



**FARMERS  
BRANCH**

## Municipal Setting Designation Application Instructions

**Pre-Application Meeting:** While a pre-application meeting is not mandatory, it is strongly encouraged to discuss the specific details of the site. Please note: the City of Farmers Branch will not support a Municipal Settings Designation (MSD) application unless a Professional Geologist (P.G.) or Professional Engineer (P.E.) has certified that the groundwater plume is stable or decreasing, fully delineated, and the source has been removed. This statement should be supported with historical groundwater monitoring data showing the plume as stable or declining, and fully delineated.

Please contact Katy Evans at (972) 919-2537, [katy.evans@farmersbranchtx.gov](mailto:katy.evans@farmersbranchtx.gov) to schedule a pre- application meeting. Meetings will be held at 13000 William Dodson Parkway Farmers Branch, TX 75234.

**Application Form:** For the application to be complete please submit the following:

1. Two (2) hard copies of the application (the well logs are not necessary for the hard copies but should be included in the electronic copy). Please separate the application appendices with divider sheets that are tabbed.
2. An electronic portable digital file (pdf) of the application including all supporting material
3. An electronic Excel file with mailing addresses for water well owners and property owners. (Templates can be found on the Environmental Health website, [www.farmersbranchtx.gov](http://www.farmersbranchtx.gov))

Failure to use this application form may result in denial of the application.

Please note, the City requires the Professional Engineer (P.E.) or Professional Geologist (P.G.) who signed the application, or someone that is familiar with the application, and the applicant or their legal representative (attorney) to be present at the public hearing. Failure of the required parties to attend the public hearing will result in having to schedule a new hearing.

The application should be clear, complete, concise, correct, contain only relevant information and be organized to facilitate analysis. Supporting documentation should be submitted as a separate appendix to the application, as noted (Label "Appendix Z ") for each numbered item.

**Submittal:** Submit the application form and all supporting information, along with an application fee of \$2,000 (payable to City of Farmers Branch) to the address below. The applicant must also pay the cost of producing and mailing notices, (approximately \$6.50 per certified mail and \$1.50 per first-class mail), and any applicable venue costs (costs vary by location). Mailings are done through the U.S. Post Office's Click2Mail system. At the time of the mail outs, staff will require a credit card number to pay for processing and mailing the notices.

Katy Evans  
City of Farmers Branch  
13000 William Dodson Parkway  
Farmers Branch, Texas 75234



**PUBLIC WORKS DEPARTMENT**  
ENVIRONMENTAL HEALTH DIVISION

Application for Approval of Municipal Setting Designation

**APPLICANT INFORMATION**

Applicant's Name: \_\_\_\_\_

Individual    Private Entity    Public Entity    Non-Profit Entity    Other \_\_\_\_\_

Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Email: \_\_\_\_\_

*Contact Information*

Name of Contact: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Email: \_\_\_\_\_

*Application Preparation*

Application Prepared by: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Email: \_\_\_\_\_

**SITE INFORMATION**

Site DCAD No(s): \_\_\_\_\_

Site Name: \_\_\_\_\_

Site Size: \_\_\_\_\_

Site Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

(List all owners – additional sheet is attached, if needed)

Owner: \_\_\_\_\_

Owner Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

Name of Contact: \_\_\_\_\_

Title: \_\_\_\_\_

Organization: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Email: \_\_\_\_\_

Owner: \_\_\_\_\_

Owner Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

Name of Contact: \_\_\_\_\_

Title: \_\_\_\_\_

Organization: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Email: \_\_\_\_\_

Owner: \_\_\_\_\_

Owner Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

Name of Contact: \_\_\_\_\_

Title: \_\_\_\_\_

Organization: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Email: \_\_\_\_\_

Owner: \_\_\_\_\_

Owner Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

Name of Contact: \_\_\_\_\_

Title: \_\_\_\_\_

Organization: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Email: \_\_\_\_\_

Owner: \_\_\_\_\_

Owner Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

Name of Contact: \_\_\_\_\_

Title: \_\_\_\_\_

Organization: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Email: \_\_\_\_\_

Owner: \_\_\_\_\_

Owner Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

Name of Contact: \_\_\_\_\_

Title: \_\_\_\_\_

Organization: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Email: \_\_\_\_\_

Owner: \_\_\_\_\_

Owner Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

Name of Contact: \_\_\_\_\_

Title: \_\_\_\_\_

Organization: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Email: \_\_\_\_\_

