City of Dallas

Legislation Text

File #: 21-1682, **Version:** 1

STRATEGIC PRIORITY:	Quality of Life
AGENDA DATE:	September 22, 2021
COUNCIL DISTRICT(S):	6
DEPARTMENT:	Office of Environmental Quality & Sustainability
EXECUTIVE:	M. Elizabeth Cedillo-Pereira

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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 Crow Lang West Dallas LLC, Chalk Hill Properties, L.L.C., and Alecom Properties, LLC located near the intersection of Singleton Boulevard and Chalk Hill Road and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to Crow Lang West Dallas LLC 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 18 feet below ground surface (bgs) and extends down to approximately 30 feet bgs to the top of the underlying Eagle Ford confining unit that is expected to be approximately 300 feet thick. The Eagle Ford Group is considered a regional aquitard and is comprised mainly of shale, sandstone, and limestone. The anticipated direction of groundwater flow beneath the designated property is towards the northwest. A portion of the designated groundwater has been affected by tetrachloroethene, trichloroethene, cis-1,2-dichloroethene, and vinyl chloride at concentrations above groundwater ingestion standards. No potential on-site sources were identified. The likely off-site source of contamination is from the 4900 Singleton MSD (MSD No. 21) site, which consists of 4900 Singleton Boulevard/2520 Weir Street (Voluntary Cleanup Program (VCP) No. 1277) and 2627 Weir Street (VCP No. 1599) located adjacent and hydraulically upgradient of the designated property and developed as Harcos Chemicals and Koch Glitsch. The identified chemicals are the result of historical releases associated with bulk solvent storage and distribution, former flow test unit sump, and grit traps.

The applicant has requested that the City support its application for an MSD. A public meeting will be held on September 16, 2021 to receive comments and concerns. Notices of the meeting were sent to 1,331 property owners within 2,500 feet of the property and112 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 December 2020 and is designated as VCP Facility ID No. 3120.

This item is a municipal setting designation ordinance prohibiting the use of potable groundwater beneath property located near the intersection of Singleton Boulevard and Chalk Hill Road 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 for commercial and light industrial use and is occupied by H&H Restoration, Alecom Metal Works, and Pioneer Paper. The anticipated future use is expected to remain similar with potential redevelopment of individual parcels. The designated property also includes Dallas Fire Station No. 16 and the Texas Fire Museum with anticipated future use expected to remain the same.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

OWNER

Crow Lang West Dallas LLC

George Crow, Manager

Chalk Hill Properties, L.L.C.

James Chafoulias, President

Alecom Properties, LLC

Jeff Cates, President

MAP

Attached