



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District C

Item Creation Date: 2/8/2019

HPW - 20UPA379 3120 Buffalo Speedway Associates

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).

3120 Buffalo Speedway Associates, LP Application: 3120 Buffalo Speedway Associates, LP is seeking a Municipal Setting Designation (MSD) for 10.71 acres of land located at 3120 Buffalo Speedway, Houston, TX 77098. The contamination consists of tetrachloroethene and trichloroethene. The site was formerly occupied by the Exxon Upstream Research Center from the 1950s to 2015. The Exxon facility was decommissioned in 2015 and has been vacant since. All above ground structures were demolished in 2017. A licensed Professional Geologist has certified that the area of contamination has been thoroughly investigated, is fully delineated and is stable.

3120 Buffalo Speedway Associates, 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 December 6, 2018 at the Houston Permitting Center, and a public hearing was held on January 17, 2019 during the Regulation 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 3120 Buffalo Speedway Associates, LP site located at 3120 Buffalo Speedway, Houston, TX 77098, and support issuance of an MSD by the Texas Commission on Environmental Quality.

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ATTACHMENTS:

Description

RCA Attachments #2018-117-BSA

Type

Backup Material