

Resource Conservation Council

Facility Conformance Subcommittee

January 9, 2024

Staff Contact: Alyssa Knox

Environment & Development Planner II

Procedures for Online Meeting

- ▶ Please keep your microphone on mute when not speaking.
- ▶ Please state your name and the entity you are representing when you ask a question or provide a comment.

Welcome and Introductions

- Patricia Redfearn, City of Grand Prairie
Chair, Facility Conformance Subcommittee

Words from the Chair

- Patricia Redfearn, City of Grand Prairie
Chair, Facility Conformance Subcommittee

Welcome and Introduction of Applicant(s) and Applicant Representative(s)

- Patricia Redfearn, City of Grand Prairie
Chair, Facility Conformance Subcommittee

Presentation

- ▶ Registration application for the HD Waste and Recycling Transfer Station in Dallas County.

Chuck Marsh, P.E., Project Director, Weaver Consultants Group

HD WASTE & RECYCLING TRANSFER STATION

NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS RCC FACILITY CONFORMANCE SUBCOMMITTEE REVIEW

Type V Transfer Station Registration Application
Dallas County, Texas

January 9, 2024



Applicant Overview

- The applicant is HD Waste Transfer Station, LLC (HDWTS).
- HD Waste Transfer Station, LLC is a subsidiary of HD Waste and Recycling, LLC, which has operated solid waste and recyclable material collection companies for over 14 years.
- The current property has been in operation as an exempt recycling facility for more than 7 years.

Applicant Overview

- The transfer station (TS) is located on property owned by HDWTS in the City limits of Dallas. The facility address is 10631 C F Hawn Fwy, Dallas, Texas 75217.
- The site is currently used as an industrial facility that processes source-separated recyclables, a similar industrial use, that will have minimal impact on the surrounding area.
- Land use in the area is governed by the City of Dallas. Portions of the property will be re-zoned to Industrial/Manufacturing, which will support the development of the TS.

