



*Regional. Reliable. Everyday.*

July 27, 2021

Honorable Mayor and Council Members  
Plano City Council  
City of Plano  
1520 K Avenue  
Plano, TX 75074

Mayor and Council Members,

I am writing to provide an update on the commitment the North Texas Municipal Water District (NTMWD) made to you during your May 24, 2021, City Council meeting to continue working with neighbors of the Rowlett Creek Regional Wastewater Treatment Plant (RWWTP) on Zoning Case ZC2020-016.

Since that meeting in May, NTMWD staff has held two additional meetings with nearby residents, the latest one taking place on July 16. The District sent letters of invitation to 117 individuals who had previously indicated opposition to the zoning case. We received 7 responses confirming continued interest in the case and the meeting was attended by 9 citizens of which 7 had previously participated in all or most of the previous meetings. The meeting on July 16 also included Deputy City Manager Jack Carr, NTMWD Executive Director Jenna Covington, and NTMWD Board President Phil Dyer so that any commitments or stipulations to be included in the SUP could be addressed at the highest possible level during the meeting.

Since we started additional meetings with the concerned neighbors in May, the District has made a number of changes to the plans based on comments and feedback received, including:

- Moving the proposed operations building's south entrance off of Los Rios Blvd. 180 feet further to the south to avoid cutting through the existing berm, thus keeping the entire berm's screening intact;
- District has a letter of intent from an adjacent property owner to obtain an access easement to connect the service yard and the main plant in order to allow truck traffic to use the 14<sup>th</sup> Street entrance instead of Los Rios Blvd;
- Adding additional landscaping including evergreen trees to the top of the berm to provide further screening of the building from the neighborhood;
- Working with City of Plano, identified a more efficient use of space for required parking allowing the north parking area for the building to be eliminated thus savings more existing trees onsite;
- Removed, replaced and adjusted lighting at the plant to reduce light pollution;

- Increased odor monitoring at the plant site; and,
- Allowing neighbors to suggest wording of their choice to the SUP that restricts the District from building treatment process units outside of the existing SUP boundary.

These changes are in addition to those previously agreed to by the District:

- Locating the proposed operations building approximately 200 feet from Los Rios Boulevard (80 feet further than originally proposed) and at a lower elevation than originally proposed, which provides better screening of the building from public view; and,
- Installing an 8-foot tall classic wrought iron metal fence (not chain link), to secure access to the entire building and adding a solid metal fence around the perimeter of the service yard.

The current operating permit for the plant, issued by the Texas Commission on Environmental Quality (TCEQ) allows for an annual average capacity of 24 million gallons per day (MGD), currently serving about 186,000 people, approximately 80 percent of which are Plano residents. Additionally, as a result of inevitable storm water infiltration into the sanitary sewer system, the amount of flow reaching the plant increases significantly during rain events; therefore, to accommodate this surge in flow, the Peak Capacity of the plant is necessarily higher than the Average Capacity, and is currently limited to 60 MGD. Last year, the peak-hour flows arriving at the Plant during rain events were over 90 MGD. In response to this deficit of peak capacity, the District is currently undergoing a phased capital improvements program to increase peak capacity. Notably, these peak capacity improvements will neither increase the permitted annual average capacity nor increase the footprint of the existing treatment units. Failure to increase peak capacity is likely to cause future issues with sanitary sewer overflows within the system.

Zoning Case ZC2020-016 is critical to providing a safe, adequate workspace for District employees, while continuing to treat wastewater flows from the City, now and in the future. It does not expand the treatment process area of the plant, and NTMWD has no intention or plans to increase the annual average capacity or area where the treatment processes are located. The case will also allow for the improvement of the service yard for contractors doing work at the treatment plant to stage equipment.

We are available to meet with you in advance of the August 9 council meeting to provide additional information and answer your questions about this important zoning case. Please feel free to contact me.

Sincerely,



*JC* Jenna Covington, P.E.  
Executive Director  
469-626-4329  
[jcovington@ntmwd.com](mailto:jcovington@ntmwd.com)

**DATE:** March 16, 2021

**TO:** Honorable Mayor & City Council

**FROM:** M. Nathan Barbera, Chair, Planning & Zoning Commission



**SUBJECT:** Results of Planning & Zoning Commission Meeting of March 15, 2021

**AGENDA ITEM NO (1A) – ZONING CASE 2020-016 (SUBMITTED UNDER THE PLANO TOMORROW COMPREHENSIVE PLAN)**

**APPLICANT: NORTH TEXAS MUNICIPAL WATER DISTRICT**

Request to expand Specific Use Permit No. 4 for Sewage Treatment Plant with restrictions and to add a Specific Use Permit for Service Yard with restrictions on 17.1 acres located on the east side of Los Rios Boulevard, 1,030 feet north of 14th Street. Zoned Agricultural with Specific Use Permit No. 4 for Sewage Treatment Plant. Tabled November 16, 2020, and December 21, 2020. Rescheduled from the February 15, 2021 meeting which was canceled due to emergency conditions. Project #ZC2020-016.

**APPROVED:** 7-1 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

Speaker Card(s) Received Support: 0 Oppose: 4 Neutral: 0

Letters Received Within 200' Notice Area: Support: 0 Oppose: 4 Neutral: 0

Petition Signatures Received: Support: 0 Oppose: 0 Neutral: 0

Other Responses: Support: 0 Oppose: 98 Neutral: 1

The Commissioner voting in opposition was not in support of the proposed expansion of Specific Use Permit No. 4.

**STIPULATIONS:**

Recommended as follows:

Approval of the expansion of Specific Use Permit No. 4 for Sewage Treatment Plant with the following restrictions:

1. No sewage treatment process units will be added outside the operational boundaries as they existed on January 1, 2021.
2. Development along Los Rios Boulevard is restricted to a one-story office building and associated parking spaces with a minimum setback of 150 feet from the Los Rios Boulevard right of way.

3. A living screen, consisting of a variety of evergreen trees must be planted and maintained to screen the sewage treatment plant equipment and facilities, except for the office building from Los Rios Boulevard.

Approval of a Specific Use Permit for Service Yard with the following restrictions:

1. The service yard must be located south of the sewage treatment plant and east of the wooded drainage way and must only be utilized to serve the sewage treatment plant.
2. The service yard must be no more than two acres in size and must be screened from view of streets and adjacent properties.

AM/kob

cc: Mark Simon, North Texas Municipal Water District  
Gary M. Staiger, GSR Andrade Architects, Inc.  
Jeanna Scott, Building Inspections Manager

<https://goo.gl/maps/eKYqST2tDkwKELLP6>



CITY OF PLANO  
PLANNING & ZONING COMMISSION

March 15, 2021

**Agenda Item No. 1A**

**Public Hearing:** Zoning Case 2020-016

**Applicant:** North Texas Municipal Water District

(Submitted under the Plano Tomorrow Comprehensive Plan)

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**DESCRIPTION:**

Request to expand Specific Use Permit No. 4 for Sewage Treatment Plant with restrictions and to add a Specific Use Permit for Service Yard with restrictions on 17.1 acres located on the east side of Los Rios Boulevard, 1,030 feet north of 14th Street. Zoned Agricultural with Specific Use Permit No. 4 for Sewage Treatment Plant. Tabled November 16, 2020, and December 21, 2020. Project #ZC2020-016.

Due to rolling electrical blackouts, which caused internet connectivity issues resulting in concerns about the lack of due process, as well as the impacts of the COVID-19 pandemic, the February 15, 2021 meeting was canceled, and this case was rescheduled for the March 15, 2021 meeting.

**SUMMARY:**

The applicant is requesting to expand Specific Use Permit No. 4 for Sewage Treatment Plant (S-4) and add a Specific Use Permit for Service Yard for three very specific and limited purposes:

1. The expansion of S-4 is necessary to allow for the construction of a new, single-story operations building to support the existing staff onsite in an up-to-date facility,
2. Some expansion of S-4 is necessary to rectify the zoning with the location of existing plant equipment built circa 1980, and
3. The addition of an SUP for Service Yard will allow a permanent location for the storage of maintenance-related materials, equipment, and vehicles consistent with the screening and placement requirements of the city.

The applicant is proposing stipulations that will prohibit treatment equipment from moving closer to the residential zoning district. The stipulations are intended to respect adjacent residents and properties, and the requests are in conformance with the recommendations of the Comprehensive Plan. For these reasons, staff is in support of the requests.

## **REMARKS:**

This zoning case is tailored to be extremely limited in the scope of use of the property at the request of the property owner. The proposed zoning change will expand the Specific Use Permit (S-4) with specific restrictions. The SUP expansion includes language that will prohibit the construction of any treatment processing unit outside of the current geographical boundary of the treatment plant. Again, no treatment units will be authorized outside of the current geographical boundary, and the wastewater treatment plant cannot be expanded onto this SUP expansion tract. The SUP expansion is needed to ratify the presence of a portion of an existing clarifier that has been on that tract of land since approximately 1980.

The zoning request also includes a Specific Use Permit request for Service Yard to provide a designated area for materials and equipment related to ongoing plant maintenance. This maintenance includes ongoing improvements to the plant and upgrades scheduled by the district. Providing an area for construction will allow the plant to modernize and improve over time.

