

# City of Frisco

## Guide to Developing near Streams

This guide is to assist landowners and developers with questions or concerns relating to the City's Design Standards and Ordinances pertaining to development adjacent to streams. The guide is subject to change as needed.

A stream is defined as a watercourse or source of water supply, whether it usually contains water or not, a pond, lake, river, creek or brook.

When developing in Frisco the following ordinances affect the design of the proposed development:

- [Subdivision](#) and [Zoning Ordinance](#) requirements (i.e. [tree preservation](#), [voluntary buffers](#))
- [Engineering Standards](#)
- [Design to 100 year fully developed/ultimate build-out floodplain](#)
- [Erosion Hazard Setback](#)
- [Major Creek Section of the Subdivision Ordinance](#)
- [Location of Hike and Bike Trails](#)
- [Access for maintenance](#)
- [Wastewater Master Plan](#)

Other regulatory entities include:

- U. S. Army Corps of Engineers (USACE)
- Federal Emergency Management Agency (FEMA)
- Texas Commission on Environmental Quality (TCEQ)

Questions that should be considered during the planning and design of the development where the property contains or is adjacent to a stream(s):

1. Is the stream designated as a Major Creek?
2. Is there floodplain on the site?
3. Is the project adjacent to a current or future Hike and Bike Trail?
4. Is the drainage way considered Waters of the U.S.?
5. Is there an existing or proposed sanitary trunk main along or crossing the creek?
6. Is detention required on the site?

### Is the stream shown as a Major Creek?

Section 8 of the Subdivision Ordinance outlines the requirements for the determination of a Major Creek. The Development Services Department will assign a planner to the proposed project; the planner will help the landowner/developer identify if a stream is designated as a major creek.

### Is there Floodplain on my site?

All streams have floodplain, although, it might not have been mapped. The City considers two separate floodplains, FEMA and City of Frisco Fully Developed. City of Frisco Design Standards require all streams

be designed to handle the 100 year fully developed floodplain. Therefore, if there is FEMA floodplain on the site, the 100 year fully developed floodplain must still be delineated.

The City of Frisco participates in the National Flood Insurance Program (NFIP). As part of the program, the Federal Emergency Management Agency (FEMA) has delineated flood maps showing the 100 year floodplain that is based on existing conditions (FEMA floodplain). The NFIP is a federal program enabling property owners in participating communities to purchase insurance as a protection against flood losses in exchange for State and community floodplain management regulations that reduce future flood damages.

Several of the City's main watersheds have been delineated to the 100 year fully developed floodplain by the City and the data is available for use to the public. To obtain the information, contact Engineering Services at (972) 292-5413.

For all Letter of Map Changes (LOMCs), refer to the National Flood Insurance Program section on the FEMA website.

#### **Is the project adjacent to a current or future Hike and Bike Trail?**

The [Hike and Bike Master Plan](#) is a comprehensive document that can be seen at friscofun.org. Contact the Parks and Recreation Department for specific inquiries. The Parks Department takes the following into consideration:

- Origins and destinations within and regional destinations
- Conditions and ideal locations for a walking path along the existing streams
- Land uses
- School Sites and Park Sites

#### **Is the drainage way considered Waters of the U.S.?**

In April 2011, the EPA and the U.S. Army Corps of Engineers (USACE) released draft guidance to clarify protection of waters under the Clean Water Act. From the document:

***...the following waters are protected by the Clean Water Act:***

***Traditional navigable waters;***

***Interstate waters;***

***Wetlands adjacent to either traditional navigable waters or interstate waters;***

***Non-navigable tributaries to traditional navigable waters that are relatively permanent, meaning they contain water at least seasonally; and***

***Wetlands that directly abut relatively permanent waters.***

All watercourses in the City, whether dry or flowing, are considered potentially subject to federal law. The developer is responsible to review the applicability of the law to their site, and a formal Jurisdictional Determination from the USACE may be required.

**Is there an existing or proposed sanitary trunk main along the creek?**

Most of the City's existing and proposed sanitary sewer trunk mains are located along creeks and their tributaries. Development must integrate access, construction, and maintenance considerations.

**Is detention required on my site?**

Under Section 4 of the Engineering Design Standards, storm water discharge from the proposed development shall not cause an adverse impact to adjacent or downstream properties or facilities. The proposed site can either detain back to pre-developed conditions or provide a Downstream Assessment to show no adverse impact.

For specific [Downstream Assessment](#) criteria, refer to Section 4.03 in the Drainage and Design Requirements.