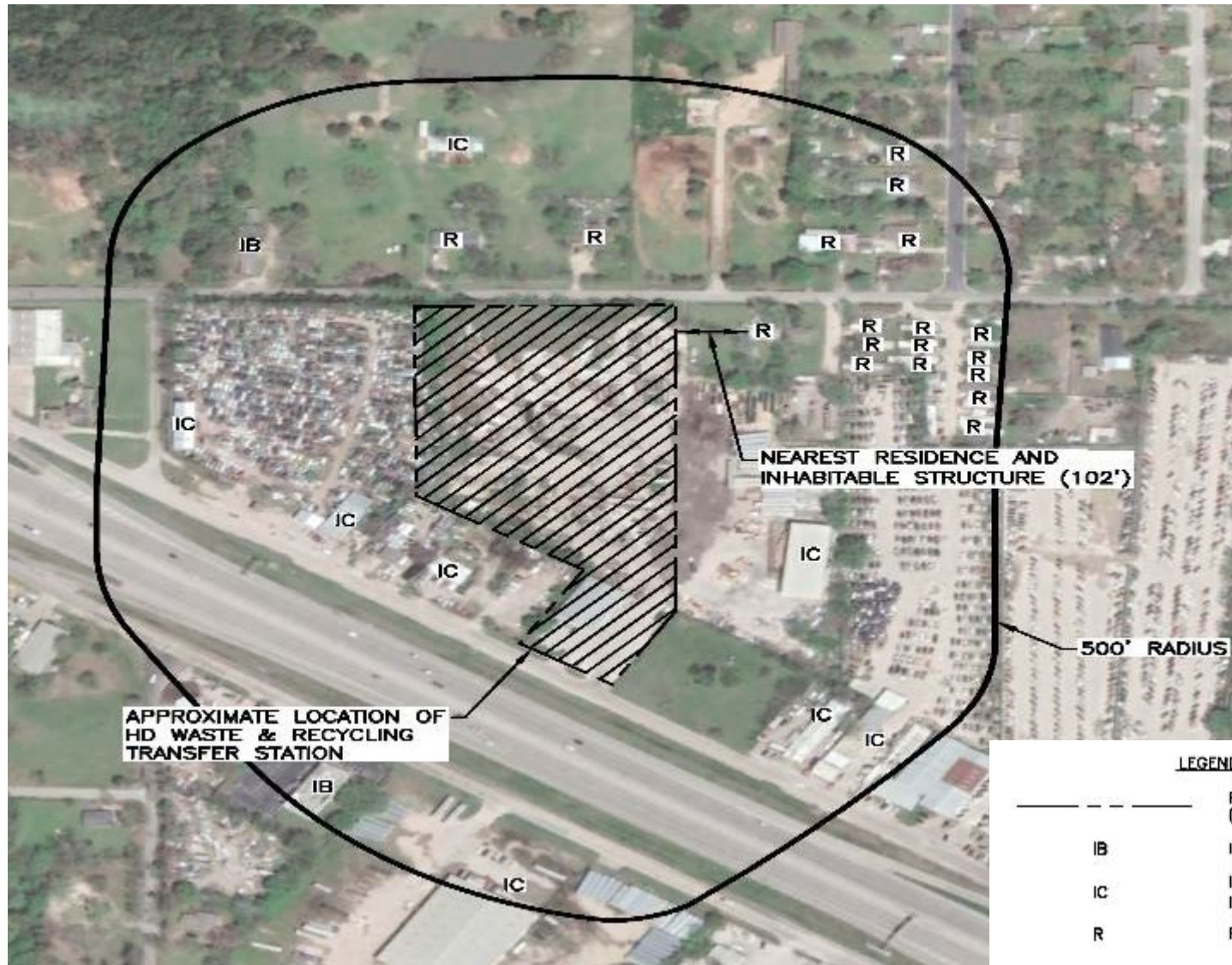
TRANSFER STATION OVERVIEW

- A Registration Application was submitted to the TCEQ in August 2023.
- The TS will serve residences and businesses of Dallas and other communities in and around Dallas County.
- The registration boundary is approximately 5.72 acres and is located off the US-175/C F Hawn Freeway Frontage Road.
- The properties located immediately west and east are industrial.
- Surrounding land use is primarily single family residential and transportation corridor with some industrial facilities located along US-175.
- The area is mostly developed, therefore growth around the facility is expected to be limited.

