

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

**Gateway Drive Transfer Station
MSW Permit Application
No. 2429**

**Type V Municipal Solid Waste Facility
Collin County, Texas**

**Applicant:
North Texas Municipal Water District**

Date Prepared: April 23, 2026

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: North Texas Municipal Water District
501 East Brown Street
Wylie, Texas 75098

Name of Facility: Gateway Drive Transfer Station

Contact Person: Mike Friesen
501 East Brown Street
Wylie, Texas 75098
972-442-5405

Consulting Engineer: Nevzat Turan
Weaver Consultants Group, LLC
6420 Southwest Boulevard, Suite 206
Fort Worth, Texas 76109
817-735-9770

2. General Information

2.1 Permit Application

The applicant has submitted this application requesting authorization to construct and operate a new Type V transfer station in Collin County, Texas. This application was submitted on November 13, 2025, in accordance with Title 30 of the Texas Administrative Code (30 TAC) Chapter 330.

2.2 Wastes to be Accepted

The facility may accept household waste, brush, yard waste, commercial solid waste, Class 2 and Class 3 nonhazardous industrial waste, construction-demolition waste, and specific special wastes including Very Small Quantity Generator (VSQG) waste, used oil (separately collected and recycled), used oil filters, whole used or scrap tires or tire pieces, white goods and metals.

The facility 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

Authorized wastes may be accepted at a maximum rate of 3,000 tons per day.

3. Technical Review

The application has been technically reviewed by the Municipal Solid Waste 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 municipal solid waste facilities. It has been determined that the information in the permit application, along with the draft permit, demonstrates compliance with these regulatory requirements. A draft permit has been prepared, and the application has been declared technically complete.

4. Facility Location and Size

4.1 Location

The Gateway Drive Transfer Station is located in Collin County, Texas, 0.65 miles east of Dallas North Tollway and 0.2 miles south of the intersection of PGA Parkway and Gateway Drive off of the future extension of Gateway Drive.

4.2 Facility Coordinates

Latitude: 33° 12' 13" N

Longitude: 96° 48' 39" W

Elevation: 662 feet above mean sea level (ft msl)

4.3 Facility Size

The total area within the permit boundary under the proposed permit is approximately 14.016 acres.

5. Facility Design, Construction, and Operation

The facility will include a transfer station building, site entrance with security fencing, a paved entrance road to the site, all-weather access roads, and surface drainage and stormwater run-on/runoff control structures. The permittee will be authorized to operate the facility subject to the limitations contained in the permit. All waste processing operations will be limited to the units and other features identified in the Site Development Plan and the Site Operating Plan. The permittee will be authorized to accept and transfer municipal solid waste and recover materials for recycling.

The transfer station building will be a pre-cast, concrete tilt-wall structure, which will approximately be 69,000 square feet with a metal roof and walls covering an open concrete floor and loading tunnel. Ventilation openings will be located on the north and south walls. The north and south sides will have openings for hauling vehicle access. Transfer trailers will enter the facility from the south. The facility is designed for a daily

acceptance and processing rate of 3,000 tons per day, with the capacity to store a maximum of 1,000 tons of waste within the transfer station building. The facility will include a citizens' collection area for waste and recyclables within the transfer station building for solid waste delivered by citizens and small businesses.

The permittee will be authorized to receive, consolidate, and transfer municipal solid wastes subject to the limitations contained in the permit. All waste processing operations will be limited to the units and other features identified in the Site Development Plan and the Site Operating Plan.

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 facility will be located 0.65 miles east of Dallas North Tollway and 0.2 miles south of the intersection of PGA Parkway and Gateway Drive off of the future extension of Gateway Drive. The location is zoned as industrial based on the City of Frisco's Geographic Information Systems mapping.

6.2 Surrounding Land Uses Within One Mile

Land uses within one mile of the facility include industrial, commercial, educational, residential, agricultural, and undeveloped property.

The application indicates there are approximately 690 residences, four commercial establishments, one church, one hospital, and one school within one mile of the permit boundary. The nearest residence is about 3,185 feet northeast of the transfer station. Information about land use is provided in Section 7 in Parts I/II of the application.

There are no sites of historic or archaeological significance within one mile of the facility.

