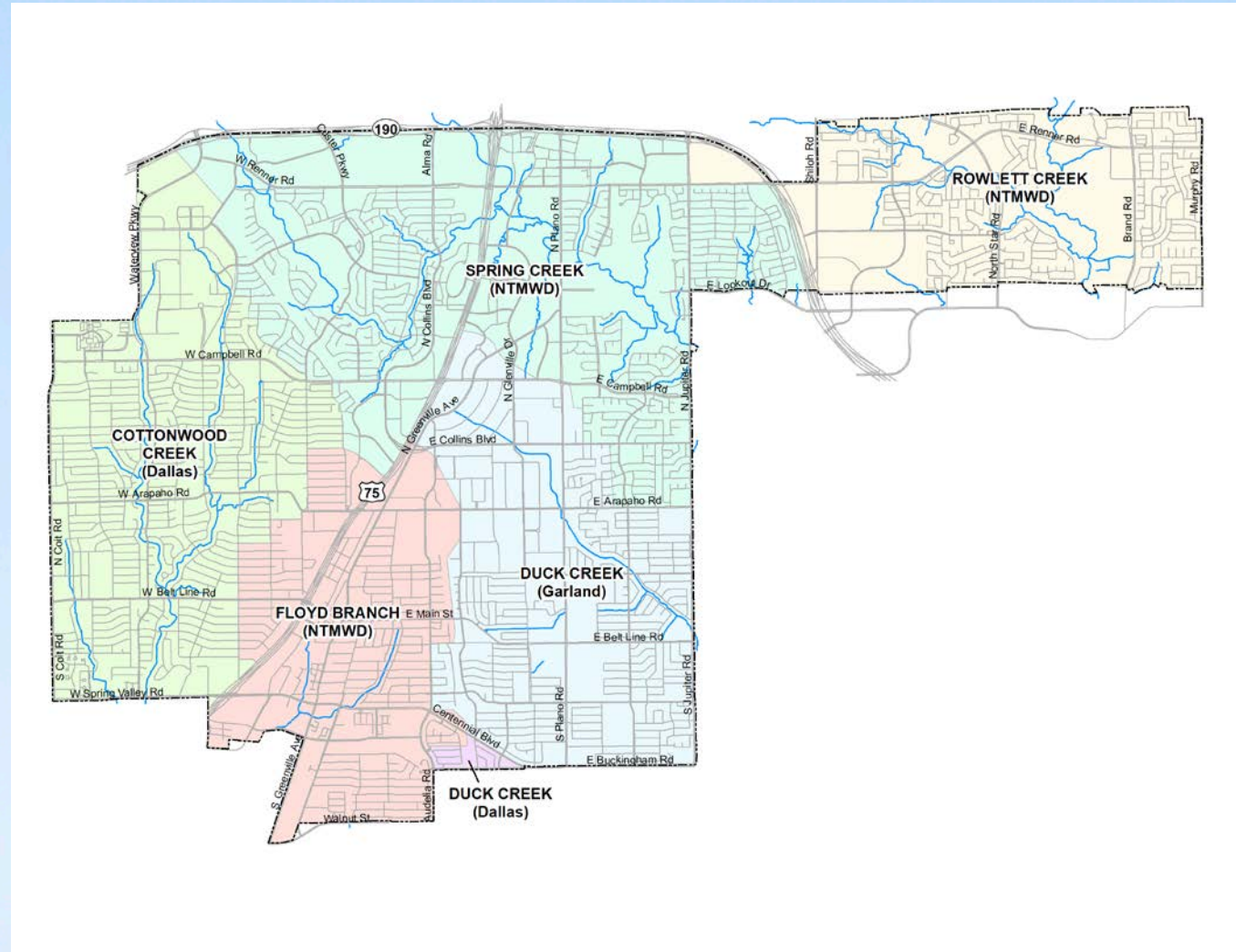
The pretreatment program is designed to prevent industrial wastewater discharges from adversely affecting the local POTW infrastructure, operations, workers, and the environment.



# Industrial Pretreatment Program

The City's Sanitary Sewer System consists of six (6) sanitary sewer drainage basins that discharge to City of Dallas, City of Garland, and the North Texas Municipal Water District (NTMWD).