TRANSFER STATION LOCATION



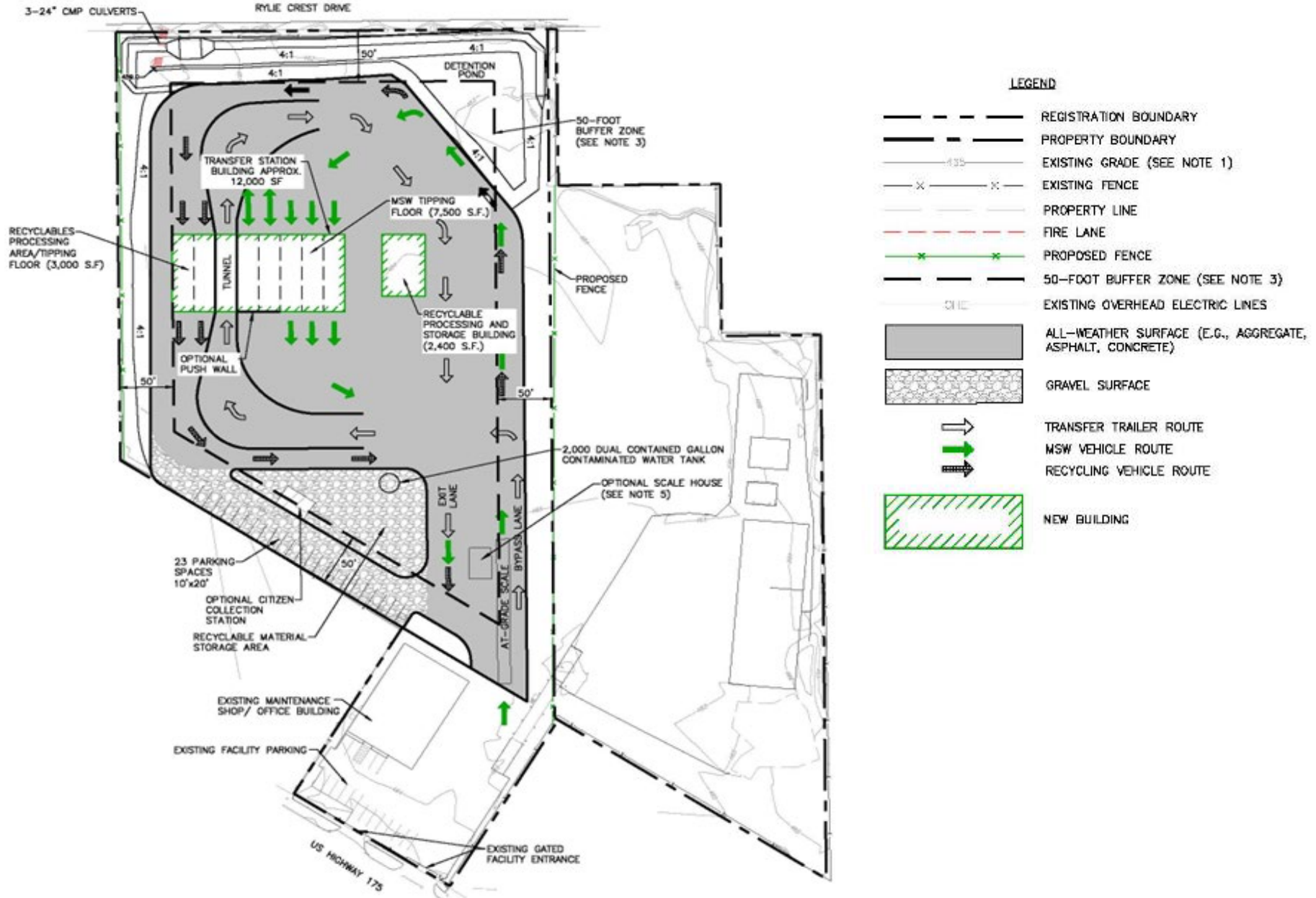
TRANSFER STATION PROPERTY – AERIAL VIEW


















TRANSFER STATION DESIGN FEATURES

- The facility will be approximately 12,000 sf with two tipping floors (one for MSW and one for recyclables) and a tunnel for transfer trailers between the tipping floors.
- The TS Building will be drive-through, with openings on the north and south sides.
- MSW tipping floor 7,500 sf
- Recyclables tipping floor 3,000 sf
- General facility design and operation:
 - Collection vehicles will unload MSW and recyclables within the TS on the appropriate tipping floor.
 - A front-end loader will typically push the MSW and recyclables into transfer trailers.
 - Access roads paved.

