



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District H

Item Creation Date: 3/31/2022

HPW - 20UPA441 Sorensen Real Estate Company LLC

Agenda Item#:

Background:


In 2003, the Texas Legislature authorized the creation of Municipal Setting Designations (MSD), which designate an area in which the use of contaminated groundwater is prohibited for use as potable water. The law is administered by the Texas Commission on Environmental Quality (TCEQ) and requires local City support to designate an MSD. The intent of the legislation is to encourage redevelopment of vacant or abandoned properties while protecting public health. On August 22, 2007, City Council approved an ordinance amending Chapter 47 of the Code of Ordinances by adding Article XIII relating to groundwater, which provides a process to support or not support an MSD application to the State (ordinance amended 7/14/2010).

Sorensen Real Estate Company LLC Application: Sorensen Real Estate Company LLC is seeking a Municipal Setting Designation (MSD) for 0.4740 acres of land located at 100 North Jackson Street, Houston, TX 77002. From 1978 until 2019, the property was utilized by American Engine and Grinding for auto repair and manufacturing. In February 2020, the business was closed and the building was removed. Benzene is the contaminant. A licensed professional geologist has certified that the area of contamination has been thoroughly investigated, is fully delineated and is stable.

Sorensen Real Estate Company LLC is seeking an MSD for this property to restrict access to groundwater to protect the public against possible exposure to the contaminants. There is a public drinking water supply system that meets state requirements that supplies or is capable of supplying drinking water to the MSD property and all properties within one-half mile of the MSD property. A public meeting was held on March 1, 2022 via Microsoft Teams and a public hearing was held on March 8, 2022 during the Regulatory and Neighborhood Affairs Council Committee. Both meetings are necessary steps prior to City Council's consideration of support.

Recommendations: It is recommended that City Council adopt a Municipal Setting Designation (MSD) ordinance prohibiting the use of designated groundwater at the Sorensen Real Estate Company LLC site located at 100 North Jackson Street, Houston, TX 77002, and support issuance of an MSD by the Texas Commission on Environmental Quality.

DocuSigned by:

 9/21/2022
Carol Ellinger Haddock, P.E.
Director
Houston Public Works

Contact Information:

Ekaterina Fitos, Acting Planning Director
Houston Public Works, Houston Water
Phone: (832) 395-2712

ATTACHMENTS:

Description	Type
RCA Attachments #2021-160-NJS	Backup Material