

**Technical Summary and
Executive Director's Preliminary Decision
of the**

**Chisholm Trail Disposal Landfill
MSW Permit Application
No. 2421**

**Type IV Municipal Solid Waste Facility
Wise County, Texas**

**Applicant:
Chisholm Trail Disposal, LLC**

Date Prepared: September 18, 2025

By the
Municipal Solid Waste (MSW) Permits Section
Office of Waste, Waste Permits Division
Texas Commission on Environmental Quality

This summary was prepared in accordance with 30 Texas Administrative Code Section 281.21(c). The information contained in this summary is based upon the permit application and has not been independently verified.

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1. Applicant Contact Information

Name of Applicant: Chisholm Trail Disposal, LLC
225 Reformation Parkway, Suite 200
Canton, Georgia 30114

Name of Facility: Chisholm Trail Disposal Landfill

Contact Person: Thad Owings
225 Reformation Parkway, Suite 200
Canton, Georgia 30114
770-720-2717

Consulting Engineer: Gregory W. Adams, P.E.
Biggs and Mathews Environmental, Inc
17000 Robert Road, Suite 100
Mansfield, Texas 76063
817-563-1144

2. General Information

2.1 Permit Application

The applicant has submitted this application requesting authorization to construct and operate a new Type IV municipal solid waste (MSW) landfill in Wise County, Texas. The total permitted facility will include 251 acres of which approximately 167 acres will be used for waste disposal. The final elevation of the waste fill and final cover material will be 875.6 feet above mean sea level (msl).

2.2 Wastes to be Accepted

Solid waste to be disposed of will consist of construction and demolition waste, brush, and rubbish, Class 2 non-hazardous industrial solid waste that is construction and demolition waste, brush, or rubbish, and Class 3 non-hazardous industrial solid waste that is construction and demolition waste, brush, and rubbish.

The landfill unit may not accept wastes that are expressly prohibited by Title 30 Texas Administrative Code (30 TAC) Chapter 330, and any waste that is not authorized for acceptance.

2.3 Waste Acceptance Rate and Landfill Life

The estimated maximum annual acceptance rate of authorized wastes is 234,000 tons in Year 1 and 250,815 tons in Year 5. The estimated landfill life is approximately 78 years.

3. Technical Review

The application has been technically reviewed by the MSW Permits Section to determine its compliance with the applicable requirements in 30 TAC Chapters 305 and 330. Chapter 305 sets forth standards and requirements for applications; Chapter 330 contains the minimum regulatory criteria for MSW facilities. A site assessment pursuant to 30 TAC 330.73(c) was conducted on September 17, 2025. The results of the assessment are documented in Attachment 1 to this Technical Summary.

The information in the permit application demonstrates compliance with the Chapters 305 and 330 regulatory requirements. The application was declared technically complete and a draft permit has been prepared.

4. Location and Size

4.1 Location

The Chisholm Trail Disposal Landfill is located south of County Road (CR) 4668 in Wise County, Texas at approximately 1/3 mile west of the intersection of Farm to Market (FM) 718 and CR 4668.

4.2 Elevation and Coordinates of Permanent Benchmark

Latitude: N 33° 03' 4.176"

Longitude: W -97° 32' 23.28"

Elevation: 682.12 feet above mean sea level (msl)

4.3 Size

The total area within the permit boundary under the proposed permit is approximately 251 acres.

5. Facility Design, Construction, and Operation

5.1 Facilities Authorized

The permit will authorize the operation of a Type IV MSW landfill with a total disposal volume (waste and daily cover) of approximately 39.48 million cubic yards in addition to support structures and facilities as described in the permit application and subject to the limitations contained in the permit and commission rules

The facility consists of a site entrance with security fencing, a gatehouse, scales, a paved entrance road to the site, all-weather access roads, soil stockpiles, the solid waste disposal unit, landfill gas monitoring system, and a groundwater

monitoring system. Structures for surface drainage and stormwater run-on and runoff control include a perimeter drainage system to convey stormwater runoff around the site, berms, ditches, detention ponds and associated drainage structures.

5.2 Waste Placement

The maximum elevation of waste placement will be approximately 872.1 feet above msl. The minimum elevation of waste placement will be approximately 623.6 feet above msl. The deepest excavation elevation for the liner and sumps is approximately 619.6 feet above msl.