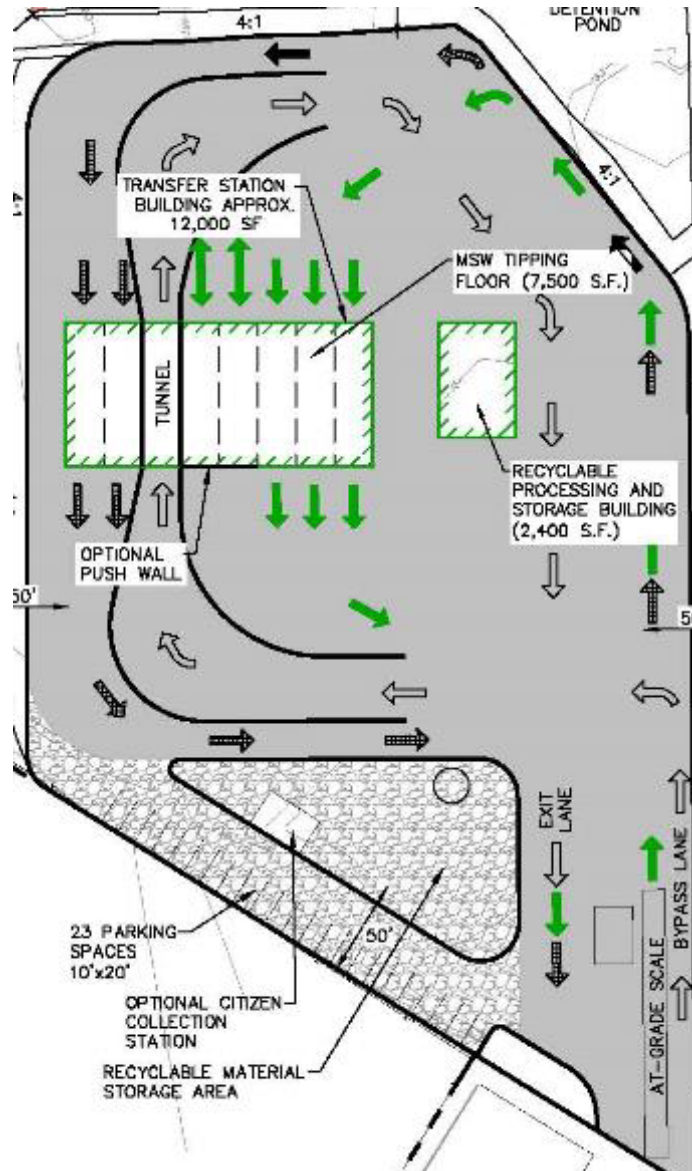
TRANSFER STATION SITE PLAN


















LEGEND

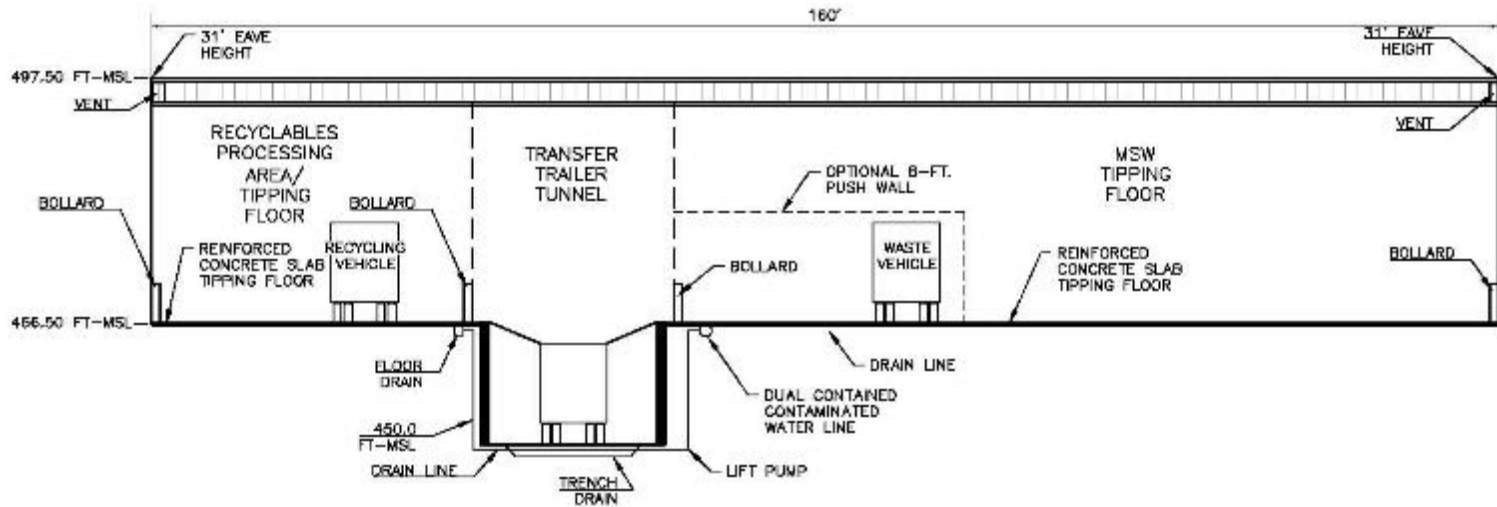
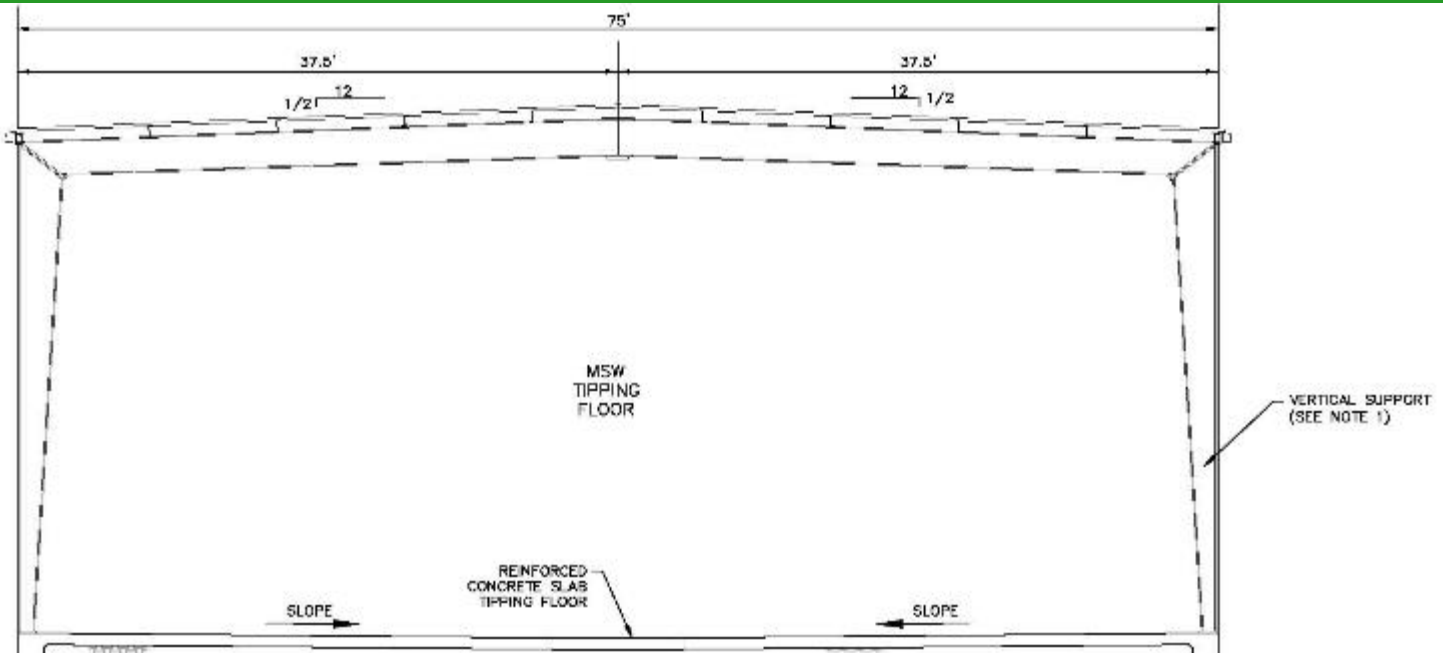
-  REGISTRATION BOUNDARY
-  PROPERTY BOUNDARY
-  EXISTING GRADE (SEE NOTE 1)
-  EXISTING FENCE
-  PROPERTY LINE
-  FIRE LANE
-  PROPOSED FENCE
-  50-FOOT BUFFER ZONE (SEE NOTE 3)
-  EXISTING OVERHEAD ELECTRIC LINES
-  ALL-WEATHER SURFACE (E.G., AGGREGATE, ASPHALT, CONCRETE)
-  GRAVEL SURFACE
-  TRANSFER TRAILER ROUTE
-  MSW VEHICLE ROUTE
-  RECYCLING VEHICLE ROUTE
-  NEW BUILDING