Several points of confirmation are provided below and will be discussed further in this report:

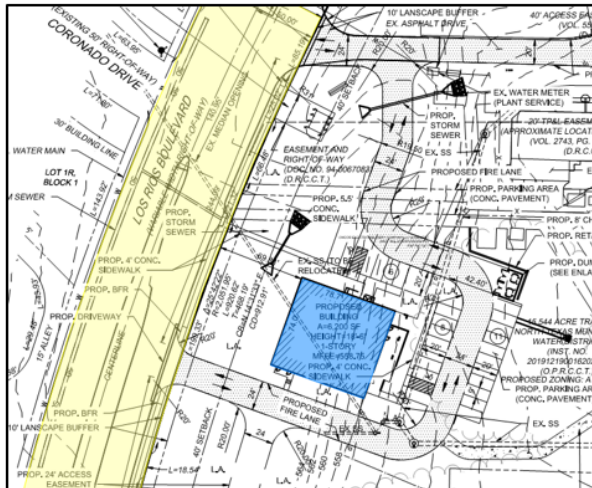
- The proposed SUP will not change the distance between the treatment plant's processing units and the residents.
- The proposed SUP will not change the Average Capacity of the treatment plant.
- The proposed SUP is not required for the Peak Capacity improvements that are currently underway.
- The Peak Capacity will be used during the rain events that cause an excessive amount of rainwater to be added to the flow reaching the treatment plant.

## **Actions since the November 16, 2020, Planning & Zoning Commission Meeting**

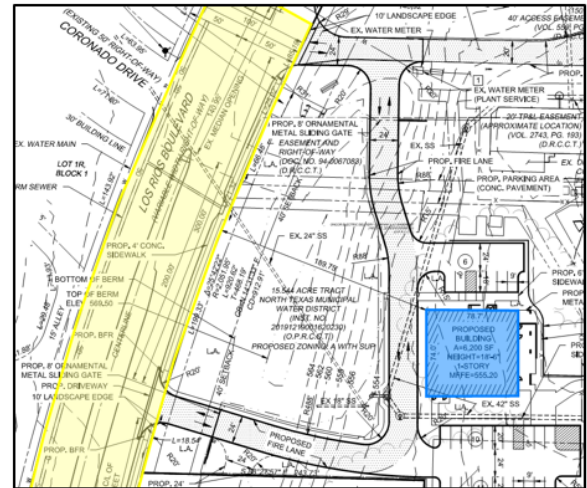
At the November 16, 2020, Planning & Zoning Commission meeting, the Commission tabled the zoning case based on concerns expressed in the public hearing. P&Z directed the applicant to provide a greater building setback, if possible, in an effort to respect the residential neighborhood on the west side of Los Rios Boulevard. Since that meeting, the applicant has made the following changes:

1. Modified the site design of the operations building, shifting it to the east over 100 feet from the previously proposed location, as shown below (Los Rios Boulevard in yellow, office building in blue):

Initial Layout: 11/16/2020



Revised Layout: 3/15/2021



2. Updated the proposed SUP stipulations to require a minimum setback of 150 feet from Los Rios Boulevard; and
3. Provided a landscape plan to demonstrate their intent to provide enhanced landscaping and screening along Los Rios Boulevard in excess of the minimum requirements. The area highlighted in green below shows live oaks along Los Rios Boulevard with a meandering row of grassy bushes (Lindheimer's Muhly) and Eastern Red Cedar trees along the top of the existing berm:



Additionally, the North Texas Municipal Water District has taken the following steps in order to address citizen concerns:

1. Held a virtual public meeting on January 12, 2021, with a question and answer period;
2. Updated the District's website project page to include written and graphic information on the proposed revised design (<https://www.ntmwd.com/projects/rowlett-creek-rwwtp/>); and
3. Continued to respond to questions and concerns received through email, phone, and their website.

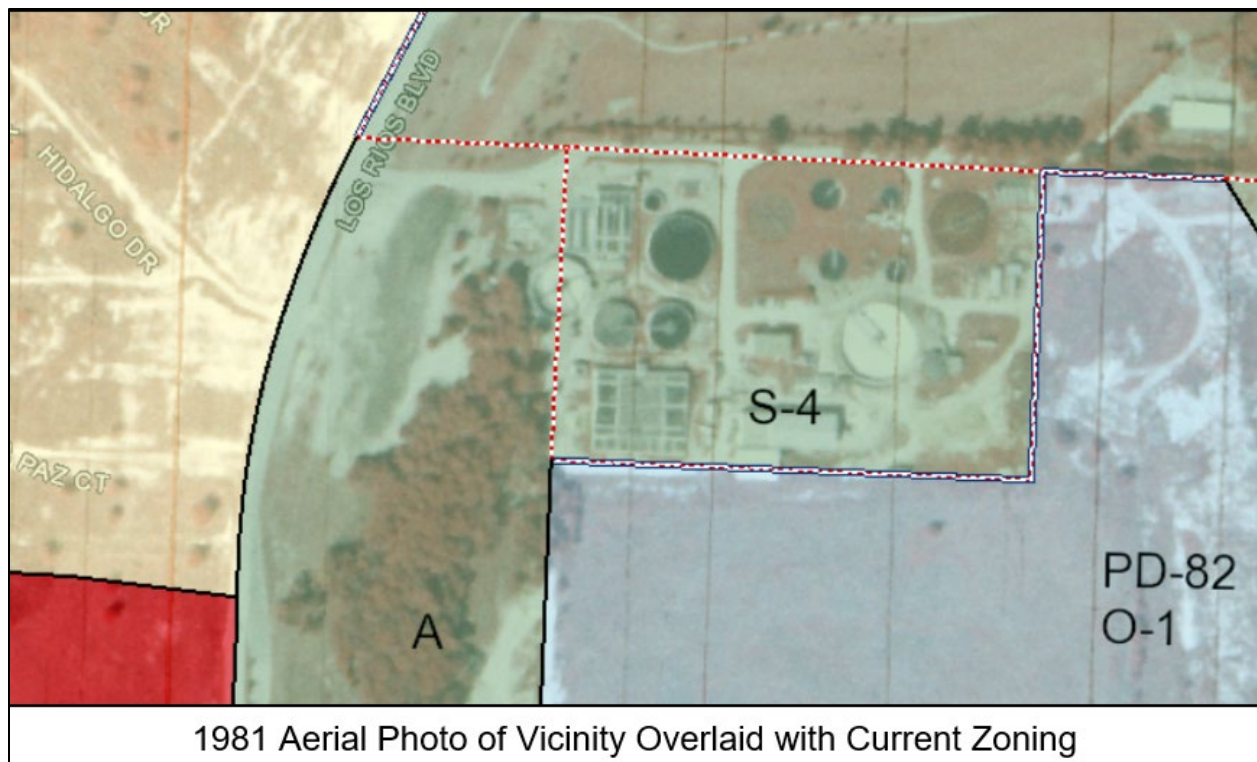
At the Commission's direction, the applicant has submitted an updated revised preliminary site plan and stipulations for consideration.

Also of note, the City Manager's Office and Public Works Department have provided customer service support regarding this zoning case.

## **REMARKS:**

### **History**

- In 1959, the City of Plano constructed the sanitary sewer treatment plant with an average annual daily flow capacity of 2 million gallons per day.
- In a 1971 zoning case, a Specific Use Permit (SUP No. 4) was granted to zone the location of the plant for the use of Sewer Treatment Plant as part of a larger zoning action for the city, which included many pieces of property.
- In 1975, the City of Plano sold the plant infrastructure to the North Texas Municipal Water District for regional wastewater treatment. This transaction did not include the sale of the underlying land.
- February 24, 1976, a Plano Star Courier article indicates the land immediately south of the facility was rezoned to Agriculture for future expansion of the plant. However, research has indicated the property was never owned by the City or the NTMWD; therefore, expansion onto this land was not possible.
- In 1980, the District expanded the physical facilities and increased the average annual daily flow capacity to 12 million gallons per day. The following historic aerial photograph from 1981 shows the western-most extent of the facilities aligning with existing western sewage treatment equipment prior to other development within the immediate vicinity.



- In 1985, the District increased the average annual daily flow capacity to 16 million gallons per day.
- In 2000, the District replaced the original 1950s physical plant facilities with more modern equipment to reduce odors and increased the average annual daily flow capacity to 24 million gallons per day.
- The following table shows the average capacity of the plant/years of expansion.

Average Daily Capacity	
1975	6 mgd
1980	12 mgd
1985	16 mgd
2000	24 mgd

- In February 2018, the City held the first of four visioning meetings for the Rowlett Creek Greenbelt Park. The slide show included a map indicating park area, which inaccurately included City property west of the NTMWD facility. The land west of the NTMWD facility was not part of the Parks Department's property acquisition for the Rowlett Park greenbelt and should, therefore, not have been included in the graphics for that project. The graphics were updated after the February 2018 meeting to remove this area, and it was also excluded from the adopted final plan in November 2018.
- On October 26, 2019, due to the uncertainty regarding the potential for liability and exposure of the City related to the ownership of the underlying property, the City conveyed the land to the District. The property was conveyed at no cost with the



condition that the land would revert back to the City if the District no longer used the land for wastewater treatment.

- During discussions of the land conveyance, the District expressed a need to construct an office building to support the wastewater treatment operations. The City-owned land along the east side of Los Rios Boulevard was ideal for the construction of a one-story office building. This land was sold to the District on October 26, 2019, to be used for the construction of the new building. During the negotiations of the sale of the land, the District and the City agreed that no additional treatment units could be constructed on the property. Restrictions on the use of the land will be discussed further below.

In summary, the plant has undergone three significant upgrades by NTMWD, which have expanded the original footprint of the facilities and increased the plant capacity from an average annual daily flow of two million gallons per day to 24 million gallons per day, reflective of the growth of Plano and the surrounding area. The most recent upgrade took place in 2000. According to District representatives, there are no plans to further increase the average capacity of the plant, and the proposed changes currently requested will not alter the average plant capacity.