5.3 Liner

A liner system meeting the requirements of 30 TAC Chapter 330 Subchapter H will be constructed. It will consist of:

- 36 inches of re-compacted clay with a permeability of no greater than 1×10^{-7} cm/s

The liner system will be overlaid by 12 inches of protective cover.

5.4 Final Cover System

The final cover system is designed to meet the requirements of 30 TAC Chapter 330 Subchapter K and will be placed over the waste. Each disposal unit will be covered with a final cover consisting of the following components (listed in order from top to bottom):

- 12-inch erosion layer of earthen material capable of sustaining native plant growth
- Infiltration layer consisting of 18 inches of compacted soil with a hydraulic conductivity of no more than 1×10^{-7} cm/sec

6. Land Use

The application provides information about land use in the vicinity of the site in accordance with 30 TAC §330.61(h).

6.1 Zoning

The proposed facility will be located in Wise County, west of the City of Aurora. There is no zoning in the area of the facility.

6.2 Surrounding Land Uses

Surrounding land use within one mile of the facility consists of 72.5% open, agricultural, vacant, and forested floodplains; 12.5% commercial with a total of

26 establishments; 7.2% water bodies; and 7.8% residential with a total of 305 residences.

6.3 Residences and Businesses

There are 305 residences and 26 businesses located within one mile of the permit boundary. The nearest residence is about 64 feet south of the site.

6.4 Schools, Churches, and Historical Sites

There are no known schools, churches, day care facilities, hospitals, cemeteries, lakes, archeologically significant sites, historic sites, or locations of exceptional aesthetic quality within one mile of the permit boundary.

6.5 Growth Trends

For the time period 2021-2026, annual population growth in areas immediately north and south of the site are projected to grow by 1.44% and 1.28%, respectively. Areas east of the site are projected to grow by 1.37% and 5.05% annually.

7. Location Restrictions

Location restrictions for municipal solid waste landfills are set forth in 30 TAC Chapter 330, Subchapter M.

7.1 Airport Safety

There is one airport located within six miles of the proposed landfill. Kenneth Copeland Airport is located about 4.5 miles south-southeast of the permit boundary. The facility is considered to be in compliance with 30 TAC §330.545.

7.2 Floodplains

The permit boundary is not located within a 100-year floodplain. The facility is considered to be in compliance with 30 TAC §330.547.

7.3 Wetlands

There are no wetlands or jurisdictional waters (including wetlands) located within the permit boundary. The facility is considered to be in compliance with 30 TAC §330.553.

7.4 Fault Areas and Seismic Impact Zones

No active fault is known to exist within 1/2 mile of the facility, there are no geologic faults with Holocene-age displacements in the vicinity of the site, and the facility is not located within a seismic impact zone as defined in 30 TAC

§330.557. The facility is considered to be in compliance with 30 TAC §330.555 and §330.557.

7.5 Unstable Areas

There are no known unstable areas, as defined in 30 TAC §330.559, within or adjacent to the facility. The facility is considered to be in compliance with 30 TAC §330.559.

7.6 Protection of Endangered Species

Correspondence with the United States Fish and Wildlife Service and the Texas Parks and Wildlife Department indicates that no impacts to threatened or endangered of plant or animal species are expected from the proposed operation of this facility. The facility and its operation will not result in the destruction or adverse modification of critical habitat for, or cause or contribute to the taking of, any listed species.

8. **Transportation and Access**

The main public roadway access to the site will be from the intersection of State Highway 114 and FM 718, proceeding south on FM 718 approximately 1.6 miles to County Road 4668, then west on County Road 4668 approximately 0.33 miles to the site entrance.

Constrained and unconstrained analyses of traffic patterns are provided in the application. The constrained analysis (site waste acceptance hours from 8:00 am to 3:00 pm) shows the relevant road network without improvements results in acceptable levels of service until the year 2048. The landfill's proposed waste acceptance hours will be the same as the constrained analysis, from 8:00 am to 3:00 pm.

The unconstrained analysis (hours of waste acceptance from 7:00 a.m. to 7:00 p.m.) shows non-site traffic volumes will, or already do, result in unacceptable levels of service on/at various studied roadway links and intersections during morning and evening traffic peaks until completion of the following improvements: FM 730 widened to a four-lane roadway (projected to occur by 2036), CR 4668 widened to a four-lane roadway and traffic control signals installed at the intersections of FM 730 and FM 2048, FM 730 and CR 4668, and FM 718 and CR 4668 (projected to occur prior to 2048). After completion of those improvements, the roadway network will function at acceptable levels of service throughout the projected life of the facility (2088) with the standard waste acceptance hours of 7:00 a.m. to 7:00 p.m.

