



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 2

Agenda Date: December 16, 2024

In Control: Community Health Committee

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: Citywide|District 5

SUBJECT:

Briefing and possible action regarding the Municipal Setting Designation (MSD) application for the former Zarzamora Service Center property at 4503, 4531, and 4719 South Zarzamora Street, located in Council District 5.

SUMMARY:

The Public Works Department will be briefing the Community Health Committee on the Municipal Setting Designation application for the former Zarzamora Service Center that was submitted to San Antonio Water System and Edward's Aquifer Authority in February 2023.

BACKGROUND INFORMATION:

In 2003, the Texas legislature authorized the creation of Municipal Setting Designations (MSDs), which designate an area in which the use of shallow contaminated groundwater is prohibited from use as potable water for human consumption. Since 2004, a total of 500 MSDs have been certified by TCEQ in over 20 cities to address historic groundwater contamination and spur redevelopment.

MSDs address groundwater contamination under existing redevelopment properties and encourage redevelopment of properties in blighted areas while protecting human health, the environment, and drinking water. The statute requires the support of the local municipality to participate in the MSD program.

Ordinance 2016-04-07-0247 established the City's MSD policy and guidelines. As a result of this ordinance, Public Works' Environmental Management Division, with coordination and support from the San Antonio Water Systems (SAWS) and the Edwards Aquifer Authority (EAA), developed procedures for evaluating whether to support an MSD application to the TCEQ. The final certification of an MSD rests with TCEQ.

ISSUE:

Application Summary – Former Zarzamora Service Center

- MSD application received from Terracon Consultants, January 9, 2023, for the former Zarzamora Service Center located at 4503, 4513, and 4719 South Zarzamora Street in City Council District 5.
- The site is enrolled in the TCEQ Voluntary Cleanup Program (VCP) as VCP No. 2686
- This area of the site is impacted with multiple per and polyfluoroalkyl substances (PFAS) and chlorinated solvents, specifically trichloroethylene (TCE) and tetrachloroethene (PCE), in soil and groundwater.
- Of all the chemicals of concern (COC) concentrations in soil and groundwater in this area, only perfluoroheptanoic acid (PFHpA), perfluorohexanesulfonic acid (PFHxS), perfluorooctanesulfonic acid (PFOS), and perfluorooctanoic acid (PFOA), TCE, and PCE have been reported below the respective non-ingestion protective concentration levels (PCLs).

The MSD application for the former Zarzamora Service Center was submitted in February 2023 and review by the Community Health Committee is the last step prior to seeking Council approval in early 2025. The COSA MSD guidelines, which are more stringent than the Texas MSD requirements, require the applicant to notify the property owners within 2,500 feet of the MSD boundary, among other entities. The COSA MSD guidelines also require the applicant to have a public meeting. There is no state or COSA requirement to notify individual residents in apartments or individual tenants in commercial buildings. As such, staff cannot compel the applicant to provide additional notifications to qualify for the Municipal Setting Designation.

Proposed Development

- The site will be developed into a regional park, Normoyle Park Phase I expansion, as part of the 2022 Bond Program.

Related Activities to Date

- All administrative and technical reviews have been completed; SAWS and Edwards Aquifer Authority concurred in June 2024.
- Conducted an in-person public meeting in November 2024.
- Activated to take this item to City Council for a public hearing, consideration, and approval of the MSD ordinance in January 2025.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

ALTERNATIVES:

Alternatively, the Community Health Committee could choose not to allow this item to move forward for City Council approval; however, the City will lose the opportunity to obtain TCEQ approval, which is required by TCEQ for redevelopment of the area.

RECOMMENDATION:

Staff recommends unconditional approval of the MSD application with recommendation to send to City Council for consideration.