### **Additional Background Information**

1. Average Versus Peak Plant Capacity - The permit issued by the Texas Commission on Environmental Quality for this treatment plant is for an Average Capacity of 24 million gallons per day. During rain events, the amount of flow reaching the plant increases significantly due to rainwater and groundwater entering the sanitary sewer system; therefore, the Peak Capacity of the plant is 60 million gallons per day to accommodate this surge in flow. Last year, the peak-hour flows arriving at the treatment plant during rain events were over 90 million gallons per day; therefore, the District is currently increasing the Peak Capacity to address that increased flow. The Peak Capacity improvements currently underway will neither increase the permitted Average Capacity nor increase the footprint of the existing treatment units.
2. TCEQ Required Buffer - The TCEQ requires a buffer around the plant where no residential uses are allowed closer than 150 feet of a treatment processing unit. The buffer around the plant meets the TCEQ requirements. The 2019 sale of the land along Los Rios to the District did not alter the TCEQ-required buffer. The requested expansion of the Specific Use Permit boundary will not increase the footprint of the existing treatment units; therefore, the TCEQ-required buffer will not need to change if the SUP is approved.

The TCEQ-required setbacks are for treatment processing units; this does not apply to the operations building as proposed. The closest treatment unit is approximately 300 feet from the Los Rios Boulevard right of way, which is 100 feet wide in this location. No additional treatment units will be allowed closer to any residential uses based on this zoning request.

3. Aesthetics - The District has taken the following actions to address concerns raised during the Planning & Zoning Commission meeting held last year:
  - a. Moved the proposed operations building to the east,
  - b. Retained a majority of the existing berm, and
  - c. Retained (where possible) and increased the number of trees within the landscape buffer along Los Rios.
4. Odors - The wastewater treatment plant has existing odor control equipment at multiple locations to capture and treat odorous air. All odor control equipment will be maintained to provide reliable service. The District maintains a team available 24 hours a day to respond to odor complaints.
5. Current/Proposed Projects - A new operations building is proposed to be constructed on the tract along Los Rios. After the current operations building is removed, emergency generators will be constructed in its place.
6. Peak Capacity Improvements
  - a. Phase I was awarded in March 2017 and will be completed this summer. This project will increase Peak Capacity from 60 mgd to 77.5 mgd.
  - b. Phase II A is scheduled to be awarded this summer and completed in 2024. This project will address peak flow solids.
  - c. Phase II B is scheduled to be awarded late in the year in 2023 and completed late in the year in 2025. This project will address peak flow liquids, increasing Peak Capacity to 95 mgd).
  - d. Phase III is scheduled to be awarded in spring 2026 and completed late in the year 2028. This project will provide Peak Capacity of 120 mgd.

These ongoing improvements generate a need for a permanent service yard to accommodate construction equipment and supplies in a fitting location. If approved as requested, it must be screened from view of streets and adjacent properties, unlike a temporary construction yard.

## **Request**

The purpose for this request is to expand the boundaries of the existing Specific Use Permit No. 4 for Sewage Treatment Plant to include all of the existing plant facilities and to request an SUP for Service Yard to provide a limited, permanent location for storage of vehicles and equipment to serve the plant. The property is currently zoned Agricultural with Specific Use Permit No. 4 for Sewage Treatment Plant.

The Agricultural district is intended to provide for farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for the packing, treating, or storing of produce. It is anticipated that all Agricultural districts will be changed to other zoning classifications as the city proceeds toward full development.

As proposed by the applicant, the sewage treatment plant equipment and facilities will remain within the current geographic boundaries, with the exception of a new one-story office building and parking lot, which are proposed immediately western of the existing sewage treatment plant. The applicant is also requesting a Specific Use Permit for a Service Yard immediately south of the sewage treatment plant. The service yard will provide a permanent location for vehicles and equipment needed to maintain the facility. The service yard location is screened by the wooded drainage way to the east. The yard will be required to meet additional paving and screening requirements of the Zoning Ordinance.

A sewage treatment plant is commonly defined as a facility designed for the collection, removal, treatment, and disposal of waterborne sewage generated within a given service area. Service yard (public or utility) is defined by the Zoning Ordinance as an area for the servicing and storage of vehicles, mechanical items, or other property of a government agency, or public or private utility.

A revised preliminary site plan, NTMWD Rowlett Creek RWWTP, Block 1, Lot 1, accompanies this request as agenda item 1B.

#### Purpose for an SUP

The purpose and intent for an SUP is to authorize and regulate a use not normally permitted in a district, which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established. Section 6.100 (Specific Use Permits) of Article 6 (Specific Use Permits and Certificates of Occupancy) states the following:

*“The Planning & Zoning Commission in considering and determining its recommendations to the City Council on any request for a specific use permit may require from the applicant plans, information, operating data, and expert evaluation concerning the location, function, and characteristics of any building or use proposed. The City Council may, in the interest of the public welfare and to insure compliance with this ordinance, establish conditions of operation, location, arrangement, and type and manner of construction of any use for which a permit is authorized. In authorizing the location of any of the uses listed as specific use permits, the City Council may impose such development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view, traffic, or other undesirable or hazardous conditions.”*

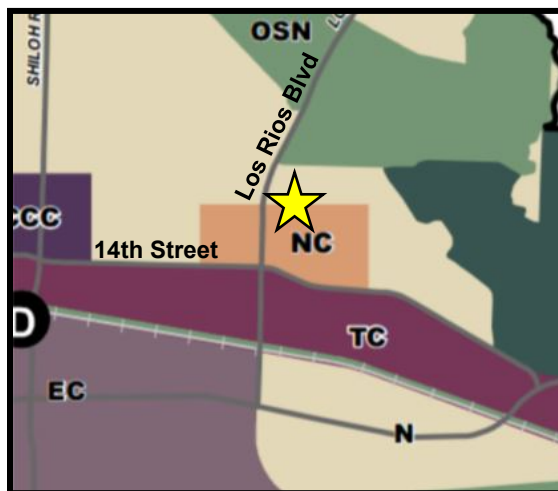
## Surrounding Land Use and Zoning

North	Public park zoned Agricultural with Specific Use Permit No. 9 for Country Club
West	Across Los Rios Boulevard, an existing Single-Family Residential neighborhood zoned Single-Family Residence-7
South	Vacant land zoned Agricultural and private recreation facility zoned Planned Development-82-Neighborhood Office (PD-82-O-1)
East	Private recreation facility zoned Planned Development-82-Neighborhood Office (PD-82-O-1)

## Conformance with the Comprehensive Plan

**Future Land Use Map** - The Future Land Use Map of the city's Comprehensive Plan designates the subject property as Neighborhood (N) and Neighborhood Center (NC).

*The Neighborhood future land use category consists primarily of residential areas focused on sustaining a high quality of life through clear, well-maintained infrastructure, housing, open space, schools, and limited service/institutional uses. Single-family residential should remain the primary use within neighborhoods. It is the intention to preserve and enhance these uses and to regulate the design of new residential infill products to be within the context of the surrounding environment. Institutional, light office, and service uses are considered secondary uses and may be located along the frontage of arterial streets and intersections. Adequate building setbacks must be considered when development is proposed near neighborhoods.*



*The Neighborhood Center future land use category applies to corner retail sites along major arterials. Redevelopment of existing retail centers is strongly encouraged and should reduce retail square footage, focus on quality design and pedestrian access, and increase the mix of uses. Neighborhood Center uses are typically located in low-rise buildings with retail, service, and office uses that serve the adjacent neighborhoods. The introduction of residential uses within Neighborhood Centers is recommended where it can be accomplished in a context-sensitive manner and integrated into the center. When residential is introduced, single-family uses are desired for compatibility with existing adjacent neighborhoods. Neighborhood centers will be based on the concepts of mixed-use, community design, and transit-oriented design, where possible. Adequate building setbacks must be considered when development is proposed near neighborhoods. Useable open spaces will be included within the centers to create active and interesting public spaces.*

The Zoning Ordinance classifies both sewage treatment plants and service yards as utility uses. These uses are necessary to serve residents and businesses throughout the city.

With this request, the applicant is not proposing to expand the location of plant equipment, but to request zoning to accommodate the location of existing equipment and a new plant operations building located adjacent to Los Rios Boulevard. The applicant is also proposing stipulations to respect residents and adjacent properties.

The requested service yard use is proposed with a maximum of two acres south of the plant within the NC designation, and the intent of the service yard is to support the plant operations. The applicant is also proposing restrictions to clarify the use, location, and screening requirements of the service yard.

The requested amendments to the Sewage Treatment Plant SUP and the proposed Service Yard SUP will allow the existing sewage treatment plant to continue serving the community with a new operations building and dedicated area for service vehicles and equipment while adding site restrictions intended to respect adjacent residents and properties. This request is in conformance with the N and NC designations.

**Growth and Change Map** - The Growth and Change Map designates the subject property as Conserve and Enhance (CE).

*These areas are expected to retain the current form of development but will experience some minor infill and ongoing rehabilitation consistent with the present form and character.*

The request would allow the site to continue to provide a vital service for residents and businesses within the city. The applicant is committing to a single-story building, additional landscaping, and setbacks, which minimize impacts because they are far in excess of standard zoning district requirements. These do not change the form of development but act as a small infill building to an existing site. The proposed building will be consistent with the present form and character of the surrounding area as a small, single-story structure with limited parking.



These changes will help rehabilitate the existing plant operations in support of Plano's infrastructure. The proposed restrictions are intended to limit the impact on adjacent residents and properties. This request is in conformance with the CE designation.

#### Expansion of Specific Use Permit No. 4 for Sewage Treatment Plant

The applicant is proposing to expand the boundaries of the existing Specific Use Permit No. 4 for Sewage Treatment Plant to include existing plant facilities and to allow for a new one-story plant operations building located along Los Rios Boulevard. The building will include offices and a small lab as described in the attached letter from the North Texas Municipal Water District.



