



Texas Commission on Environmental Quality

Waste Permits Division Correspondence

Cover Sheet

Date: June 11, 2025

Facility Name: Oakdale Industrial III

Permit or Registration No.: MSW 62056

Nature of Correspondence:

☐ Initial/New

☒ Response/Revision to TCEQ Tracking No.:
30814254 (from subject line of TCEQ letter
regarding initial submission)

Affix this cover sheet to the front of your submission to the Waste Permits Division. Check appropriate box for type of correspondence. Contact WPD at (512) 239-2335 if you have questions regarding this form.

Table 1 - Municipal Solid Waste Correspondence

Applications	Reports and Notifications
<input type="checkbox"/> New Notice of Intent	<input type="checkbox"/> Alternative Daily Cover Report
<input type="checkbox"/> Notice of Intent Revision	<input type="checkbox"/> Closure Report
<input checked="" type="checkbox"/> New Permit (including Subchapter T)	<input type="checkbox"/> Compost Report
<input type="checkbox"/> New Registration (including Subchapter T)	<input type="checkbox"/> Groundwater Alternate Source Demonstration
<input type="checkbox"/> Major Amendment	<input type="checkbox"/> Groundwater Corrective Action
<input type="checkbox"/> Minor Amendment	<input type="checkbox"/> Groundwater Monitoring Report
<input type="checkbox"/> Limited Scope Major Amendment	<input type="checkbox"/> Groundwater Background Evaluation
<input type="checkbox"/> Notice Modification	<input type="checkbox"/> Landfill Gas Corrective Action
<input type="checkbox"/> Non-Notice Modification	<input type="checkbox"/> Landfill Gas Monitoring
<input type="checkbox"/> Transfer/Name Change Modification	<input type="checkbox"/> Liner Evaluation Report
<input type="checkbox"/> Temporary Authorization	<input type="checkbox"/> Soil Boring Plan
<input type="checkbox"/> Voluntary Revocation	<input type="checkbox"/> Special Waste Request
<input type="checkbox"/> Subchapter T Disturbance Non-Enclosed Structure	<input type="checkbox"/> Other:
<input type="checkbox"/> Other:	

Table 2 - Industrial & Hazardous Waste Correspondence

Applications	Reports and Responses
<input type="checkbox"/> New	<input type="checkbox"/> Annual/Biennial Site Activity Report
<input type="checkbox"/> Renewal	<input type="checkbox"/> CPT Plan/Result
<input type="checkbox"/> Post-Closure Order	<input type="checkbox"/> Closure Certification/Report
<input type="checkbox"/> Major Amendment	<input type="checkbox"/> Construction Certification/Report
<input type="checkbox"/> Minor Amendment	<input type="checkbox"/> CPT Plan/Result
<input type="checkbox"/> CCR Registration	<input type="checkbox"/> Extension Request
<input type="checkbox"/> CCR Registration Major Amendment	<input type="checkbox"/> Groundwater Monitoring Report
<input type="checkbox"/> CCR Registration Minor Amendment	<input type="checkbox"/> Interim Status Change
<input type="checkbox"/> Class 3 Modification	<input type="checkbox"/> Interim Status Closure Plan
<input type="checkbox"/> Class 2 Modification	<input type="checkbox"/> Soil Core Monitoring Report
<input type="checkbox"/> Class 1 ED Modification	<input type="checkbox"/> Treatability Study
<input type="checkbox"/> Class 1 Modification	<input type="checkbox"/> Trial Burn Plan/Result
<input type="checkbox"/> Endorsement	<input type="checkbox"/> Unsaturated Zone Monitoring Report
<input type="checkbox"/> Temporary Authorization	<input type="checkbox"/> Waste Minimization Report
<input type="checkbox"/> Voluntary Revocation	<input type="checkbox"/> Other:
<input type="checkbox"/> 335.6 Notification	
<input type="checkbox"/> Other:	

SUBCHAPTER T PERMIT APPLICATION**30 Texas Administrative Code (TAC) 330 Subchapter T §330.951 - §330.964****OAKDALE INDUSTRIAL III**

375 and 355 East Oakdale Road

City of Grand Prairie, Dallas County, Texas 75050

**December 17, 2024****Revised March 14, 2025; April 30, 2025; June 11, 2025****PREPARED FOR:**

Texas Commission on Environmental Quality Municipal
Solid Waste Permit Section – MC124 12100 Park 35 Circle
Austin, TX 78753

PREPARED BY:

The Vertex Companies, LLC
3030 LBJ Freeway, Suite 1620
Dallas, TX 75234

PHONE 214.499.9234**TCEQ CN606345403****TCEQ RN112024674****TCEQ MSW 67144, MSW 62056 (Pending)****APPLICANT:**

Oakdale Industrial III, L.L.C.
3819 Maple Avenue
Dallas, TX 75219



Texas Commission on Environmental Quality

Application for Development Permit for Proposed Enclosed Structure Over Closed Municipal Solid Waste Landfill

Application Tracking Information

Applicant Name: OAKDALE INDUSTRIAL III, L.L.C.