TRANSFER STATION BUILDING PLAN AND TRAFFIC PATTERNS



LEGEND

	REGISTRATION BOUNDARY
	PROPERTY BOUNDARY
	EXISTING GRADE (SEE NOTE 1)
	EXISTING FENCE
	PROPERTY LINE
	FIRE LANE
	PROPOSED FENCE
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	GRAVEL SURFACE
	TRANSFER TRAILER ROUTE
	MSW VEHICLE ROUTE
	RECYCLING VEHICLE ROUTE
	NEW BUILDING



TRANSFER STATION SECTIONS

TYPES OF WASTE ACCEPTED

- Municipal Solid Waste from residential, commercial, community, institutional and recreational activities
- Construction and Demolition Waste
- Class 2 and Class 3 Industrial Solid Waste (ISW)
- Special Waste
- Hazardous Waste, Class 1 ISW, and Liquid Wastes will NOT be accepted

TRANSFER STATION OPERATION

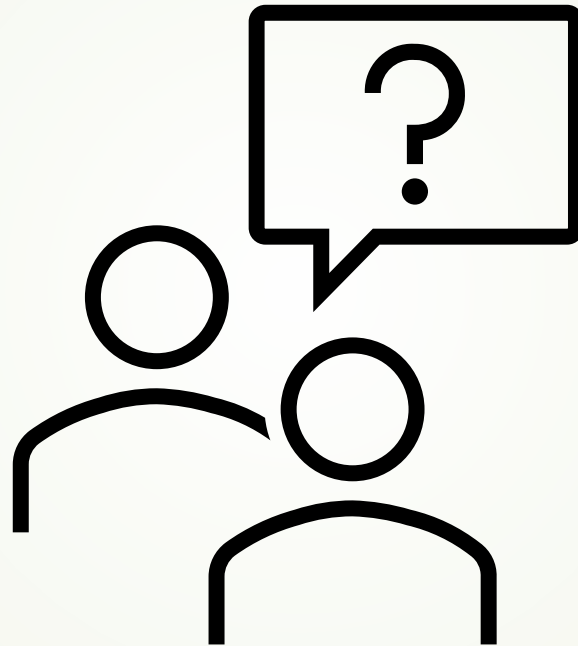
- Projected Initial Waste Processing Rate of approximately 942 Tons/Day
- Maximum Waste Processing Rate of 1,000 Tons/Day
- Proposed Hours of Operation
 - 5AM to 7PM Monday thru Friday
 - 5AM to 12PM Saturday
- Hours for public disposal will be posted on sign at entrance

TRANSFER STATION IS CONSISTENT WITH NCTCOG REGIONAL PLAN

- The permitting and operation of the HD Waste & Recycling Transfer Station is consistent with the NCTCOG Regional Plan in that it provides for the continued safe and effective transporting of waste to a licensed MSW landfill in a cost-effective manner.
- The HD Waste & Recycling Transfer Station will provide MSW and recycling collection and transportation services to the City of Dallas and surrounding communities for many years into the future in a manner that is protective of the environment.