As a part of this request, the applicant is proposing three stipulations:

1. No sewage treatment process units will be added outside the operational boundaries as they existed on January 1, 2021.
2. Development along Los Rios Boulevard is restricted to a one-story office building and associated parking spaces with a minimum setback of 150 feet from the Los Rios Boulevard right of way.
3. A living screen, consisting of a variety of evergreen trees must be planted and maintained to screen the sewage treatment plant equipment and facilities, except for the office building from Los Rios Boulevard.

As presented, the request is a minor change to the plant site with only a new operations building and ancillary parking as the proposed improvements. The stipulations are intended to clarify the impacts of the request and propose screening for adjacent residents and the public. Staff is in support of the proposed expansion and stipulations for the plant.

#### Specific Use Permit for Service Yard

The purpose for the proposed service yard is to establish a permanent location for construction and maintenance vehicles, equipment, and supplies. In the past, NTMWD has received a series of temporary construction yard permits to support updates to and maintenance of the treatment plant. Due to ongoing needs, a defined location in proximity to the plant is more practical than a regular request for temporary permits. The district intends to use the service yard for future maintenance projects and is therefore requesting it as a permanent improvement.

As a part of this request, the applicant is proposing the following stipulations:

1. The service yard must be located south of the sewage treatment plant and east of the wooded drainage way and must only be utilized to serve the sewage treatment plant.
2. The service yard must be no more than two acres in size and must be screened from view of streets and adjacent properties.

The proposed stipulations will limit the location and use of the service yard, and ensure it is screened from view by adjacent streets and properties. Staff is in support of the service yard and associated stipulations to aid in maintaining the plant.

## **RECOMMENDATION:**

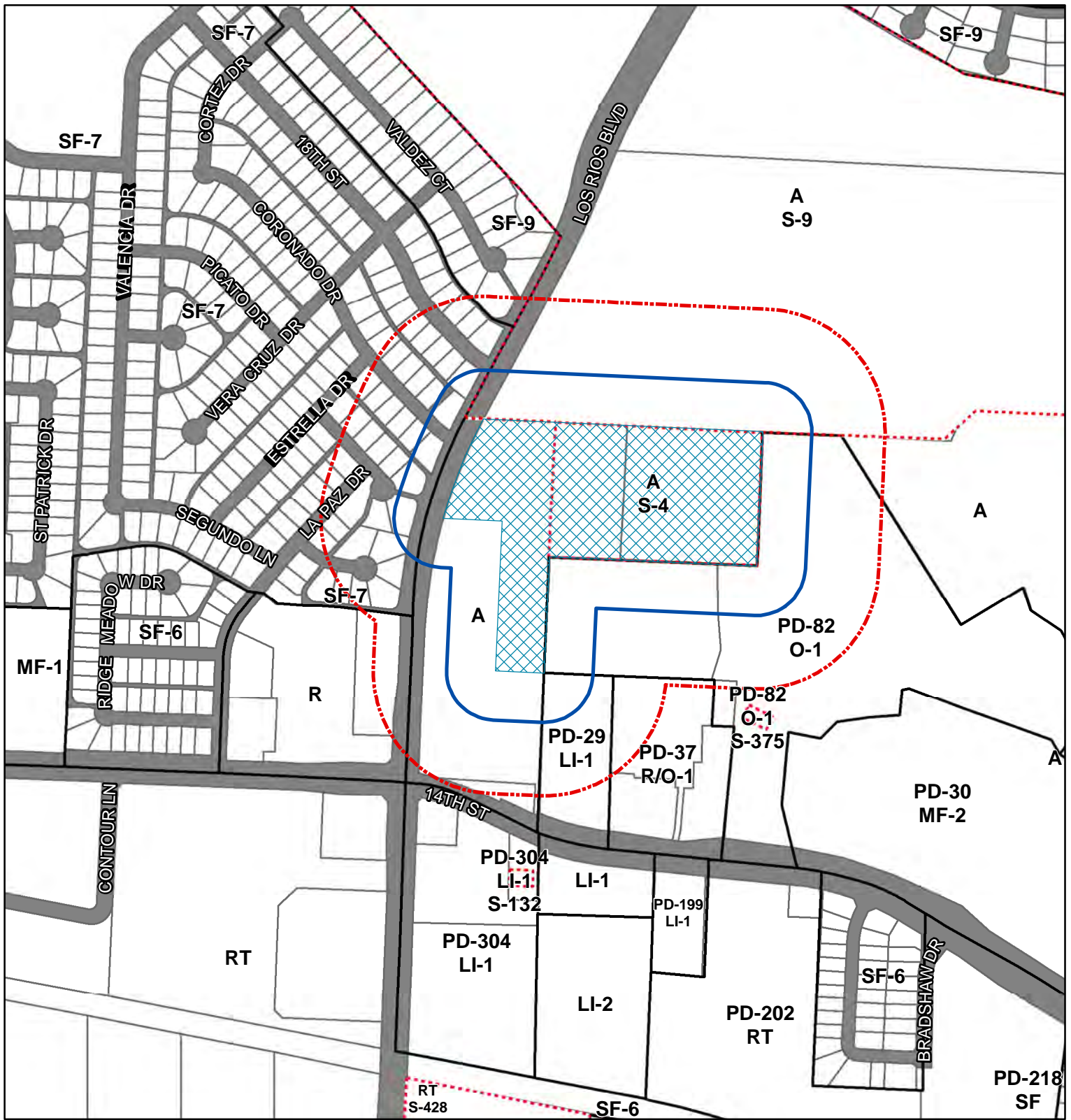
Recommended as follows:

Approval of the expansion of Specific Use Permit No. 4 for Sewage Treatment Plant with the following restrictions:

1. No sewage treatment process units will be added outside the operational boundaries as they existed on January 1, 2021.
2. Development along Los Rios Boulevard is restricted to a one-story office building and associated parking spaces with a minimum setback of 150 feet from the Los Rios Boulevard right of way.
3. A living screen, consisting of a variety of evergreen trees must be planted and maintained to screen the sewage treatment plant equipment and facilities, except for the office building from Los Rios Boulevard.

Approval of a Specific Use Permit for Service Yard with the following restrictions:

1. The service yard must be located south of the sewage treatment plant and east of the wooded drainage way and must only be utilized to serve the sewage treatment plant.
2. The service yard must be no more than two acres in size and must be screened from view of streets and adjacent properties.

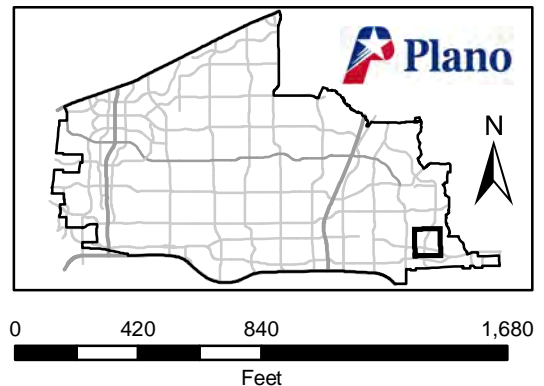


Zoning Case: 2020-016

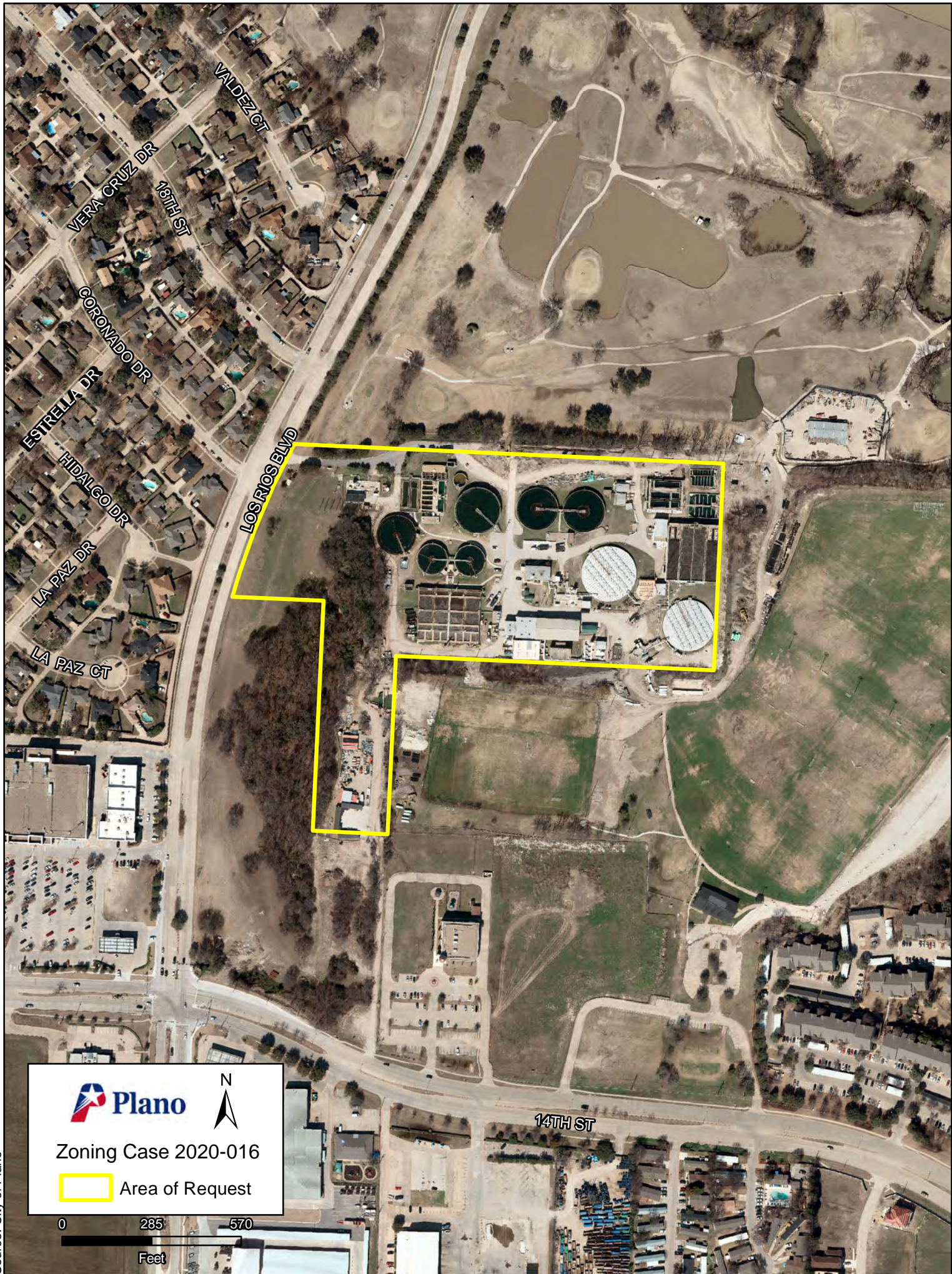
Existing Zoning: Agricultural (A) with Specific Use Permit No. 4 for Sewage Treatment Plant