ITEM	FB Use
<p><b>Executive Summary</b></p>	
<p>1. Provide a legal description of the boundaries of the designated property, including metes and bounds, and a copy of the deed for the property.</p> <p style="text-align: center;"><b><u>Label "Appendix A"</u></b></p>	
<p>2. A description of the current use and, to the extent known, the anticipated use(s) of the designated property and properties within 500 feet of the boundary of the designated property.</p> <p style="text-align: center;"><b><u>Label "Appendix B"</u></b></p>	
<p>3. A site map showing:</p> <ol style="list-style-type: none"> <li>a. The location of the designated property.</li> <li>b. The topography of the designated property as indicated on publicly available sources, which must note the watershed <u>including the nearest surface water body</u> and whether the designated property is located in a floodplain or floodway.</li> <li>c. The detected area of groundwater contamination.</li> <li>d. The location of all soil sampling locations and all groundwater monitoring wells.</li> <li>e. Groundwater gradients, to the extent known, and direction of groundwater flow.</li> <li>f. The ingestion protective concentration level exceedance zone for each contaminant of concern, to the extent known.</li> <li>g. Depth to groundwater for each affected zone.</li> </ol> <p style="text-align: center;"><b><u>Label "Appendix C"</u></b></p>	
<p>4. Provide for each contaminant of concern within the designated groundwater:</p> <ol style="list-style-type: none"> <li>a. A description of the ingestion protective concentration level exceedance zone and the non-ingestion protective concentration level exceedance zone, including a specification of the horizontal area and the minimum and maximum depth below ground surface.</li> <li>b. The level of contamination, the ingestion protective concentration level, and the non-ingestion protective concentration level, all expressed as mg/L units.</li> <li>c. Its basic geochemical properties (e.g., whether the contaminant of concern migrates with groundwater, floats or is soluble in water).</li> </ol> <p style="text-align: center;"><b><u>Label "Appendix D"</u></b></p>	
<p>5. A table displaying the following information for each contaminant of concern on the site, to the extent known:</p> <ol style="list-style-type: none"> <li>a. The maximum concentration level for soil and groundwater, the ingestion protective concentration level, and the non-ingestion protective concentration level, all expressed as mg/kg for soils and mg/L for groundwater.</li> <li>b. The critical protective concentration level without the municipal setting designation, highlighting any exceedances.</li> </ol> <p style="text-align: center;"><b><u>Label "Appendix E"</u></b></p>	

ITEM	FB Use Only
<p>6. If the plume extends beyond the property legal description provided in this application, list the owners of the additional property beneath which the plume(s) extend(s), and a summary of interactions with those property owners about the plume(s) and this MSD application.</p> <p style="text-align: center;"><b><u>Label "Appendix F"</u></b></p>	
<p>7. A statement as to whether the source of the plume has been removed, the plume of contamination is stable (i.e. no change) or contracting, and the plume is delineated, with supporting documentation. Please include historical sampling data.</p> <p style="text-align: center;"><b><u>Label "Appendix G"</u></b></p>	
<p>8. A statement as to whether contamination on and off the designated property <u>without</u> a Municipal Setting Designation will <u>exceed</u> a residential assessment level as defined in the Texas Risk Reduction Program or analogous residential level set by EPA, if known, and supporting documentation.</p> <p style="text-align: center;"><b><u>Label "Appendix H"</u></b></p>	
<p>9. A statement as to whether contamination on and off the designated property <u>with</u> a Municipal Setting Designation will <u>exceed</u> a residential assessment level as defined in the Texas Risk Reduction Program or analogous residential level set by EPA, if known, and supporting documentation.</p> <p style="text-align: center;"><b><u>Label "Appendix I"</u></b></p>	
<p>10. Identification of the points of origin of the contamination, to the extent known. Please list the Potentially Responsible Party (PRP), if unknown, state unknown. (<i>applications without the PRP listed will be deemed incomplete</i>)</p> <p style="text-align: center;"><b><u>Label "Appendix J"</u></b></p>	
<p>11. Environmental regulatory actions, litigation, and plume identification.</p> <ol style="list-style-type: none"> <li>a. A description of any environmental regulatory actions that have been taken within the past five years in connection with the designated property, to the extent known.</li> <li>b. A description of any litigation that has taken place within the past five years in connection with the designated property, to the extent known.</li> <li>c. A statement as to whether there are any other remediation activities by the applicant, or any other party or agency, which are not listed in the application.</li> <li>d. A statement as to which contamination plume and groundwater zone the applicant is including in the MSD.</li> </ol> <p style="text-align: center;"><b><u>Label "Appendix K"</u></b></p>	
<p>12. A listing of all existing state or EPA registrations, permits, and identification numbers that applies to the designated property.</p> <p style="text-align: center;"><b><u>Label "Appendix L"</u></b></p>	