The application contains correspondence documenting the applicant's coordination with TxDOT for traffic and location restrictions.

9. Surface Water Protection

Water that has come into contact with waste, leachate, or gas condensate is contaminated water, as defined in 30 TAC §330.3. Stormwater that comes into contact with solid waste will be considered contaminated water. Temporary berms will be constructed to minimize the amount of surface water that comes into contact with the waste. Contaminated stormwater at the working face will be contained by berms. Contaminated surface water and groundwater will not be placed in or on the landfill. Contaminated water will be transported to an authorized facility for treatment and disposal.

10. Groundwater Protection

10.1 Groundwater Protection:

The liner system will provide protection of groundwater from contamination.

10.2 Monitoring Wells:

The groundwater monitoring system which will provide for detection of potential releases from the facility will consist of 30 monitoring wells, including 26 point of compliance wells and four upgradient wells. The groundwater monitor wells will be sampled and the samples analyzed in accordance with the procedures in the Groundwater Sampling and Analysis Plan in Appendix F2 to Part III of the Permit Application.

11. Landfill Gas Management

A landfill gas monitoring system consisting of permanent landfill gas monitoring probes around the perimeter of the facility will be monitored quarterly to detect potential gas migration at the facility boundary.

Enclosed facility structures will be monitored quarterly for methane.

12. Site Development Plan and Site Operating Plan

The Site Development Plan (SDP) is Part III of the permit application and sets forth the engineering design and other technical aspects of the facility. The Site Operating Plan (SOP) is Part IV of the permit application. The SOP provides operating procedures for the site management and the site operating personnel for the daily operation of the facility to maintain the facility in compliance with the engineering design and applicable regulatory requirements. These documents become part of the permit.

13. Financial Assurance

Authorization to operate this facility is contingent upon the maintenance of financial assurance in accordance with 30 TAC Chapter 330, Subchapter L and Chapter 37 (Financial Assurance) for closure and post-closure care.

14. Public Participation Process.

Technical review of the application has been completed, the application has been declared technically complete, and a draft permit and *Notice of Application and Preliminary Decision* (NAPD) have been prepared. Information about the application, the draft permit, the notice, and this technical summary will be filed in the TCEQ Office of the Chief Clerk for processing.

The public can participate in the final decision on the issuance of a permit as follows:

- 14.1 **The TCEQ is holding a public meeting at 7:00 PM on October 30, 2025, at Decatur Conference Center, located at 2010 W. HWY US 380, Decatur, Texas 76234. The applicant and TCEQ staff will be available before the public meeting to answer individual questions from 6:30 PM to 7:00 PM.**
- 14.2 The NAPD will be sent to the applicant and published in a newspaper. The NAPD provides instructions for submitting comments, requesting a public meeting, or requesting a hearing on the application, and that all comments or requests must be submitted within 30 days from the date of newspaper publication of the notice.
- 14.3 After the comment period has ended, if comments are received a *Response to Comments* (RTC) will be prepared. The RTC will be sent to all persons who submitted comments or requested a public meeting or hearing on the application. Persons who receive the RTC will have an additional 30 days after the date the RTC is mailed in which to request a public hearing.
- 14.4 After the 30-day period to request a hearing has ended, if any requests have been received the matter will be placed on an agenda for a meeting of the TCEQ commissioners to determine whether to grant any of the hearing requests and refer the matter to the State Office of Administrative Hearings for a public hearing.
- 14.5 A public hearing is a formal process in front of an Administrative Law Judge (ALJ) who conducts the hearing. The applicant and protestant party(ies) present witnesses and testimony to support or dispute information contained in the application. When the hearing process is complete, the ALJ will issue a *Proposal for Decision* (PFD). The PFD will be placed on an agenda for a meeting of the TCEQ commissioners to consider whether to grant or deny the application.

- 14.6 After the commission has acted on an application, a motion for rehearing may be made by a party that does not agree with the decision. A motion for rehearing must be filed no later than 25 days after the party or the party's attorney of record is notified of the decision. The motion may be set on another agenda for consideration by the commission or allowed to expire by operation of law.
- 14.7 Applications for which no one requests a contested case hearing, and which meet all other requirements in 30 TAC 50.133(a) are uncontested applications and will be acted on by the executive director. An uncontested application will be placed on the executive director's agenda and the permit will be issued. The TCEQ will then mail notice that the permit was issued. The notice will be mailed according to 30 TAC 50.133(b) to the applicant, to any person who requested to be on the mailing list for the application, any person who submitted comments during the public comment period, and any person who timely filed a request for a contested case hearing. The notice will include information about the opportunity to file a motion to overturn the executive director's decision. Any motion to overturn the executive director's decision must be submitted no later than 23 days after the date the agency mails notice of the issued permit.