Facility Name: OAKDALE INDUSTRIAL III

Development Permit Number: MSW 62056

Initial Submission Date: 12-17-2024

Revision Date: 3-14-2025; 4-30-2025; 6-11-2025

Use this form to apply for a development permit for proposed enclosed structure over a closed municipal solid waste (MSW) landfill. Rules about use of land over a closed MSW landfill are in [Title 30, Texas Administrative Code](#)¹, Chapter 330, Subchapter T. Instructions for completing this form are provided in form [TCEQ 20785-instr](#)². Include a Core Data Form, available at www.tceq.texas.gov/goto/coredata with the application. If you have questions, contact the Municipal Solid Waste Permits Section by email to mswper@tceq.texas.gov, or by phone at 512-239-2335.

If you have an existing enclosed structure, use form [TCEQ-20786](#)³, Registration for Existing Enclosed Structure Over Closed Municipal Solid Waste Landfill. If you are proposing a non-enclosed structure, use form [TCEQ-20787](#)⁴, Authorization to Disturb Final Cover Over Closed Municipal Solid Waste Landfill for Non-Enclosed Structure.

Application Data

1. Application Type

☒ New Development Permit ☐ Revisions of Existing Permit

☐ Transfer of an Existing Permit

If existing Permit, indicate the Permit Number: _____

2. Submission Type

☐ Initial Submission

☒ Notice of Deficiency (NOD) Response

¹ www.tceq.texas.gov/goto/view-30tac

² www.tceq.texas.gov/downloads/permitting/waste-permits/msw/forms/20785-instr.pdf

³ www.tceq.texas.gov/downloads/permitting/waste-permits/msw/forms/20786.pdf

⁴ www.tceq.texas.gov/downloads/permitting/waste-permits/msw/forms/20787.pdf

Professional Engineer's Certification of No Potential Threat to Public Health or the Environment

The applicant's engineer for this project shall complete one of the following certifications:

"I, _____, Texas PE Number _____, certify that the proposed development is necessary to reduce a potential threat to public health or the environment. Further, I certify that the proposed development will not damage the integrity or function of any component of the Closed Municipal Solid Waste Landfill Unit, including, but not limited to, the final cover, containment systems, monitoring system, or liners. This certification includes all documentation of all studies and data on which I relied in making these determinations."

Engineer's seal, with signature and date:

Engineering Firm Name: _____

Texas Board of Professional Engineers and Land Surveyors Firm Number: _____

Or:

"I, Richard James Tobia, Texas PE Number 138981, certify that the proposed development will not increase or create a potential threat to public health or the environment. Further, I certify that the proposed development will not damage the integrity or function of any component of the Closed Municipal Solid Waste Landfill Unit, including, but not limited to, the final cover, containment systems, monitoring system, or liners. This certification includes all documentation of all studies and data on which I relied in making these determinations."

Engineer's seal, with signature and date:



Engineering Firm Name: The Vertex Companies, LLC

Texas Board of Professional Engineers and Land Surveyors Firm Number: F-15099

Signature Page

Both signatures on this page must be notarized.

Applicant Certification

I, **Oakdale Industrial III, L.L.C.**, certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. All references to "I" are in the stated capacity and not individually.

OAKDALE INDUSTRIAL III, L.L.C., a Delaware limited liability company
By: CHI LTH GP, L.L.C., a Delaware limited liability company, its manager

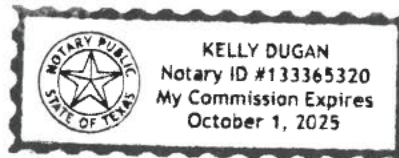
Signature: [Signature] Date: 06/12/25
Name: William G. Mundinger, III Title: Vice President
Email Address: [Redacted]

SUBSCRIBED AND SWORN to before me by the said William G. Mundinger, III, a Vice President of CHI LTH GP, L.L.C., a Delaware limited liability company, the manager of OAKDALE INDUSTRIAL III, L.L.C., a Delaware limited liability company, on behalf of said limited liability companies.

On this 12th day of June, 2025.

My commission expires on the 1st day of October, 2025

Notary Name: [Signature]
Notary Public in and for Dallas County, Texas



Property Owner Authorization

To be completed by the property owner if the property owner is not the applicant.

I _____, the owner of the property identified by the address _____, hereby authorize the applicant to proceed with the project described in this application, and to apply for any necessary authorizations in order to conduct this project. I understand that, as property owner, I am responsible for maintaining the integrity of the final cover over the closed MSW landfill.