Thank You for This Opportunity to
Present the HD Waste & Recycling
Transfer Station

Q & A for Applicant



Action Item

The Subcommittee will discuss the registration application for the HD Waste and Recycling Transfer Station in Dallas County, and vote whether to recommend to the Resource Conservation Council that the application conforms to the North Central Texas Regional Solid Waste Management Plan.

Next Steps

The Resource Conservation Council will vote to approve the Subcommittee's conformance recommendation for the HD Waste and Recycling Transfer Station at its next meeting on Wednesday, February 28, 2024.

A letter stating the RCC's final conformance determination will be submitted to the TCEQ, and a copy will be sent to the applicant.

Presentation

- Findings on Closed Landfill Inventory (CLI) Site U834, located at 373 Retta Road in Mansfield.

Danielle Gygi, Project Manager, Whitehead Environmental Solutions, LLC



NCTCOG Closed Landfill Inventory Site Removal Meeting

ARBORS DEVELOPMENT, LLC

373 RETTA ROAD

MANSFIELD, TEXAS

JANUARY 9, 2024

Representatives of Applicant (Arbors Development, LLC)

Whitehead E. S., LLC

- Michael Whitehead, *Senior Consultant*
- Danielle Gygi, *GIT, Project Manager*

Arbors Development, LLC

- Brett Forman, *Property Owner*

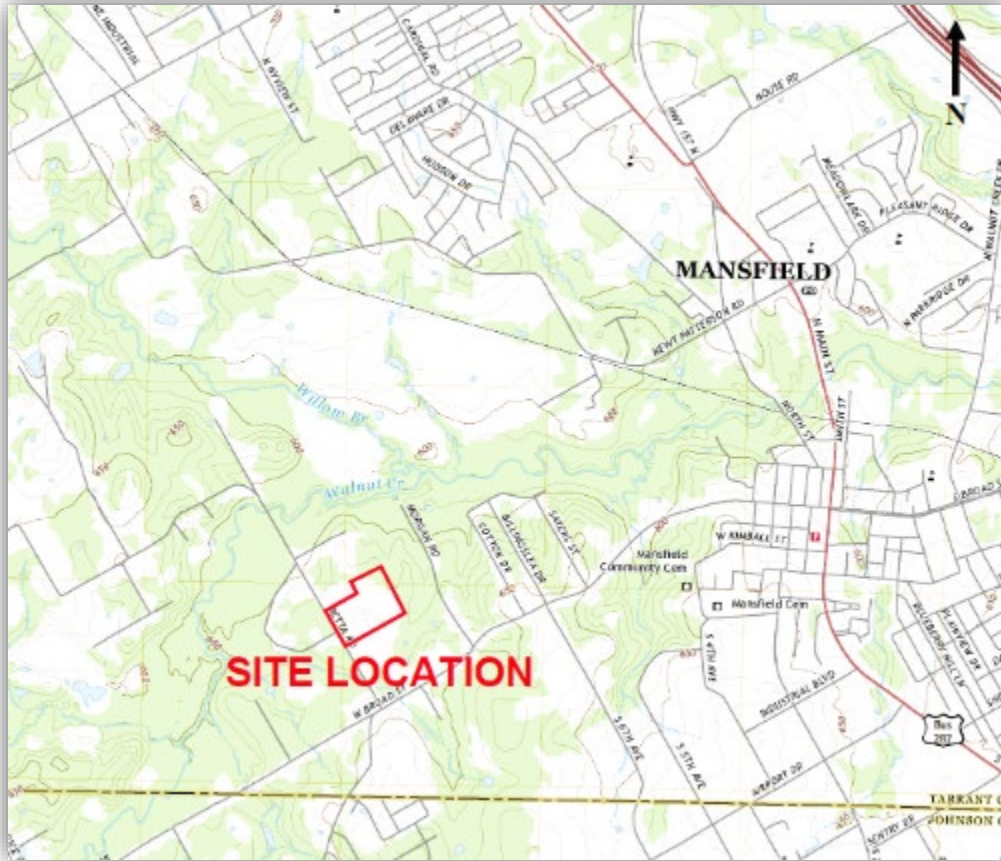


Outline

- Site Details
 - General
 - NCTCOG
- Previous Investigations
 - Geotechnical
 - Phase I ESA
 - Phase II Investigation
- Report Conclusions
- Questions

