



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District A

Item Creation Date: 6/4/2018

20UPA366 MSD Bingle Storage, LP

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).

Bingle Storage, LP Application:

Bingle Storage, LP is seeking a Municipal Setting Designation (MSD) for 0.910 acres of land located at 1508 Bingle Road, Houston, TX 77055. The contamination consists of Tetrachloroethylene and Trichloroethylene. The site previously had three different laundromats from 1971-1986. Two of the three laundromats offered dry cleaning services. The site also operated as a tire shop from 2000-2010. Most recently, the site operated as Bingle Food Store, a convenience store and gas station. Two underground storage tanks were installed in 1974 and removed in 1992. Three underground storage tanks were installed in 1994 and removed in 2016. The site was enrolled in the Voluntary Cleanup Program in 2015. A licensed Professional Engineer has certified that the area of contamination has been thoroughly investigated, is fully delineated and is stable.

Bingle Storage, LP 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 13, 2018 at the Trini Mendenhall Community Center, and a public hearing was held on April 16, 2018 during the Transportation, Technology, and Infrastructure 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 Bingle Storage, LP site located at 1508 Bingle Road, Houston, TX 77055, and support issuance of an MSD by the Texas Commission on Environmental Quality.

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ATTACHMENTS:

Description	Type
RCA 20UPA366 Attachments	Backup Material