

05-14-15

ORDINANCE NO. 29791

A municipal setting designation ordinance prohibiting the use of designated groundwater from beneath property generally located at 1012 McKinney Avenue (aka 1911 and 2001 North Griffin Street and 1006 McKinney Avenue) and supporting issuance of a municipal setting designation certificate by the Texas Commission on Environmental Quality; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, Subchapter W, "Municipal Setting Designations," of Chapter 361, "Solid Waste Disposal Act," of the Texas Health and Safety Code authorizes the Texas Commission on Environmental Quality to create municipal setting designations; and

WHEREAS, Section 51A-6.108, "Municipal Setting Designation Ordinance," of Article VI, "Environmental Performance Standards," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code authorizes municipal setting designation ordinances prohibiting the use of designated groundwater as potable water and thereby enable the Texas Commission on Environmental Quality to certify a municipal setting designation for designated property; and

WHEREAS, the city council finds that:

- (1) the eligibility criteria of Section 361.803 of the Texas Health and Safety Code have been met;
- (2) this municipal setting designation ordinance will not have an adverse effect on the current or future water resource needs or obligations of the city of Dallas;
- (3) there is a public drinking water supply system that satisfies the requirements of Chapter 341 of the Texas Health and Safety Code and that supplies or is capable of supplying

drinking water to the designated property and property within one-half mile of the designated property; and

(4) this municipal setting designation ordinance is necessary because the concentration of contaminants of concern exceed ingestion protective concentration levels for human ingestion; and

WHEREAS, the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the city of Dallas, have given the required notices and have held the required public hearings regarding this municipal setting designation ordinance; Now Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That for purposes of this municipal setting designation ordinance, the “designated property” means the property described in Exhibit A, attached to the ordinance.

SECTION 2. That for purposes of this municipal setting designation ordinance, “designated groundwater” means water below the surface of the designated property to a depth of 200 feet.

SECTION 3. That use of the designated groundwater from beneath the designated property as potable water is prohibited.

SECTION 4. That the use of the designated groundwater from beneath public rights-of-way included in the designated property as potable water is prohibited.

SECTION 5. That the following uses of or contacts with the designated groundwater are prohibited:

- (1) Human consumption or drinking.
- (2) Showering or bathing.
- (3) Cooking.
- (4) Irrigation of crops for human consumption.

SECTION 6. That the following conditions are imposed on the designated property and designated groundwater:

- (1) The potable use of the designated groundwater from beneath the designated property is prohibited.
- (2) The potable use of the designated groundwater from beneath public rights-of-way included in the designated property is prohibited.
- (3) The portion of the designated property assigned Voluntary Cleanup Program (“VCP”) No. 2696 must receive a certificate of completion from the Texas Commission on Environmental Quality by no later than June 17, 2017.

SECTION 7. That the city council supports the application to the Texas Commission on Environmental Quality for a municipal setting designation on the designated property, with the following comments:

- (1) The Texas Commission on Environmental Quality, as the state agency chartered to protect human health and the environment, is requested to thoroughly review the conditions of the designated property and issue a certificate of completion only when all contaminants of concern, through the applicable routes of exposure, have been addressed.

SECTION 8. That the public rights-of-way immediately adjacent to the designated property must be included, at no additional cost to the city of Dallas, in the application to the Texas Commission on Environmental Quality.

SECTION 9. That a state or federal program must address the entire non-ingestion protective concentration level exceedence zone originating from sources on the designated property or migrating from the designated property no later than June 17, 2017. That within this time period, the applicant shall provide the managing director of the office of environmental quality documentation, including a certificate of completion from the Texas Commission on Environmental Quality, that it has been addressed to the satisfaction of the agency administering the program. If it has not been addressed, the managing director of the office of environmental quality may, for good cause, take any of the following actions:

- (1) allow additional time to address the non-ingestion protective concentration level exceedence zone;
- (2) request a review by the Texas Commission on Environmental Quality or the agency administering the program;
- (3) recommend to the city council that this municipal setting designation ordinance be repealed;
- (4) request additional information or documentation from the applicant; or
- (5) pursue other actions that the managing director of the office of environmental quality believes may be warranted.