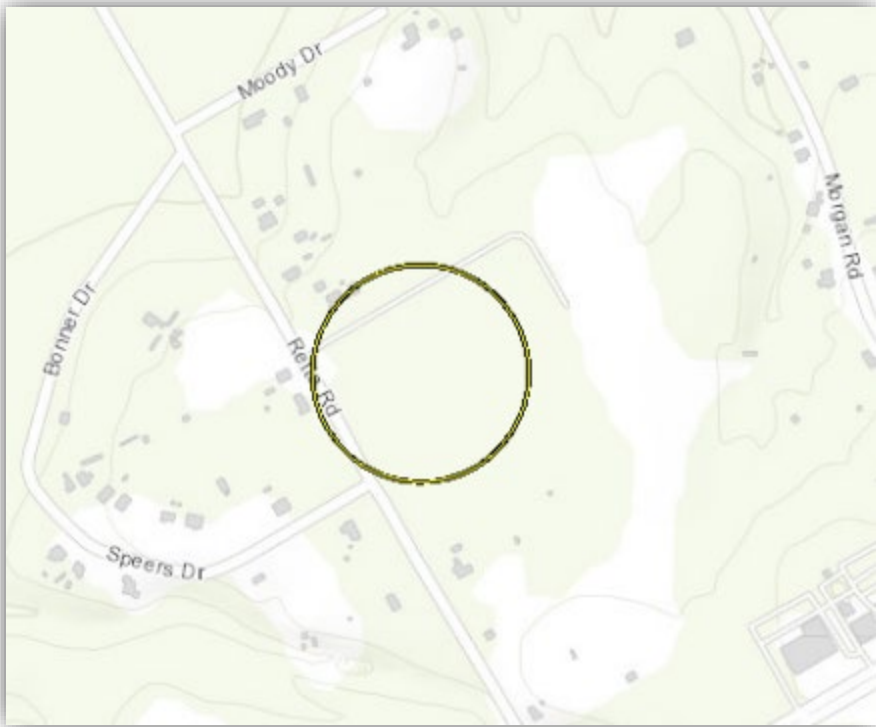


Site Details



- 373 Retta Road, Mansfield, TX 76063
- 23.36 acres of residential land
- Under development for Retta Estates

Site Details via NCTCOG



- Facility ID: U834, Record ID: 468
- Facility Name: Mansfield Municipal LF
- Status: Closed (confirmed by TDH inspection in 10/73)
- Location Description: Retta Rd, 3 mi NW of Mansfield
- Latitude: 32.55892° , Longitude: -97.16777°
- Date opened: 1969
- Date closed: 1973
- Max depth: 8 feet
- Household, construction, brush, and other

Previous Investigations

- Geotechnical Engineering Report, Ellerbee-Walczak, Inc (EWI), September 2023
- Phase I Environmental Site Assessment (ESA), Elm Creek Environmental, October 2023
- Limited Phase II Investigation, Whitehead E. S., November 2023