Proposed Zoning: Agricultural (A) with Specific Use Permit No. 4 for Sewage Treatment Plant and Specific Use Permit for Service Yard

- |                                   |                            |                     |
|-----------------------------------|----------------------------|---------------------|
| 500' Courtesy Notification Buffer | Streets                    | Zoning Boundary     |
| 200' Notification Buffer          | Zoning Boundary Change/SUP | Specific Use Permit |
| Subject Property                  | Municipal Boundaries       |                     |







Zoning Case 2020-016



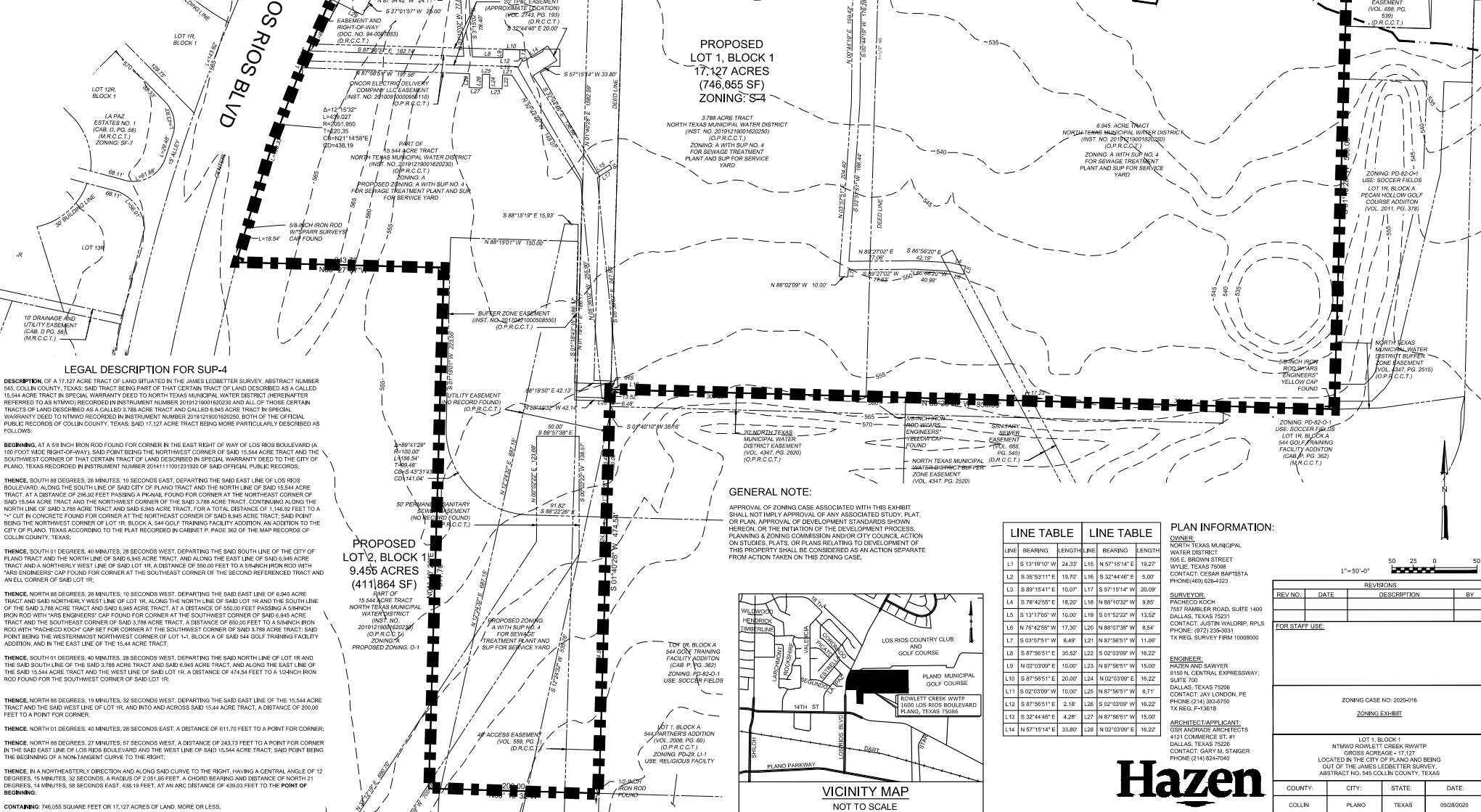
Area of Request

0 285 570  
Feet



ABBREVIATION LEGEND:

CAB. CABINET  
BS. CORD BEARING  
CD. CORD DISTANCE  
D.R.C.C.T. DEED RECORDS COLLIN COUNTY TEXAS  
DOC. DOCUMENT  
E. EAST  
INST. INSTRUMENT  
L. LINE LENGTH  
M.A.P. MAP RECORDS COLLIN COUNTY TEXAS  
NO. NUMBER  
N. NORTH  
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS  
PAGE PAGE  
R. RADIUS  
S. SOUTH  
SF. SQUARE FEET  
T. TANGENT  
VOL. VOLUME  
W. WEST



Hazen

**PLAN INFORMATION:**

OWNER:  
NORTH TEXAS MUNICIPAL WATER DISTRICT  
505 E. BROWN STREET  
WYLLIE, TEXAS 75088  
CONTACT: CESAR BAPTISTA  
PHONE: (469) 628-3233

SURVEYOR:  
PACHECO KOCH  
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CONTACT: JUSTIN WALDRUP, RPLS  
PHONE: (972) 235-9031  
TX REG. SURVEY FIRM 10008000

ENGINEER:  
HAZEN AND SAWYER  
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PHONE: (214) 382-0750  
TX REG. F-13618

ARCHITECT/APPLICANT:  
GSR AND ASSOCIATES ARCHITECTS  
4121 COMMERCE ST. #1  
DALLAS, TEXAS 75226  
CONTACT: GARY M. STAGGER  
PHONE: (214) 824-7040

REV. NO.	DATE	DESCRIPTION	BY
FOR STAFF USE:			
ZONING CASE NO. 2020-016			
ZONING EXHIBIT			
LOT 1, BLOCK 1 NTMWD ROWLEY CREEK RWYTP GROSS ACREAGE: 17.127 LOCATED IN THE CITY OF PLANO AND BEING OUT OF THE JAMES LEDBETTER SURVEY ABSTRACT NO. 545 COLLIN COUNTY, TEXAS			
COUNTY:	CITY:	STATE:	DATE:
COLLIN	PLANO	TEXAS	09/28/2020



# ABBREVIATION LEGEND:

CAB. CABINET  
 CB. CORD BEARING  
 CD. CORD DISTANCE  
 D.R.C.C.T. DEED RECORDS COLLIN COUNTY TEXAS  
 D.C. DOCUMENT  
 E. EAST  
 INST. INSTRUMENT  
 L. LINELENGTH  
 M.R.C.C.T. MAP RECORDS COLLIN COUNTY TEXAS  
 NO. NUMBER  
 N. NORTH  
 O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS  
 PG. PAGE  
 R. RADIUS  
 S. SOUTH  
 SF. SQUARE FEET  
 T. TANGENT  
 VOL. VOLUME  
 W. WEST

## LEGEND:

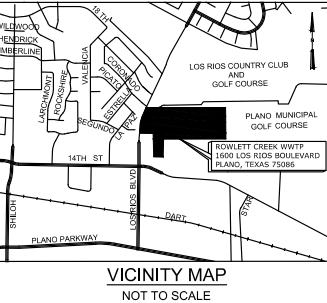
— FIRE HYDRANT  
 — MANHOLE (TYPE UNKNOWN)  
 — SEWER MANHOLE  
 — STORM WATER MANHOLE  
 — FENCE  
 — STORM DRAIN LINE  
 — WATER LINE  
 — SS — SANITARY SEWER LINE  
 — 113 — EXIST. CONTOUR  
 — METER ID  
 — PARKING COUNT

TRASH HANDLING NOTE:  
 TRASHING TRAILS AND LANDFILLS THEIR OWN REFUSE. TRASH FROM ALL PLANT FACILITIES, INCLUDING THE NEW OPERATIONS BUILDING WILL BE STORED IN DUMPSTER CONTAINERS INSIDE THE PROPOSED SOLIDS HANDLING FACILITY. LOCATION IS NOTED ON THE PLAN.

THE PURPOSE OF THIS REVISED PRELIMINARY SITE PLAN IS TO DOCUMENT EXISTING CONDITIONS AND SHOW THE LOCATION OF THE PROPOSED OFFICE BUILDING AND SERVICE YARD.

WATER METER SCHEDULE				
ID	TYPE	SIZE	NO.	SAN. SEW.
1	W	6"	1	N.A.