City of Dallas – 0 permitted Industries  
City of Garland – 4 permitted Industries  
NTMWD – 3 permitted Industries





# Impact on Regulated Industries

- The impact on the 7 regulated industries is minimal
- Industries are good actors with high levels of compliance
- Ongoing communication and outreach has let each industry know that changes were forthcoming with no concerns identified
- Separating local discharge limits by drainage basin reduces compliance burden

# Industrial Pretreatment Program

## Why Update the Ordinance Now?

- Both NTMWD and the City of Garland were required to submit a new wastewater treatment plant permit application to the Texas Commission on Environmental Quality (TCEQ) to comply with new EPA rules
- NTMWD's application is still pending with the TCEQ
- City of Garland's application has been approved by the TCEQ
- Richardson is now required to update our ordinance to be congruent with the City of Garland's permit and comply with TCEQ and EPA rules
  - Anticipate it will also be congruent with NTMWD's draft permit



# Required Modifications

Added a purpose, policy, and objectives

## Purpose and Policy:

- Set uniform requirements for industrial users of the wastewater collection system and publicly owned treatment works (POTW) to comply with all applicable federal, state, and local laws

## Objectives:

- Prevent pollutants from discharging into the POTW that will interfere with the operation of the POTW
- Prevent the introduction of pollutants which could pass through to receiving waters in toxic concentrations
- Protect City and POTW personnel
- Provide for equitable distribution of the cost of operation, maintenance and improvement of the POTW
- Enable the City to comply with EPA and TCEQ Regulations

# Required Modifications

Modify or Add 18 definitions

## Modified

Approval authority  
Biochemical oxygen demand  
Categorical standards  
Grab sample  
Industrial user  
Person  
pH  
Pollutant  
Pretreatment requirements  
Slug discharge

## New

Best management practices  
Color  
Composite sample  
Existing source  
Pretreatment standards  
Prohibited discharge standards  
Standard industrial classification code  
Stormwater



# Required Modifications

- Codify uniform permit requirements for industrial users.
- Codify the contents of Wastewater Discharge Permit, required reports, and other reporting requirements.
- Codify sampling and testing procedures for wastewater discharge.
- Codify policies and procedures for inspection and compliance monitoring.

# Required Modifications

**Codify the City's legal authority to enforce regulations and detail escalation of enforcement of violations.**

## 1. Administrative Enforcement

- Notification of violation
- Compliance orders
- Consent order
- Show cause hearing
- Cease and desist orders
- Emergency suspensions
- Permit suspensions/termination of discharge



# Required Modifications

## 2. Judicial Enforcement

- Criminal Prosecution
- Injunctive relief
- Civil litigation
- Civil penalties/Cost recovery

## 3. Supplemental Enforcement

- Public notice of significant noncompliance
- Requiring additional monitoring and reporting
- Declaring a public nuisance
- Water supply termination

# Additional Modifications

- To define local Pretreatment Standards by Sanitary Sewer Basins (Garland or NTMWD)

Garland Sewer Drainage Basin		
Pollutant	Maximum Allowable Concentration	Sample Type
Arsenic	1.00 mg/L	Composite
Cadmium	0.50 mg/L	Composite
Chromium	2.50 mg/L	Composite
Copper	2.20 mg/L	Composite
Cyanide	1.00 mg/L	Grab
Lead	1.50 mg/L	Composite
Mercury	0.10 mg/L	Composite
Nickel	3.00 mg/L	Composite
Silver	1.50 mg/L	Composite
Zinc	3.00 mg/L	Composite

NTMWD Sewer Drainage Basin		
Pollutant	Maximum Allowable Concentration	Sample Type
Arsenic (total)	3.46 mg/L	Composite
Cadmium (total)	3.82 mg/L	Composite
Chromium (total)	12.02 mg/L	Composite
Copper (total)	4.56 mg/L	Composite
Cyanide (total)	2.46 mg/L	Grab
Lead (total)	7.78 mg/L	Composite
Mercury (total)	0.01 mg/L	Composite
Nickel (total)	10.08 mg/L	Composite
Silver (total)	0.43 mg/L	Composite
Zinc	2.11 mg/L	Composite



# Next Steps

Consider adoption of the ordinance in order to maintain compliance with federal, state, and local regulations at the January 25, 2021 business meeting.