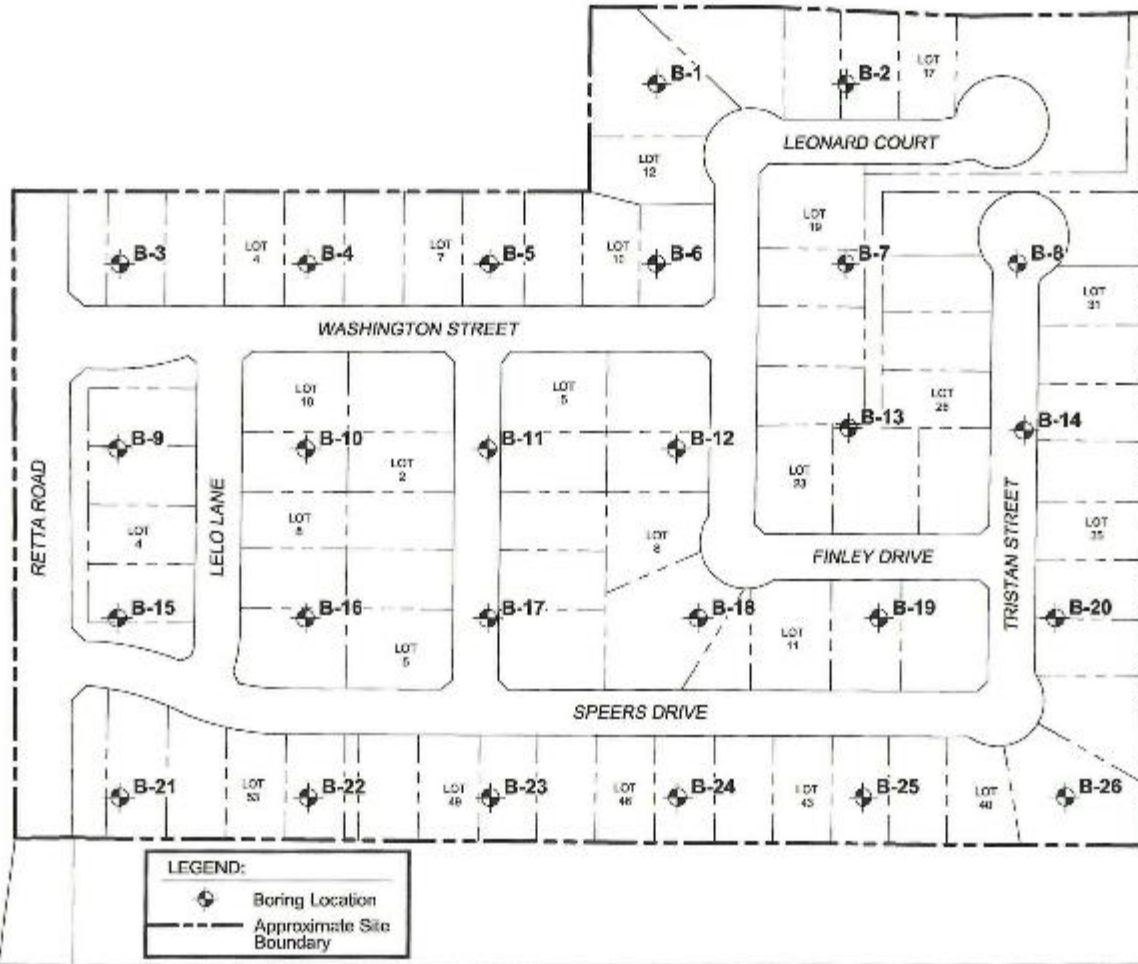


Geotechnical Engineering Report

- Conducted in the preliminary stages of construction projects
- Used to plan for unique conditions and potential hazards specific to the Site
- 26 soil borings advanced across the Site to a depth of 20 feet below ground surface (bgs)
- Sand, clayey sand, sandy clays, clays with sandstone seams/fragments and gravel
- No evidence of fill materials, trash, or unauthorized dumping was observed or noted in the report or borings



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EWI Ellerbee Walczak, Inc.
EWI Project No. AD237193

PLAN OF BORINGS
Retta Estates
Retta Road
Mansfield, Texas

Phase I ESA

- Environmental report used to assess the Site for any potential environmental concerns from current or historic use
- Used to identify recognized environmental conditions (RECs)
- No subsurface investigation
- *Three RECs were identified:*
 - Former Natural Gas Wells and associated Frac Pond
 - Auto Salvage Operations
 - Mansfield Municipal Landfill
 - Based solely on the NCTCOG CLI Map
 - Unpermitted
 - Waste unknown
 - Possibly on the north-adjacent property (surface disturbance on historic aerials)

Historic Aerials



Limited Phase II

- Six test pits, soil sampling, and methane screening in the areas of concern (AOCs) to investigate potential evidence of a landfill, scrap yard, or gas operation related chemicals of concern (COCs)
- Clayey sand with large sandstone boulders, no evidence of fill materials or municipal waste
- Soil analyzed for volatile organic compounds (VOCs), total petroleum hydrocarbons (TPH), and metals
 - No TPH or VOCs above the applicable TCEQ action levels



Limited Phase II



Test pit advanced in the mapped area of the NCTCOG landfill to eight feet bgs.



Test pit advanced along the northern border of the Site. View of the widespread excavation.

Limited Phase II

- No methane was detected in any test pit advanced
- Arsenic was identified slightly above the Texas-Specific Soil Background Concentration (TSBC) of 5.9 mg/kg in three samples
 - Highest concentration near the adjacent abandoned cars (8.23 mg/kg)
- No other metals detected above their TSBCs
- No on-Site source for arsenic, typical background levels observed across Texas
- With no other COCs detected above their action levels, unlikely from a specific source (e. g., landfill)



Report Conclusions

- Mansfield Municipal Landfill's recorded location is vague and potentially mapped incorrectly
- Historic aerial photographs show no evidence of landfilling on the Site
 - Potential landfilling on the north-adjacent property
- Maximum recorded depth of landfilling was 8 feet below ground surface
- 26 soil borings advanced to 20 feet across Site, six test pits of various depths
- Widespread excavation across Site from construction activities
- No evidence of municipal trash or construction debris observed in any investigation or during Site activities
- Minor arsenic exceedances not indicative of a landfill or other source
 - No other COCs detected above action levels, no specific source





Questions?



Contact

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