NOTE: NO CITY SEWER SERVICE CONNECTION TO SITE



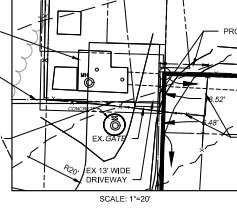
## GENERAL NOTE:

- BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
- HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.
- FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY. UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIER-FREE RAMPS, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
- MECHANICAL UNITS, DUMPSTERS, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTIONS DEPARTMENT.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
- OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-466 OF THE CODE OF ORDINANCES.
- PLEASE CONTACT THE BUILDING INSPECTIONS DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
- ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND.
- USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN ARTICLE 24 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARDOUS MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.

EX CONC. JUNCTION BOX  
 (TO BE MODIFIED TO BE AT GRADE)

PROP. 8' SOLID SCREENING FENCE

PROP. 8' SOLID GATE (MANUAL SLIDE TYPE)



PROP. 8' CHAIN LINK FENCE

EX CONC. DRIVE

EX CONC. DRIVE

EX CONC. DRIVE

EX CONC. DRIVE

EX CONC. DRIVE

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## GENERAL NOTES

14. IN ACCORDANCE WITH THE TERMS OF THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF PLANO AND THE NORTH TEXAS MUNICIPAL WATER DISTRICT DATED MONDAY OCTOBER 26TH, 2018, ON THE LOS RIOS PROPERTY, ITEM #3, THE NTMWD SHALL INSTALL AND MAINTAIN AN IRRIGATED LANDSCAPE SCREEN ALONG THE ENTIRE WESTERN AND SOUTHERN PROPERTY, WITH THE EXCEPTION OF THE AREA IN FRONT OF THE PROPOSED OPERATIONS BUILDING, ADJACENT TO LOS RIOS BOULEVARD AND 14TH STREET. EVERGREEN SHRUBS SHALL BE USED AS A LANDSCAPE SCREEN AND PAGED SO AS TO CREATE AT LEAST A 6'00" TALL SCREEN WITHIN TWO YEARS OF THE INSTALLATION OF THE SHRUBS. NTMWD SHALL IRRIGATE THE LANDSCAPING WITH AN AUTOMATIC SPRINKLER SYSTEM. NTMWD SHALL MAINTAIN THE LANDSCAPING IN A HEALTHY, GROWING CONDITION.

## PLAN INFORMATION:

OWNER:  
 NORTH TEXAS MUNICIPAL WATER DISTRICT  
 505 E. BROWN STREET  
 WYILE, TEXAS 75086  
 CONTACT: WATT MARSH, PE  
 PHONE: (972) 443-6485

SURVEYOR:  
 PACHECO ROCH  
 7567 RAMBLER ROAD, SUITE 1400  
 DALLAS, TEXAS 75221  
 CONTACT: JUSTIN WALDRIP, RPLS  
 PHONE: (972) 235-0531  
 TX REG. SURVEYOR #8000500

ENGINEER/DESIGNER:  
 HAZEN AND SAWYER  
 8100 N. CENTRAL EXPRESSWAY, SUITE 700  
 DALLAS, TEXAS 75206  
 CONTACT: JAY LONDON, PE  
 PHONE: (214) 350-0750  
 TX REG. P.E. #3819

ARCHITECT/APPLICANT:  
 GSH ANDRADE ARCHITECTS  
 4121 COMMERCE ST., #1  
 DALLAS, TEXAS 75226  
 CONTACT: GARY M. STAEGER  
 PHONE: (214) 824-7040

## SHEET 1 OF 2

REV. NO.	DATE	REVISIONS	BY
1	10/12/2020	PER CITY COMMENTS	KAR
2	11/09/2020	PER CITY COMMENTS	JCL
3	11/12/2020	PER CITY COMMENTS	JCL
4	12/19/2020	SITE PLAN REVISION	KAR
5	11/11/2021	SITE PLAN REVISION	KAR

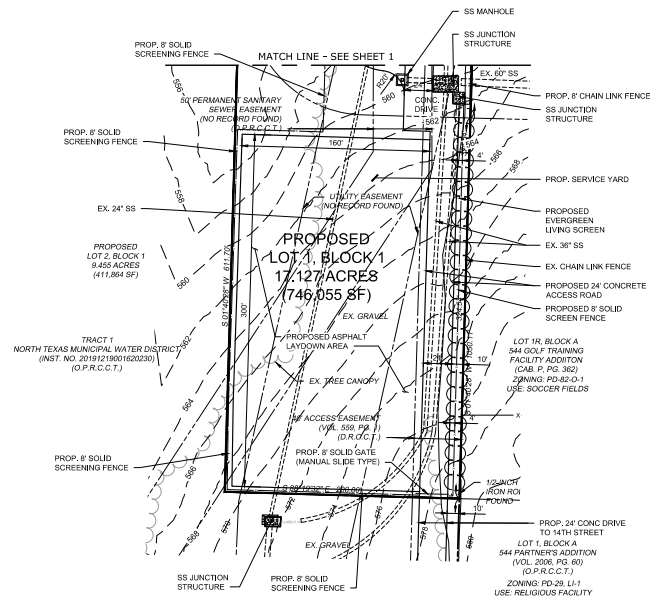
FOR STAFF USE:

REVISED PRELIMINARY SITE PLAN  
 RPS20200111

LOT 1, BLOCK 1  
 NTMWD ROWLETT CREEK RRWTP  
 GROSS AREA: 17.127 ACRES  
 LOCATED IN THE CITY OF PLANO AND BEING OUT OF THE JAMES  
 LEBETTER SURVEY  
 ABSTRACT NO. 545 COLLIN COUNTY TEXAS

COUNTY:	CITY:	STATE:	DATE:
COLLIN	PLANO	TEXAS	12/10/2020

**Hazen**



SITE DATA TABLE:

Item	Lot 1
<b>General Site Data</b>	
Zoning (from zoning map)	AGRICULTURAL (A) WITH SUP FOR SEWAGE TREATMENT PLANT AND SUP FOR SERVICE YARD
Lot 1 Use (from Zoning Ordinance)	SEWAGE TREATMENT PLANT
Lot Area (square feet & acres)	746,055/17.127
Building Footprint Area (square feet)	249,383
Total Building Area (square feet)	226,345
Building Height (feet - distance to tallest building element)	
NEW ROWLETT CREEK RWWTP OPERATIONS BUILDING	18'-6"
PHASE IIA SOLIDS HANDLING FACILITY	37'-0"
PHASE IIA TRAIN A BASINS 1 AND 2 FLOWERS AND ELECTRICAL ROOM	24'-0"
PHASE IIA FERRIC SULFATE STORAGE AND FEED FACILITY	14'-0"
Lot Coverage (percent - x.x%)	30.33
Floor Area Ratio (FAR - x.x/1)	0.21
Existing Open Storage (square feet)	0
Proposed Open Storage (square feet)	0
Multifamily Units	N/A
Parking (Operations Building)	
Parking Ratio (from Zoning Ordinance)	0.75
Required Parking (# spaces)	21
Provided Parking (# spaces)	25
Accessible Parking Required (# spaces)	2
Accessible Parking Provided (# spaces)	2
Parking in Excess of 110% of required parking (# spaces)	7
<b>Landscape Area (including turf areas)</b>	
Landscape Edge Area Provided (square feet)	5,180
Required Interior Landscape Area (parking lot landscaping) (square feet)	200
Additional Interior Landscape Area Provided (square feet)	678
Other Landscape Area within the lot including Storm Water Conservation Area (square feet)	40,742
Total Landscape Area (square feet)	44,800
<b>Permeable Area (not including landscaping of turf areas)</b>	
Permeable Paved Area (square feet)	0
Other Permeable Area within the lot not including landscaping or turf areas	345,877
Total Permeable Area (square feet)	345,877
<b>Impervious Area</b>	
Building Footprint Area (square feet)	226,345
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)	128,033
Other Impervious Area	355,378
Total Impervious Area	355,378
Sum of Total Landscape Area + Total Permeable Area =	746,055
Lot Area	
Total Impervious Area	355,378
Less DMP Impervious Area Credit	
Reliable Impervious Area	355,378

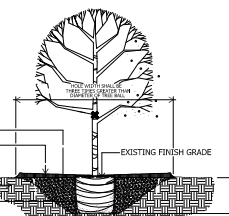
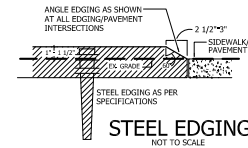
SHEET 2 OF 2

REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY
1	10/12/2020	PER CITY COMMENTS	KAR
2	11/09/2020	PER CITY COMMENTS	JCL
3	11/12/2020	PER CITY COMMENTS	JCL
4	12/10/2020	SITE PLAN REVISION	KAR
5	11/1/2021	SITE PLAN REVISION	KAR
FOR STAFF USE:			
REVISED PRELIMINARY SITE PLAN RPS20200411			
LOT 1, BLOCK 1 NTMWD ROWLETT CREEK RWWTP GROSS AREA: 17.127 ACRES LOCATED IN THE CITY OF PLANO AND BEING OUT OF THE JAMES LEDBETTER SURVEY ABSTRACT NO. 545 COLLIN COUNTY TEXAS			
COUNTY:	CITY:	STATE:	DATE:
COLLIN	PLANO	TEXAS	12/10/2020



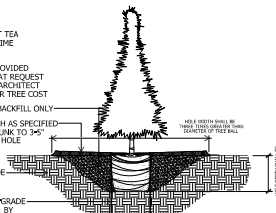






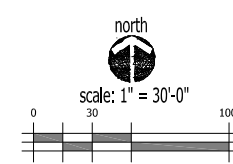
### TREE PLANTING

SHADE TREE - 3" CAL. and smaller



### TREE PLANTING

(EASTERN RED CEDAR)



