



Legislation Text

File #: 21-1347, Version: 1

STRATEGIC PRIORITY: Quality of Life
AGENDA DATE: August 11, 2021
COUNCIL DISTRICT(S): 6
DEPARTMENT: Office of Environmental Quality & Sustainability
EXECUTIVE: M. Elizabeth Cedillo-Pereira

SUBJECT

A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by SL5 Urban Industrial, LP, located near the intersection of Norwood Road and Halifax Street and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to SL5 Urban Industrial, LP by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City

Recommendation of Staff: Approval

BACKGROUND

Based on information provided by the Applicant, the designated property is underlain by groundwater that is encountered at approximately 14 to 18 feet below ground surface (bgs) and extends down to approximately 40 feet bgs where the Eagle Ford Formation is encountered. The Eagle Ford Formation is a relatively impervious confining unit that is expected to be over 150 feet thick in this area of Dallas and generally restricts the vertical migration of groundwater. The direction of groundwater flow beneath the designated property is generally towards the south and appears to fluctuate slightly from the southeast to southwest. A portion of the designated groundwater has been affected by tetrachloroethene (PCE) at concentrations above groundwater ingestion standards. The probable onsite sources of PCE in groundwater are from historical dry cleaning operations at the former Willsie Cap & Gown facility in the south central portion of the property and historical operations of former Mission Foods including parts cleaning and use of PCE on the northern portion of the property.

The applicant has requested that the City support its application for an MSD. A public meeting will be held on August 4, 2021 to receive comments and concerns. Notices of the meeting were sent to 178 property owners within 2,500 feet of the property and 125 private well owners within 5 miles of the property. There are no other municipalities within one-half mile of the property.

The designated property was entered into the Voluntary Cleanup Program (VCP) administered by the Texas Commission on Environmental Quality (TCEQ) in March 2019 and is designated as VCP Facility ID No. 2982.

This item is a municipal setting designation ordinance prohibiting the use of potable groundwater beneath property located near the intersection of Norwood Road and Halifax Street including adjacent street rights-of-way; and supporting the issuance of an MSD by TCEQ.

The applicant's current plan is to obtain closure through the VCP supported by an MSD. Currently the designated property is developed with two commercial warehouse buildings with several tenants. The anticipated near and long-term future use is expected to remain commercial.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

OWNER

SL5 Urban Industrial, LP

Kenneth E. Aboussie, Jr., President

MAP

Attached