ITEM	FB Use Only
<p>13. Provide evidence that the designated property is currently or has previously been under the oversight of the TCEQ or the United States Environmental Protection Agency, as required by the Texas Health &amp; Safety Code § 361.8065(c)(2)(A), and a description of the status of the designated property in the program (the program application number is sufficient evidence). Also, include the state or federal cleanup project manager's name.</p> <p style="text-align: center;"><b><u>Label "Appendix M"</u></b></p>	
<p>14. A summary of any environmental site assessment reports filed with TCEQ regarding any site investigations or response actions that are planned, ongoing or completed related to the designated property.</p> <p style="text-align: center;"><b><u>Label "Appendix N"</u></b></p>	
<p>15. A statement as to whether any public drinking water supply system exists 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 the identity of each supply system.</p> <p style="text-align: center;"><b><u>Label "Appendix O"</u></b></p>	
<p>16. The name and address of each owner or operator of a water well registered or permitted by the state that is located within five miles of the boundary of the designated property, along with a map showing the location of each well and, to the extent known, a notation of whether each well is used for potable water. Well logs <u>must</u> be included in the electronic copy of the application, but should not be included in the hard copies. (An accompanying electronic excel file with mailing information should be included with your application.)</p> <p style="text-align: center;"><b><u>Label "Appendix P"</u></b></p>	
<p>17. The name and address of each retail public utility, as defined in section 13.002 of the Texas Water Code that owns or operates a groundwater supply well within five miles of the boundary of the designated property.</p> <p style="text-align: center;"><b><u>Label "Appendix Q"</u></b></p>	
<p>18. A listing of each municipality, other than the city of Farmers Branch, with a corporate limit within one-half mile of the boundary of the designated property.</p> <p style="text-align: center;"><b><u>Label "Appendix R"</u></b></p>	
<p>19. A listing of each municipality, other than the city of Farmers Branch, that owns or operates a groundwater supply well within five miles of the boundary of the designated property.</p> <p style="text-align: center;"><b><u>Label "Appendix S"</u></b></p>	
<p>20. A listing of owners of real property within 2,500 ft. of the boundary of the designated property as indicated by the most recent appraisal district records. Please Note: This requirement may include real property outside the City of Farmers Branch. Be sure to include <b>ALL</b> properties in the 2,500 ft. boundary. (An accompanying electronic excel file with mailing information should be included with your application.)</p> <p style="text-align: center;"><b><u>Label "Appendix T"</u></b></p>	

ITEM	FB Use Only
<p>21. Form U-2012-01 <b><u>signed and sealed</u></b> by a licensed professional engineer or licensed professional geoscientist authorized to practice in the State of Texas with expertise in environmental remediation.</p> <p>Signing and sealing Form U-2012-01 certifies:</p> <ol style="list-style-type: none"> <li>The contaminants of concern from sources on the designated property or migrating from or through the designated property more likely than not [do exceed] OR [do not exceed] a non-ingestion protective concentration level on property beyond the boundaries of the designated property. (select the appropriate statement)</li> <li>All requirements of the application have been met, including demonstration that the groundwater contamination plume has been fully delineated and is stable or contracting in size.</li> </ol> <p style="text-align: center;"><b><u>Label "Appendix U"</u></b></p>	
<p>22. If the licensed professional engineer or licensed professional geoscientist determines that contaminants of concern from sources on the designated property are migrating from or through the designated property more likely than not do exceed a non-ingestion protective concentration level on property beyond the boundary of the designated property, then the applicant must:</p> <ol style="list-style-type: none"> <li>Specify the name and address of the owner of each property.</li> <li>Send a copy of the application to the owner of the property with the notice of the public meeting.</li> <li>Provide documentation that the designated property has been included in a state or federal program that requires that the entire non-ingestion protective concentration level exceedance zone be addressed to the satisfaction of the agency administering the program, along with documentation of the estimated time period in which it is to be addressed. An example of such a program is the Texas Voluntary Cleanup Program (section 361.501 of the Texas Health and Safety Code, as may be amended from time to time).</li> <li>Provide documentation upon completion of the state or federal program showing that the non-ingestion protective concentration level exceedances have been addressed to the satisfaction of the agency administering the program.</li> </ol> <p style="text-align: center;"><b><u>Label "Appendix V"</u></b></p>	
<p>23. Form W-2012-01 <b><u>certified/signed</u></b> by the applicant and any authorized representatives of the applicant(s) listed in the application.</p> <p style="text-align: center;"><b><u>Label "Appendix W"</u></b></p>	
<p>24. Form X-2012-01 <b><u>signed</u></b> by the property owner or authorized agent (if an authorized agent, you must provide the legal authorization instrument).</p> <p style="text-align: center;"><b><u>Label "Appendix X"</u></b></p>	
<p>25. An electronic version containing the pdf file of the application, Excel spreadsheet of water well owners and property owners for mailing notices, and the pdf file of the well log report.</p> <p style="text-align: center;"><b><u>Label "Appendix Y"</u></b></p>	



**PUBLIC WORKS DEPARTMENT**  
ENVIRONMENTAL HEALTH DIVISION



**FARMERS  
BRANCH**

**EXECUTIVE SUMMARY**