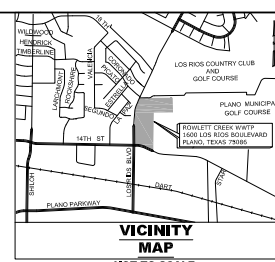
### PLAN INFORMATION:

**OWNER:**  
NORTH TEXAS MUNICIPAL WATER DISTRICT  
505 E. BROWN STREET  
WYLLIE, TEXAS 75098  
CONTACT: MATT MARSH, PE  
PHONE: (972) 442-5405

**SURVEYOR:**  
PACHECO ROCH  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
CONTACT: JILL N. WALTON, RPLS  
PHONE: (972) 239-9331  
TX REG. SURVEY #1811006800

**ENGINEER:**  
HAYDON AND SAWYER  
8150 N. CENTRAL EXPRESSWAY, SUITE 700  
DALLAS, TEXAS 75209  
CONTACT: JAY LONDON, PE  
PHONE: (214) 382-6750  
TX REG. #13818

**ARCHITECT/PREPARER:**  
ANDRADA ARCHITECTS  
4121 COMMERCE ST. #1  
DALLAS, TEXAS 75226  
CONTACT: GARY M. STAGER  
PHONE: (214) 824-1040



### PLANO LANDSCAPE NOTES

- CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION FOR ANY OSMOSE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR OSMOSE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
- ALL SHRUB AND GROUND COVER BEDS SHALL HAVE MINIMUM OF (2") TWO INCHES OF HARDWOOD BARK MULCH.
- LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON PLANS.
- TREES SHALL BE PLANTED AT LEAST (25) FIVE FEET FROM ANY UTILITY LINE, AND OUTSIDE ALL UTILITY EASEMENTS AND A THREE (3') FOOT CLEAR ZONE AROUND FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED.
- ALL TREES PLANTED WITHIN FIVE (5') FEET OF A CURB, WALK OR DRIVE MUST INCLUDE AN APPROVED RIGID PLASTIC ROOT BARRIER APPROVED BY CITY OF PLANO.
- TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7'.
- TREES OVERHANGING VISIBILITY EASEMENTS OR DRIVEWAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7'.
- TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES, AND FIRELANES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14'.
- TREES PLANTED ON A SLOPE WILL HAVE THE SOULINAT AT AVERAGE GRADE OF 5%.
- NO SHRUB SHALL BE PERMITTED WITHIN AREAS LESS THAN 3' IN WIDTH. ALL SUCH AREAS SHALL BE GRASS OR OTHER PERMANENT FIRM MATERIALS SUCH AS WALKERS.
- MULTI-TUNK AND ORNAMENTAL TREES WILL BE ALLOWED IN THE CITY RIGHT-OF-WAY WITH STAFF APPROVAL ONLY. (MUST BE OUTSIDE ALL VISIBILITY TRIANGLES)
- IN MEDIAN ALL LANDSCAPE MATERIAL, EXCLUSIVE OF TREES, SHALL NOT EXCEED 24" IN HEIGHT.
- VISIBILITY TRIANGLES MUST BE PROVIDED AT ALL DRIVE INTERSECTIONS. IN PARKING LOT ISLANDS, AS REQUIRED BY THE THOROUGHFARE STANDARDS ORDINANCE, SHRUBS ARE NOT TO EXCEED 24" IN HEIGHT AND TREES WILL HAVE MINIMUM CLEAR TRUNK OF 7'.
- ALL PLANT MATERIAL WILL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS.
- ALL SIGNAGE AND FENCING CONTINGENT UPON BUILDING INSPECTION DEPARTMENT APPROVAL.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS, OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. PERMIT FEE MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

### \*LOS RIOS BLVD. / 14TH ST. SCREENING

IN ACCORDANCE WITH THE TERMS OF THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF PLANO AND THE NORTH TEXAS MUNICIPAL WATER DISTRICT DATED MONDAY OCTOBER 26TH, 2019, ON THE LOS RIOS PROPERTY, ITEM #3, THE NTHWD SHALL INSTALL AND MAINTAIN AN IRRIGATED LANDSCAPE SCREEN ALONG THE ENTIRE WESTERN AND SOUTHERN PROPERTY, WITH THE EXCEPTION OF THE AREA IN FRONT OF THE PROPOSED OPERATIONS BUILDING ADJACENT TO LOS RIOS BOULEVARD AND 14TH STREET EVERGREEN SHRUBS SHALL BE USED AS A LANDSCAPE SCREEN AND PLACED AS TO CREATE AT LEAST A 6-FOOT TALL SCREEN WITHIN TWO YEARS OF THE INSTALLATION OF THE SHRUBS. NTHWD SHALL IRRIGATE THE LANDSCAPING WITH AN AUTOMATIC IRRIGATION SYSTEM. NTHWD SHALL MAINTAIN THE LANDSCAPING IN A HEALTHY AND GROWING CONDITION.

### SHEET L-2

REV. NO.	DATE	REVISION	BY
1	10/01/20	CITY REVIEW COMMENTS #1	GSRA
2	03/11/21	NTHWD REVIEW COMMENTS	LDG
FOR STAFF USE:			
PRELIMINARY LANDSCAPE PLAN LP2021-001			
LEGEND			
LOT 1 & 2, BLOCK 1			
NTHWD REVIEW COMMENTS #1			
CROSS AREA 36.80 ACRES			
LOCATION: THE CITY OF PLANO AND BIRMG OF			
THE JAMES LEBETTER SURVEY			
ABSTRACT NO. 465 CO. 465 COUNTY TEXAS			
COUNTY	CITY	STATE	DATE
COIN	PLANO	TEXAS	01/25/2021

REVISIONS				
REV NO.	DATE	DESCRIPTION	BY	
1	10/01/20	CITY REVIEW COMMENTS #1	GSRA	
2	03/11/21	NTMWD REVIEW COMMENTS	LGD	
<u>FOR STAFF USE</u>				
PRELIMINARY LANDSCAPE PLAN LP200-L001				
<u>LEGAL DESCRIPTION</u>				
LOT 1 & 2, BLOCK 1 NTMWD ROWLETT CROSS HWYPP GROVES AREA 26.62 ACRES LOCATED IN THE CITY OF PLANO AND PARTS OUT OF THE JAMES LEBETTER SURVEY ABSTRACT #1345 COLIN COUNTY TEXAS				
COUNTY:	CITY:	STATE:	DATE:	
COLLN	PLANO	TEXAS	01/25/2021	





*Regional. Reliable. Everyday.*

November 12, 2020

Ms. Andrea S. Madison, AICP  
City of Plano – Planning Dept.  
1520 K. Avenue, Suite 250  
Plano, Texas 75074

Re: Project No. 301-0524-19  
Rowlett Creek Regional Wastewater Treatment Plant Operation Building  
Zoning Cases 2020-016 & 2020-024  
*Purpose Letter*

Dear Ms. Madison:

The North Texas Municipal Water District (NTMWD) understands the City of Plano has received numerous comments from residents regarding our request to construct a new Operations Building on vacant property recently acquired from the City of Plano west of the Rowlett Creek Regional Wastewater Treatment Plant. Please accept the following additional information, presented in 3 sections with attachments, to describe the purpose of this project.

- Background Information,
- Public Outreach Process and;
- Follow-up Questions from City of Plano Staff

**Background Information:**

I want to take this opportunity to provide the following background information on the existing Operations Building and scope of the proposed Operations Building and Service Yard. I also want to emphasize our intentions are to maintain the buffer zone around the plant at its current size and location and not expand the plant beyond the limits of the current buffer zone.

Existing Operations Building: The NTMWD is very concerned about the health and safety of our staff. The existing Operations Building was constructed in the mid-1970's, adhering to 1970's building technology and construction codes. With this in mind, the existing building does not provide adequate breakroom, shower, locker and restroom facilities; provide a safe space for staff during a tornado event or provide a comfortable work environment for laboratory or control room staff. In response to these needs, the NTMWD has installed a temporary trailer on site to provide improved restroom and breakroom facilities and begun design of a new Operations Building to permanently address all of these issues. During the early stages of design, it became apparent to us that we could utilize this space better if we moved the operations building outside of the treatment plant and dedicate this space for future wastewater treatment improvements.

Proposed Operations Building: The new Operations Building will be approximately 6,000 square

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Regional Service Through Unity...Meeting Our Region's Needs Today and Tomorrow

feet and include offices, breakroom, conference and training rooms, shower and locker room facilities, as well as a control room for the plant and a small lab for quality control testing. The control room and adjacent storage room will be structurally hardened to provide a safe space for staff during a tornado event. Outside of this building, the parking lot will be divided into a public side and employee side by an 8-foot intruder resistant fence with automatic employee access gates. There will also be landscape improvements around the proposed building and along the frontage of Los Rios Blvd and 14<sup>th</sup> Street (FM 544).

**Service Yard:** The Service yard will be an open area for contractors to store material and equipment while working at the plant. Currently the plant has very little space available for contractors to stage material and equipment essential to the projects that keep the plant in operation as well as in compliance with Local, State and Federal regulations. The service yard will be screened from view of Los Rios Blvd. and 14<sup>th</sup> Street (FM 544) by existing trees and additional landscape trees planted along the property frontage. An 8 ft intruder resistant fence will enclose the entire yard.

### **Public Outreach Process:**

In response to concerns expressed by local residents, the NTMWD Public Relations Department sent additional information to local residents, Home Owner Associations (HOA's) and hosted a public information meeting on Monday November 9, 2020, to address resident's concerns and explain our need for the new facility. NTMWD Public Relations received over 50 questions from approximately 17 residents that attended the one-hour meeting. A complete list of questions and answers will be posted on NTMWD's public webpage.