15. Executive Director's Preliminary Decision

The executive director has made the preliminary decision that this proposed permit, if issued, meets all statutory and regulatory requirements.

16. Additional Information

For information concerning the regulations covering this application, contact the Municipal Solid Waste Permits Section:

Mr. Adam Schnuriger
Municipal Solid Waste Permits Section, MC 124
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, TX 78711
(512) 239-0526

For more detailed technical information concerning any aspect of this application or to request a copy of the SDP or SOP, please contact the consulting engineer or the applicant at the address provided at the beginning of this summary.

The application can be viewed on the internet at www.tceq.texas.gov/goto/wasteapps

For information concerning the legal aspects of the hearing process, agency rules, and submitting public comments, please contact the Texas Commission on Environmental Quality's Office of the Public Interest Counsel at (512) 239-6363.

Attachment 1—Municipal Solid Waste Site Assessment Form



Texas Commission on Environmental Quality
Municipal Solid Waste Site Assessment Form

Facility Information

Regulated Entity Name: Chisholm Trail Disposal Landfill	RN: 111930335
Customer Name: Chisholm Trail Disposal LLC	CN: 606237394
Permit Number: 2421	Application Type: ☒ New Permit ☐ Amendment
Facility Type (check all that apply): ☐ Type I ☒ Type IV ☐ Arid Exempt	
Physical Address: 291 PR 4674 AURORA, TX 76078	

Facility Representative

Present (check all that apply): ☒ Applicant ☐ Consultant ☐ Other:	
Name: Thad Owings	
Email: [REDACTED]	Phone: (770) 720-2717
Additional Names (if applicable):	

TCEQ Reviewer

Name: Robert Lewis	Date of Site Assessment: 9/17/25
Email: [REDACTED]	Phone: 817-588-5904
Is the location consistent with physical address? ☒ Yes ☐ No	
If No, provide location description:	
[REDACTED]	

Consistency with Application

Check **Yes** or **No** if an item is present or has been constructed, and if it is consistent with the application. If an item is not consistent with the application, explain briefly why in the *Comments* column. If an item is not applicable, skip to the *Comments* column and indicate **NA**. Use the Additional Comments section at end of this form for more comment space.

Item	Constructed?	Consistent?	Comments
Application Notice Signs	☒ Yes ☐ No	☒ Yes ☐ No	
Facility Access Controls	☐ Yes ☒ No	☐ Yes ☐ No	
Facility Entrance Roads	☐ Yes ☒ No	☐ Yes ☐ No	
Facility Buildings	☐ Yes ☒ No	☐ Yes ☐ No	
Landfill Gas Monitoring Wells	☐ Yes ☒ No	☐ Yes ☐ No	

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Item	Constructed?	Consistent?	Comments
Groundwater Monitoring Wells	☐ Yes ☒ No	☐ Yes ☐ No	Piezometers currently installed
Existing or Abandoned Water Wells	☐ Yes ☒ No	☐ Yes ☐ No	
Existing or Abandoned Oil, Gas, or RRC Wells	☒ Yes ☐ No	☒ Yes ☐ No	One abandoned gas well has been capped
Surface Water Features	☐ Yes ☒ No	☐ Yes ☐ No	
Permanent Benchmark	☐ Yes ☒ No	☐ Yes ☐ No	
Permit Boundary Markers	☐ Yes ☒ No	☐ Yes ☐ No	
Buffer Zone Markers	☐ Yes ☒ No	☐ Yes ☐ No	
Easement Markers	☐ Yes ☒ No	☐ Yes ☐ No	
Floodplain Markers	☐ Yes ☒ No	☐ Yes ☐ No	
Property Boundary	☐ Yes ☒ No	☐ Yes ☐ No	
Easements Within or Adjacent to Permit Boundary	☐ Yes ☒ No	☐ Yes ☐ No	
Existing Structures Within 500 feet of Permit Boundary	☐ Yes ☒ No	☐ Yes ☐ No	

Additional Comments: