



# City Council A-Session

## Item 16 – Municipal Setting Designation (Former Zarzamora Service Center)

**February 6, 2025**

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# MSD Background

## What is a Municipal Setting Designation (MSD)?

- In 2003, Texas Legislature created MSDs to address existing groundwater contamination beneath brownfield properties.
- Encourages redevelopment of properties in blighted areas while protecting human health, environment, and drinking water.
- In 2016, City Council approved the Procedural MSD ordinance (Ordinance # 2016-04-07-0247)

# MSD Map



**Applicant:** City of San Antonio

**Consultant:** Modern Geosciences

**Facility:** Former Zarzamora Service Center

**Council District:** 5

**Location:** 4503 – 4719 Zarzamora Street

**Size:** 30-acres



# MSD Benefits

- Protects the public from consumption of shallow contaminated groundwater.
- Promotes redevelopment of under-utilized properties.
- Allows the City to transform this old service center into green space for the expansion of Normoyle Park.
- Ensures the park is safe for public park use.

# MSD Timeline

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January 2023

Performed Administrative and Technical Review of MSD Application

July 2024

Received SAWS and Edwards Aquifer Authority concurrence

November 2024

Public Meeting Held

December 2024

Community Health Committee Briefing on MSD application

# Next Steps

- ✓ City Council Action (MSD Ordinance)
  - February 2025
- ✓ SAWS Board (Resolution of Support)
  - March 2025
- ✓ TCEQ Review (60 to 90 days)
  - April 2025
- ✓ Planning Activities for Park Redevelopment
  - Spring 2025
- ✓ TCEQ Approval & Issue Certificate of Completion
  - Summer 2025



# Recommendation

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Approval of a Municipal Setting Designation for the former Zarzamora Service Center property located at 4503 through 4719 Zarzamora Street.



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## **PUBLIC WORKS**

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