The following bullet items provide a more detailed synopsis of the specific public outreach tasks the NTMWD performed:

- NTMWD created the attached meeting flyer (*Rowlett Creek RWWTP Virtual Information Meeting Flyer*) that was used in notifying people of the meeting
- NTMWD requested a list of addresses and HOA's of those notified of the zoning case by the City of Plano Planning Department.
- NTMWD emailed information on the meeting, including the attached meeting flyer, to the following HOAs
  - Villas of Andalus
  - Los Rios/Creekside
  - Hudson Heights
  - Pheasant Landing
- NTMWD mailed the attached letter (*2020-11-09 Letter Regarding Virtual Information Meeting for Rowlett Creek RWWTP*) to those addresses that were notified of the zoning cases by the City of Plano Planning Department
- NTMWD also mailed the attached letter to those people who submitted questions or comments to the City of Plano Planning Department whose addresses were not part of the zoning cases notification areas.
- NTMWD worked with City of Plano Communications Department to reach residents through the city's Nextdoor account. The city's communications office notified residents in the shaded, outlined areas of the attached map (*Plano Communications Nextdoor Notification Map*). NTMWD provided the city's communications department with information on the meeting, including the attached meeting flyer, for the department to share.
- NTMWD created a project page on its website, [www.ntmwd.com/projects/rowlett-creek-rwwtp](http://www.ntmwd.com/projects/rowlett-creek-rwwtp).
  - Page contains information on the zoning case and the proposed project
  - Prior to meeting, the page also contained the registration link to the meeting
  - After the meeting, a recording of the meeting and the presentation shown during the meeting were uploaded

- Page also contains an email address ([Projects@ntmwd.com](mailto:Projects@ntmwd.com)) where questions on the project can be sent
- During the meeting, attendees were told that the meeting was being recorded and would be available on the website for watching. Meeting attendees were also told that questions after the meeting could be sent to [Projects@ntmwd.com](mailto:Projects@ntmwd.com).

### **Recent Questions from City of Plano Staff:**

The NTMWD offers the following answers to additional questions recently received from City of Plano staff. We were not able to answer all of these questions due to availability of digital information from some of these periods but will continue researching our hard copy files and forward additional information to the City of Plano, as it becomes available.

**Question No. 1:** Would your team be comfortable with the following revision to item 2 below for the sewage treatment plant restriction: *“A variety of evergreen trees and shrubs must be planted and maintained to screen the sewage treatment plant equipment and facilities, except for the office building, from Los Rios Boulevard.”*

**Answer:** The NTMWD prefers to keep the following language included in the ILA: Evergreen shrubs shall be used as a landscape screen, with the exception of the area in front of the proposed operations building, adjacent to Los Rios Boulevard. The evergreen shrubs shall be placed to create at least a 6-foot tall screen within two years of the installation of the shrubs. NTMWD shall irrigate the landscaping with an automatic sprinkler system. NTMWD shall maintain the landscaping in a healthy, growing condition.

**Question No. 2:** After internal discussions, we are comfortable with not proceeding with the concept plan (CP2020-010) for the parcel on the immediate corner of 14<sup>th</sup> St and Los Rios Blvd. We agree that this will provide a more consistent narrative to the public regarding the proposed intentions for this land and will further help with credibility concerns from the public by aligning what is being said and what applications are being considered. Please send an email or provide a letter on letterhead that requests this withdrawal since no development is currently contemplated for this parcel.

**Answer:** The NTMWD is in agreement. A letter requesting withdrawal of the concept plan was sent to the City of Plano on November 12, 2020.

**Question No. 3:** Why was the plant equipment expanded beyond the boundaries of the SUP?

**Answer:** Our initial research indicates this construction took place circa 1980. Digital files are not readily available from this period. Additional time is needed to research hard copy files.

**Question No. 4:** When did that construction take place?

**Answer:** Circa 1980

**Question No. 5:** Were any City permits required in conjunction with that construction? If so, were those permits obtained?

**Answer:** See answer for question no. 3

Thank you for your assistance with this much-needed project to support our staff needs. If you have any questions, please contact David Scott, Program Manager, at (469) 626-4712 or this office directly.

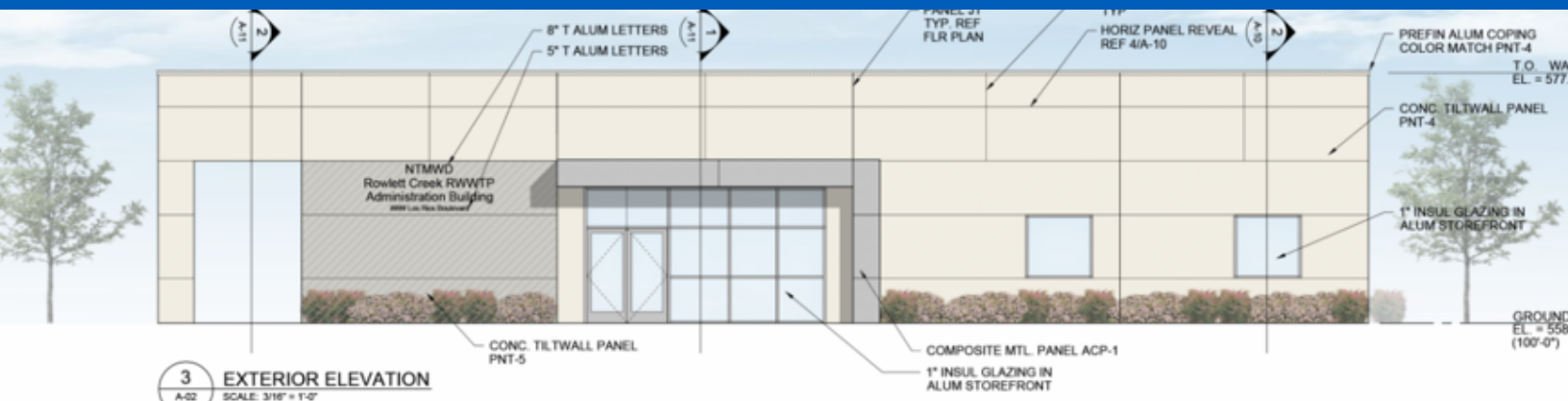
Sincerely,

MARK A. SIMON, P.E.  
Assistant Deputy Director

MAS/DS/rf

Enclosure

**NORTH TEXAS MUNICIPAL WATER DISTRICT**  
**VIRTUAL INFORMATION MEETING**  
**MONDAY, NOV. 9 at 6PM**  
**FOR THE ROWLETT CREEK REGIONAL WASTEWATER**  
**TREATMENT PLANT ZONING CASE INVOLVING**  
**CONSTRUCTION OF A NEW OPERATIONS BUILDING**  
**AND SERVICE YARD (at 1600 Los Rios Blvd)**



**RSVP for the meeting and find more information at**  
**[www.NTMWD.com/Projects](http://www.NTMWD.com/Projects) and click on Rowlett**  
**Creek Regional Wastewater Treatment Plant**

**A recording of the meeting will be available for**  
**replay on this webpage.**



**NORTH**  
**TEXAS**  
**MUNICIPAL**  
**WATER**  
**DISTRICT**

The project will include constructing a 6,000 sq. ft. operations building that contains offices, a control room and small lab among other needed improvements. The project will not expand the footprint of the treatment process at the facility.



*Regional. Reliable. Everyday.*

<INSERT DATE>

Dear xxxx,

The North Texas Municipal Water District (NTMWD) currently has two zoning cases before the City of Plano's Planning and Zoning Commission regarding the Rowlett Creek Regional Wastewater Treatment Plant (RWWTP), located at 1600 Los Rios Boulevard. These zoning cases seek to consolidate two separate parcels owned by NTMWD into a single parcel and subdivide it into two lots. Lot 1 includes the existing RWWTP, a future operations building west of the plant and a contractor staging area south of the plant. Lot 2 is mostly frontage property along Los Rios and 14<sup>th</sup> Street. The zoning change is requesting that the Agricultural designation for Lot 1 be changed to allow the new operations building and a contractor staging area (a storage area for contractor trailers and material needed during construction). Neither of these projects will expand the footprint of the treatment process at this facility. The second zoning case is requesting the Agricultural designation for Lot 2 be changed to Neighborhood Office, which is a typical designation for property that screens industries. NTMWD will plant additional trees in this area to increase to further screen the property.

**NTMWD is hosting a virtual information meeting to provide information on the project. The virtual meeting will take place at 6:00 p.m. on Monday, November 9. Register to attend the meeting by visiting our project webpage at [www.ntmwd.com/projects/rowlett-creek-rwwtp](http://www.ntmwd.com/projects/rowlett-creek-rwwtp). You can find information about the project on the page as well.**

During the meeting, NTMWD staff will make a presentation with a question and answer session to follow. The meeting will be recorded and be available for replay on the project webpage after the meeting. In addition to taking questions during the meeting, you can submit questions before and after the meeting to [Projects@ntwmwd.com](mailto:Projects@ntwmwd.com).

The Rowlett Creek RWWTP provides wastewater service for portions of Richardson and Plano. The operations building serves as the administrative offices and control room for the plant. In addition to office space and the control room, the new building would contain adequate breakroom, restroom, shower and locker facilities, a structurally hardened area around a portion of the building for staff to use during severe weather, and a small lab (16-ft by 12-ft) where some samples are quickly tested to optimize the treatment process and other samples are prepared for transport to our certified testing lab in Wylie. NTMWD will add trees and landscaping to screen the area. You can find more information on the project on our website, [www.ntmwd.com/projects/rowlett-creek-rwwtp](http://www.ntmwd.com/projects/rowlett-creek-rwwtp).

#### **About NTMWD Services**

The NTMWD provides wastewater treatment services to approximately 1.3 million people located in 24 communities throughout the North Texas area.

Best regards,

Jeff McKito  
NTMWD Public Relations Specialist