SECTION 10. That any person owning, operating, or controlling the designated property remains responsible for complying with all applicable federal and state laws and regulations; all ordinances, rules, and regulations of the city of Dallas; and all environmental regulations, and that this municipal setting designation ordinance in itself does not change any environmental assessment or cleanup requirements applicable to the designated property.

SECTION 11. That any person owning, operating, or controlling any portion of the designated property is responsible for ensuring compliance with this ordinance with respect to their portion of the designated property. Allowing use of designated ground water for potable purposes or failure to provide the managing director of the office of environmental quality with required documentation is a violation of this ordinance and may result in the ordinance being repealed for that portion of the designated property.

SECTION 12. That approval of this municipal setting designation ordinance shall not be construed to subject the city of Dallas to any responsibility or liability for any injury to persons or damages to property caused by any contaminant of concern.

SECTION 13. That within 30 days after adoption of this municipal setting designation ordinance, the applicant shall provide the managing director of the office of environmental quality with an electronic file showing the location of the designated property and the designated groundwater in a format compatible with the city of Dallas' geographic information system.

SECTION 14. That within 60 days after adoption of this municipal setting designation ordinance, the managing director of the office of environmental quality shall file a certified copy of this municipal setting designation ordinance in the deed records of the county where the designated property is located.

SECTION 15. That within 60 days after adoption of this municipal setting designation ordinance, the managing director of the office of environmental quality shall send a certified copy of this municipal setting designation ordinance to the applicant and the Texas Commission on Environmental Quality, and that the managing director of the office of environmental quality shall notify the Texas Commission on Environmental Quality 60 days prior to any amendment or repeal of this municipal setting designation ordinance.

SECTION 16. That the applicant shall provide the managing director of the office of environmental quality with a copy of the municipal setting designation certificate issued by the Texas Commission on Environmental Quality pursuant to Section 361.807 of the Texas Health and Safety Code within 30 days after issuance of the certificate.

SECTION 17. That the applicant shall provide the managing director of the office of environmental quality with a copy of the certificate of completion or other documentation issued by the Texas Commission on Environmental Quality showing that any site investigations and response actions required pursuant to Section 361.808 of the Texas Health and Safety Code have been completed to the satisfaction of the Texas Commission on Environmental Quality within the time period required. The managing director of the office of environmental quality may, for good cause, extend the time for submitting the documentation.

SECTION 18. That the applicant shall notify the managing director of the office of environmental quality in writing if the applicant determines that notice is required to be sent to an owner of other property beyond the boundaries of the designated property under Title 30 Texas Administrative Code, Chapter 30, Section 350.55(b), and provide the name of the property owner, the property address, and a copy of the notice sent to the property owner.

SECTION 19. That a person violating a provision of this municipal setting designation ordinance, upon conviction, is punishable by a fine not to exceed \$2,000, and that the Texas Commission on Environmental Quality shall be notified of any violations.

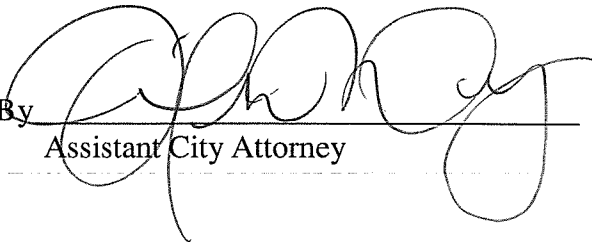
SECTION 20. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this municipal setting designation ordinance.

