



# **PUBLIC WORKS DEPARTMENT**

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

**City Council A Session Item 56**

**December 15, 2022**

**Razi Hosseini, P.E, R.P.L.S., Director/City Engineer**



## 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:

<b>March 2019</b>	Application technical review
<b>March 2021</b>	Determined plume stable and decreased concentrations
<b>April 2021</b>	SAWS and Edwards Aquifer Authority concurrence
<b>September 2021</b>	Public Meeting (in-person/virtual)
<b>December 2021 &amp; June 2022</b>	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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