

Overview of Current Storm Water Regulations

City of McKinney

Engineering Department

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Discussion Points

- Specific concern
- Current Ordinance
- Brief history of the current Storm Water Management Ordinance
- Photos of drainage issues
- Request for direction



Specific Concern

- Potential for development adjacent to creeks may be impacted by the combination of the following development requirements:
 - Maintain an appropriate setback from the creek due to the potential erosion hazard
 - Stabilize erosive areas that may affect other properties

Current Ordinance

- Agreed upon after significant public input
- Addresses concerns such as:
 - ✓ Loss of land/property, either on property to be developed or one downstream
 - ✓ Loss of trees
 - ✓ Threatened or failing structures or public infrastructure including foundations, decks, pools, fences, out buildings
 - ✓ Sediment loading in Lake Lavon and lakes/ponds within the City



History of Ordinance

- The current SWM ordinance was originally passed in 1999 and has been amended
- For the next few years, concerns were still noted in the City's creeks and lakes.
- In 2005, a consultant was hired and a focus group of residents, developers and engineers was formed to provide input on the vision for McKinney's lakes and streams



History of Ordinance

- The Focus group's primary recommendations were:
 - Maintain the function of the streams (control flooding)
 - Develop site-specific solutions to stream reaches
 - Address pollution control and erosion on streams
 - Maintain streams in a naturalistic state
 - Recognize the visibility, recreation, safety and value of the streams



History of Ordinance

- Focus group input was used by the consultant to recommend storm water ordinance revisions
- Recommended changes were provided to approximately 70 developers, engineers, landowners and consultants in June 2006, and input was requested
- City Council approved ordinance changes in September 2006 to be effective January 2007.



History of Ordinance

- The first development impacted by the revisions to the ordinance led to the recognition that the ordinance requirements with respect to channel stabilization were cost prohibitive
- Based on this, several modifications were proposed and agreed to by the City and the developer, reducing the impact on development
- The SWM ordinance was amended in November 2007 to reflect these modifications

History of Ordinance

- No significant changes have been made to the SWM Ordinance since 2007. Revisions since then have been due to Texas Water Development Board requests for FEMA changes and “clean-ups” of minor items
- The Storm Water Manual, separate from the Ordinance, was updated in 2010 to provide clarification regarding site design items.
 - No substantive changes were made, and the ordinance was not amended in 2010.

Photos



Herndon Branch Headwall



Aerial Sewer Crossing



Aerial Sewer Crossing



Creek Erosion affecting original stabilization measures



Exposed Sanitary Sewer



Sediment



Site 5A
(Eldorado)



Site 2B
(Summit View Lakes)



Site 2A
(future Highland Lakes)



Request for Direction

- Maintain current ordinance?
- Are there areas of concern where Council recommends amendments, further study, or clarification of the Ordinance?