SECTION 21. That the terms and provisions of this municipal setting designation ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 22. That this municipal setting designation ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

WARREN M.S. ERNST, City Attorney

By 
Assistant City Attorney

Passed JUN 17 2015

LEGAL DESCRIPTION
DESIGNATED PROPERTY
MUNICIPAL SETTING DESIGNATION BOUNDARY
City of Dallas Block 14/213, W. Caruth & Bro. Addition with
Portions of Munger Avenue, Laws Street, McKinney Avenue and Griffin Street,
City of Dallas, Callas County, Texas

Being 106,465 square feet or 2.444 acres tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas, and being all of City of Dallas Block 14/213 of the W. Caruth & Bro. Addition, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume D, Page 312, Deed Records of Dallas County, Texas, together with portions of Munger Avenue, Laws Street, McKinney Avenue and Griffin Street, and being more particularly described as follows:

BEGINNING at a found PK nail for a corner at the intersection of the southeast line of Munger Avenue (a 36 foot right of way) with the southwest line of Laws Street (a 35.4 foot right of way);


THENCE, N 42°49'00" W, with the southwest line of Laws Street, a distance of 378.27 feet to a point for a corner in the northwest line of McKinney Avenue (a 70 foot right of way), said right of way now being part of the right of way for Woodall Rodgers Freeway (a variable width right of way);

THENCE, N 44°20'00" E, with the northwest line of McKinney Avenue, a distance of 280.59 feet to a point for a corner at the intersection of the northwest line of McKinney Avenue with the northeast line of Griffin Street (a 45 foot right of way);

THENCE, S 42°49'00" E, with the northeast line of Griffin Avenue, a distance of 381.54 feet to a point for a corner at the intersection of the northeast line of Griffin Street with the projected southeast line of Munger Avenue;

THENCE, S 45°00'00" W, with the southeast line of Munger Avenue, a distance of 280.44 feet to the Point of Beginning and Containing 106,465 square feet or 2.444 acres of land.

Date: November 17, 2014



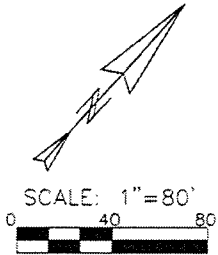
L. Lynn Kadleck
Registered Professional
Land Surveyor No. 3952



Basis of Bearing:

The bearing basis for this description is a bearing of S 42°49'00" E for the northeast line of Griffin Street as shown on the map of First City Addition recorded in Volume 83211, Page 4718, Deed Records of Dallas County, Texas.

**DESIGNATED PROPERTY
MUNICIPAL SETTING DESIGNATION BOUNDARY**
2.444 Acre Being City of Dallas Block 14/213, W. Caruth & Bro. Addition
with portions of Munger Street, Laws Avenue, McKinney Avenue & Griffin Street
City of Dallas, Dallas County, Texas



City of Dallas
Fire Station
Lot 2, Block A/387
Cedar Grove Addition

Block A/387

City of Dallas
Lots 1, 3-5, Block A/387
Cedar Grove Addition

WOODALL RODGERS FREEWAY

Variable Width Public ROW

N44°20'00"E 280.59'

GIS COORDINATES
N 32°47'06.0837"
W 96°48'23.2152"

GIS COORDINATES
N 32°47'04.1148"
W 96°48'25.5329"

McKINNEY AVENUE

70' Public ROW
(Vol. D, Pg. 312, D.R.D.C.T.)

Block 7/209
W. Caruth & Bro. Addition
Vol. D, Pg. 312
D.R.D.C.T.

2020 Garage Land LP
Inst. No. 20080263492
D.R.D.C.T.

106,465 SF/2.444 AC

Block 14/213
W. Caruth & Bro. Addition
Vol. D, Pg. 312
D.R.D.C.T.

Shraman South Asian
Museum and Learning
Center Foundation
Inst. No. 201400277589
D.R.D.C.T.

Lot 1, Block 17/219
First City Addition
Vol. 83211, Pg. 4718
D.R.D.C.T.

Shraman South Asian
Museum and Learning
Center Foundation
Inst. No. 201300239729
D.R.D.C.T.

POINT OF BEGINNING

GIS COORDINATES
N 32°47'01.3465"
W 96°48'22.5497"

Found PK Nail

MUNGER AVENUE

36' Public ROW
(Vol. D, Pg. 312, D.R.D.C.T.)