6.3 Growth Trends

The facility property is located inside the city limits of Frisco. The growth trends for the North Texas Municipal Waste District's Solid Waste System Member Cities show an average annual growth rate of 0.65% from 2021-2030, 0.80% from 2031-2040, and 1.11% from 2041-2050.

6.4 Residences and Businesses

The nearest residence is located approximately 3,185 feet northeast of the transfer station. The nearest business is located 1,265 feet to the north of the property boundary. Most of the residences are located northeast and southeast

of the transfer station. Approximately four commercial establishments are located within a one-mile radius.

6.5 Schools and Churches

There is one church located east of the site. There is one school, University of North Texas at Frisco, located southeast of the site.

6.6 Cemeteries

There are no known cemeteries within one mile of the site.

6.7 Historical Sites

There are no known historical sites within one mile of the site.

6.8 Water Wells Within 500 Feet of the Facility

A well search conducted by Weaver Consultants Group, LLC, concluded that no wells are located within a 500-foot radius of the facility boundary.

7. Location Restrictions

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

7.1 Easements and Buffer Zones

No solid waste unloading, storage, disposal, or processing operations will occur within any easement, buffer zone, or right-of-way that crosses the facility. All pipeline and utility easements will be clearly marked. A minimum separating distance of 50 feet will be maintained between feedstock and final product storage areas and between solid waste storage and processing units and the facility boundary. The buffer zone must provide safe passage for firefighting and other emergency vehicles.

7.2 Floodplains

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

7.3 Groundwater

The facility is not located over the recharge zone of the Edwards Aquifer. The facility is considered to be in compliance with 30 TAC §330.549.

7.4 Endangered or Threatened Species

A biological and botanical survey with habitat evaluation conducted by Baird, Hampton & Brown indicates that no impacts to threatened or endangered plant or animal species are expected from the proposed operation of this facility. Parts I/II, Appendix I/IIA of the permit application contains correspondence with the Texas Parks and Wildlife Department (TWPDP) regarding threatened and endangered species. TWPDP recommended best practices that the site will comply with during the project's development. The facility is considered in compliance with 30 TAC §330.551.

7.5 Wetlands

There are no jurisdictional wetland areas within the permit boundary. The facility is considered to be in compliance with 30 TAC §330.553.

8. Facility Transportation and Access

The primary access route to the facility will be from Gateway Drive. Eastbound vehicles will access the site using PGA Parkway, which connects to Gateway Drive, through the Dallas Parkway Frontage Roads. Westbound vehicles will access PGA Parkway via Preston Road (State Highway 289). Vehicles leaving the facility will use the driveway north of the main entrance onto Gateway Drive. The volume of traffic to the facility is anticipated to be 2,796 vehicles per day at the maximum daily capacity. A coordination response from the Texas Department of Transportation indicated that no action is required for the proposed transfer station.

9. Surface Water Protection

Surface water draining in and around the facility will be controlled to prevent surface water from running onto, into, and off the transfer station area. Drainage from the facility is consistent with the drainage design for the planned industrial park by the City of Frisco and will prevent the offsite discharge of waste materials. Contaminated water will be collected and discharged into the City of Frisco's sanitary sewer system after going through a pretreatment system.

10. Site Development Plan and Site Operating Plan

The Site Development Plan is Part III of the permit application and sets forth the engineering design and other technical aspects of the facility. The Site Operating Plan is Part IV of the permit application and provides operating procedures for the site 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.

11. Financial Assurance

Financial assurance will be maintained for the facility in accordance with 30 TAC Chapter 37 (Financial Assurance) and 30 TAC Chapter 330 Subchapter L.

12. 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:

- 12.1 The TCEQ will hold a public meeting if the executive director determines that there is substantial public interest in the application or if requested by a local legislator. During a public meeting the commission accepts formal comments on an application and holds an informal question and answer period.
- 12.2 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.
- 12.3 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.
- 12.4 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.
- 12.5 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.

- 12.6 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.
- 12.7 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.

13. 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.

14. Additional Information

For information concerning the regulations covering this application, contact the MSW project manager:

Ms. Lindsay Ross
Municipal Solid Waste Permits Section, MC 124
Waste Permits Division
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, TX 78711
(512) 239-0535

For more detailed technical information concerning any aspect of this application or to request a copy of the Site Development Plan, 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 TCEQ Office of the Public Interest Counsel at (512) 239-6363.