



PUBLIC WORKS DEPARTMENT

**Municipal Setting Designation:
Gray Street Light, LP**

City Council A Session Item 56

December 15, 2022

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What is an MSD:

- In 2003, Texas Legislature voted to amend the Texas Health and Safety Code and authorize MSDs to address existing groundwater contamination beneath redeveloping properties.
- In April 2016, the San Antonio City Council approved the MSD ordinance (Ordinance # 2016-04-07-0247)
- Ordinance to restrict the potable use of shallow groundwater for human consumption.

Purpose:

- Encourages redevelopment of properties in blighted areas while protecting human health, environment, and San Antonio's drinking water.



Applicant Gray Street Light, LP

Consultant ESE Partners, LLC

Facility Former SA Light Building

Council District 1

Location 420 Broadway

Size 2.692 Acres





Historic Operations:

- Newspaper and Printing Press Facility
- Automotive Facility
- Dry Cleaning Facility

Areas of Concern

- Former Printing Press Operations
- Former Dry-Cleaning Operations
- Underground Storage Tanks





APPLICANT ACTIVITIES

Site Assessment

- Installed monitoring wells on site and adjacent properties
- Identified chlorinated solvents, trichloroethylene (TCE) in soil and groundwater

Remediation & Clean-Up

- Source of contamination is historic, is no longer in operation and is removed.
- One-Site plume delineated, does not threaten drinking or surface water resources, and contaminant concentrations in groundwater are stable to decreasing.

- No regulatory limit exceedances in soil

Regulatory Coordination

- Texas Commission on Environmental Quality (TCEQ) Voluntary Cleanup Program.

CITY ACTIVITIES

City has fulfilled all the necessary steps:

March 2019

Application technical review

March 2021

Determined plume stable and decreased concentrations

April 2021

SAWS and Edwards Aquifer Authority concurrence

**September
2021**

Public Meeting (in-person/virtual)

**December
2021 & June
2022**

Community Health, Environment & Culture Committee meetings



Adoption of an MSD ordinance prohibiting the use of designated shallow groundwater at the former SA Light Property located at 420 Broadway, San Antonio, Texas.



**Adoption of MSD
Ordinance**



CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

THROUGH INNOVATION AND DEDICATION, WE BUILD AND MAINTAIN
SAN ANTONIO'S INFRASTRUCTURE

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