Block 13/214
W. Caruth & Bro. Addition
Vol. D, Pg. 312
D.R.D.C.T.

CP Dallas Munger
& Lamar LP
Inst. No. 21400218143
D.R.D.C.T.

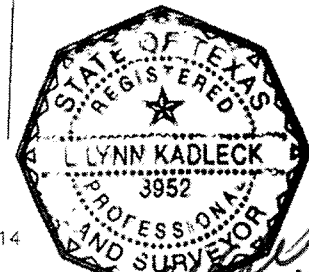
S45°00'00"W 280.44'

Block 13/214
W. Caruth & Bro. Addition
Vol. D, Pg. 312
D.R.D.C.T.

Daryl Richardson
Gourmet Catering Inc.
Inst. No. 201400072634
D.R.D.C.T.

Abandoned by
City Ord. #17761

Lot 3, Block 17/219
First City Addition
Vol. 83211, Pg. 4718
D.R.D.C.T.



SEE PAGE 1
FOR LEGAL DESCRIPTION

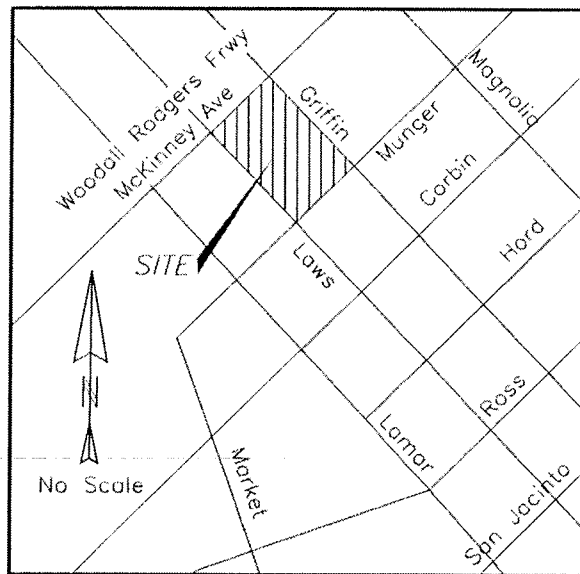
BEARING BASIS IS S42°49'00"E FOR THE
NORTHEAST LINE OF GRIFFIN STREET PER MAP
OF FIRST CITY ADDITION, VOLUME 83211,
PAGE 7418, D.R.D.C.T.

LEGEND
FIR Found Iron Rod
CM Controlling Monument
D.R.D.C.T. Deed Records of
Dallas County, Texas

KA JOB: 3236
Date: November 17, 2014

PREPARED BY
A KADLECK & ASSOCIATES
ENGINEERING PLANNING SURVEYING
2000 N. CENTRAL EXPY. SUITE 113
DALLAS, TX 75204
TSPE Reg. No. T-6430/TBPLS Reg. No. 100955-00

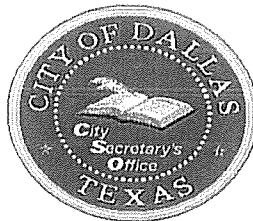
DESIGNATED PROPERTY
 MUNICIPAL SETTING DESIGNATION BOUNDARY
 2.444 Acre Being City of Dallas Block 14/213, W. Caruth & Bro. Addition
 with portions of Munger Street, Lows Avenue, McKinney Avenue & Griffin Street
 City of Dallas, Dallas County, Texas



VICINITY MAP
 NO SCALE

KA JOB: 3236
 Date: November 17, 2014

PREPARED BY
KADLECK & ASSOCIATES
 ENGINEERING PLANNING SURVEYING
 2000 N. CENTRAL EXPY. SUITE 110
 (972) 681-0771 PLANO, TX 75074
 TSPE Reg No F-6420/TBPLS Reg No 100505-00



PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL JUN 17 2015

ORDINANCE NUMBER 29791

DATE PUBLISHED JUN 20 2015

ATTESTED BY:

A handwritten signature in cursive script, appearing to read "Rose C. Liss".