Property Owner Name: _____

Signature: _____ Date: _____

Email Address: _____

SUBSCRIBED AND SWORN to before me by the said _____

On this _____ day of _____, _____

My commission expires on the _____ day of _____, _____

Notary's Name: _____

Notary Public in and for _____ County, Texas

SUBCHAPTER T PERMIT APPLICATION**30 Texas Administrative Code (TAC) 330 Subchapter T §330.951 - §330.964****OAKDALE INDUSTRIAL III**

375 and 355 East Oakdale Road

City of Grand Prairie, Dallas County, Texas 75050

**December 17, 2024****Revised March 14, 2025; April 30, 2025; June 11, 2025****PREPARED FOR:**

Texas Commission on Environmental Quality Municipal
Solid Waste Permit Section – MC124 12100 Park 35 Circle
Austin, TX 78753

PREPARED BY:

The Vertex Companies, LLC
3030 LBJ Freeway, Suite 1620
Dallas, TX 75234

PHONE 214.499.9234**TCEQ CN606345403****TCEQ RN112024674****TCEQ MSW 67144, MSW 62056 (Pending)****APPLICANT:**

Oakdale Industrial III, L.L.C.
3819 Maple Avenue
Dallas, TX 75219



The stormwater system is gravity-fed (i.e. unpressurized and non-continuous flow) through open pipes with sufficient drainage slope. The system is designed to quickly carry intermittent flows of rainfall offsite that, if the site were not developed, would otherwise naturally infiltrate and recharge the shallow groundwater underlying the site.

Leaks within conduits will be prevented by installation of said utilities by licensed professionals following all applicable building codes and permits. Evidence of leakage will be inspected for quarterly via industry standard methods that include, but may not be limited to, visually inspecting the property for wet spots or lush vegetation (as applicable), sinkholes and/or unlevel ground that are inconsistent with site grading, and/or monitoring usage meters for inconsistent data. If a quarterly inspection indicates potential leakage from a conduit, pressure testing and/or tracer gas testing will be performed for verification. In addition to a quarterly inspection, additional visual inspections will be conducted monthly as part of the methane monitoring [reference Sections §330.957(t)(2) (E), §330.961(b)(2)(A) of this report].

Leaks will be repaired by licensed professionals using industry standard excavation and utility repairing methods that will follow all applicable building codes and permits, including (but not limited to) 30 TAC §330.951 - §330.964 and, more specifically, §330.955 on page 6, and §330.957(n)(3) Dimensional Control Plan on Page 19 included herein. Records of all inspections, testing, and repairs will be maintained on site.

Where practical, fluid transmitting utility lines will be placed in imported fill soils placed over the existing cover soils.



June 11, 2025

Texas Commission on Environmental Quality
Municipal Solid Waste Permit Section – MC 124
12100 Park 35 Circle
Austin, TX 78753
Attn: Maddy Howard, Project Manager

Re: Response to TCEQ NOD3 - Tracking No 30814254
Subchapter T Enclosed Structure Permit Application
Oakdale Industrial III
355 and 375 E. Oakdale Road
City of Grand Prairie, Dallas County, 75050
TCEQ CN606345403, RN112024674, MSW67144; 62056 (Pending)

Dear Ms. Howard:

The Vertex Companies, LLC (VERTEX) is pleased to submit this response to your May 30, 2025, email regarding the above referenced site (the site). The comments from your email are italicized below with VERTEX's responses following. Additionally, checked boxes following each comment indicate if changes were made to the Application and if the related Redlined and/or Clean replacement pages are included.

TCEQ Comment 1: Revise the text to specify the frequency for each of the leak detection methods provided for conduits.

VERTEX Response: The Application Section §330.961(g) has been revised per Comment 1.

- ☒ Yes ☐ No (N/A) §330.961(g) – Page 37.1;
- ☒ Yes ☐ No (N/A) Redlined pages included;
- ☒ Yes ☐ No (N/A) Clean pages included.

Response to TCEQ NOD3 - Tracking No 30814254
Oakdale Industrial III (MSW62056-Pending)

Page 2

We trust this information is acceptable. Should you require additional information or have any questions regarding this response, please contact the undersigned at 214-499-9234.


Sincerely,

The Vertex Companies, LLC




Nick Cramer, MS, CPSS, PG

Technical Expert – Due Diligence/Remediation



Paul S. Rodusky, MS, PG

Director – Due Diligence/Remediation



Richard J. Tobia, PE

Project Engineer

Texas Registered Geoscience Firm 50494 Texas
Registered Engineering Firm F-15099



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The stormwater system is gravity-fed (i.e. unpressurized and non-continuous flow) through open pipes with sufficient drainage slope. The system is designed to quickly carry intermittent flows of rainfall offsite that, if the site were not developed, would otherwise naturally infiltrate and recharge the shallow groundwater underlying the site.

Leaks within conduits will be prevented by installation of said utilities by licensed professionals following all applicable building codes and permits. Leaks will be detected **Evidence of leakage will be inspected for quarterly** via industry standard methods that include, but may not be limited to, visually inspecting the property for wet spots or lush vegetation (as applicable), monitoring usage meters for inconsistent data, sinkholes and/or unlevel ground that are inconsistent with site grading,; pressure testing; and/or tracer gas testing. **In addition to a quarterly inspection, additional visual inspections will be conducted monthly as part of the methane monitoring [reference Sections §330.957(t)(2) (E), §330.961(b)(2)(A) of this report].**

Leaks will be repaired by licensed professionals using industry standard excavation and utility repairing methods that will follow all applicable building codes and permits, including (but not limited to) 30 TAC §330.951 - §330.964 and, more specifically, §330.955 on page 6, and §330.957(n)(3) Dimensional Control Plan on Page 19 included herein.

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