



MUNICIPAL SETTING DESIGNATIONS

CASSANDRA WALKER

**ADMINISTRATION MANAGER, BROWNFIELDS
AND MSDS**

**INFRASTRUCTURE AND DEVELOPMENT
SERVICES, HOUSTON WATER**



AGENDA

City of Houston – Programmatic

- What a Municipal Setting Designation (MSD) is
- Who the MSD impacts
- Steps in the MSD process

MSD Applicant – Technical

- Specific information on the site
 - 12510 American Petroleum Rd.
- Questions / Comments



ENVIRONMENTAL PROTECTION IN TEXAS

The State of Texas has jurisdiction for Environmental Protection

- Texas Commission on Environmental Quality (TCEQ)

Environmental Complaints

- **TCEQ Contacts**
 - By Phone: 1-888-777-3186
 - Online: www.tceq.texas.gov/compliance/complaints
- **City of Houston Contacts**
 - By Phone: 311
 - Online: www.houstontx.gov/311/



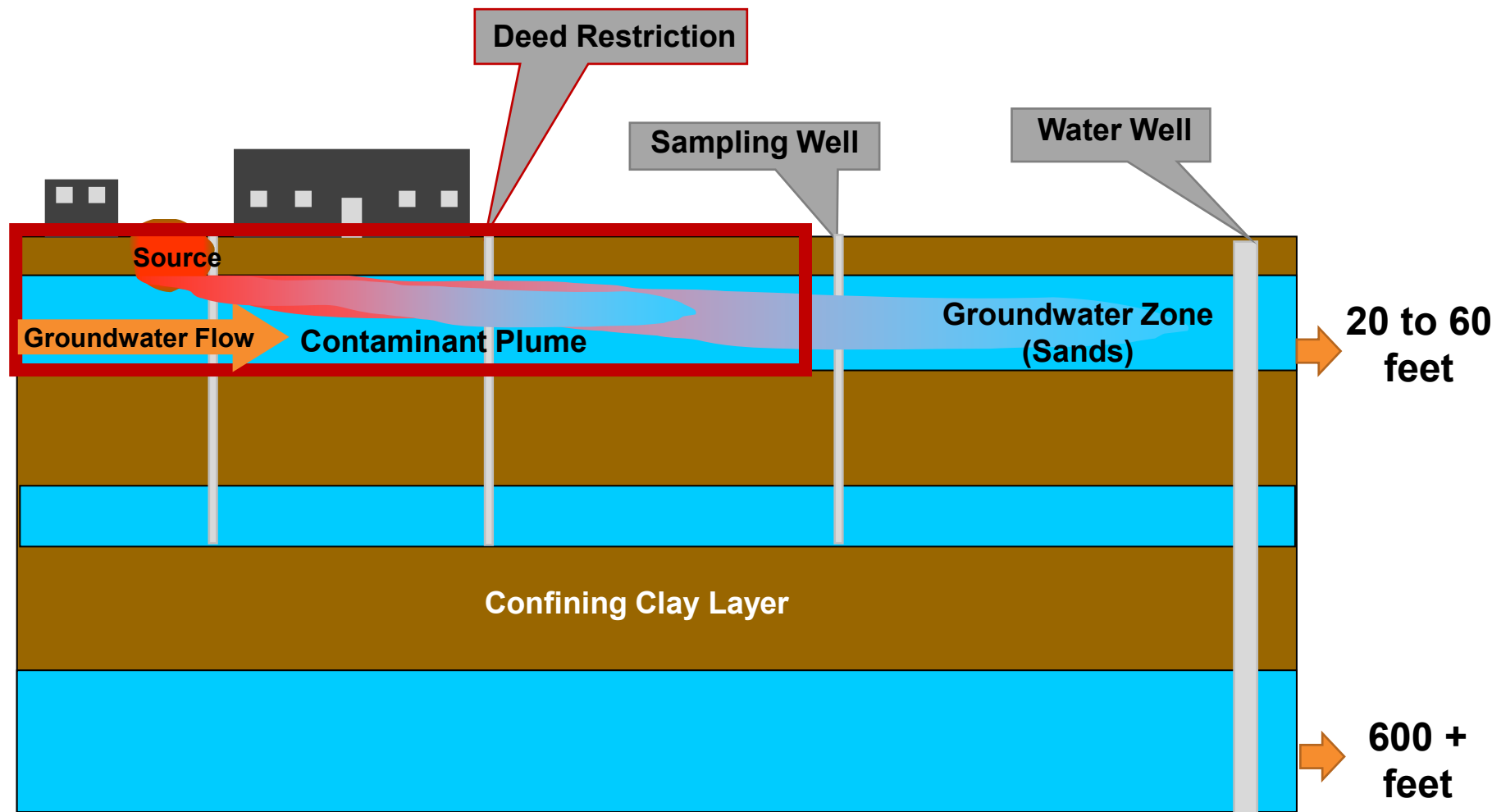


WHAT IS AN MSD

A **voluntary** deed restriction that is initiated by the property owner to prevent the use of contaminated groundwater

- No water wells on the subject property for drinking water purposes
- A legally binding way to ensure the public is not exposed to contaminants

GROUNDWATER CONTAMINATION



Please Note: Houston has shallow contaminated groundwater scattered across the City

12510 AMERICAN PETROLEUM ROAD, REPRESENTED BY: KATIE DAVIS, PG

Background

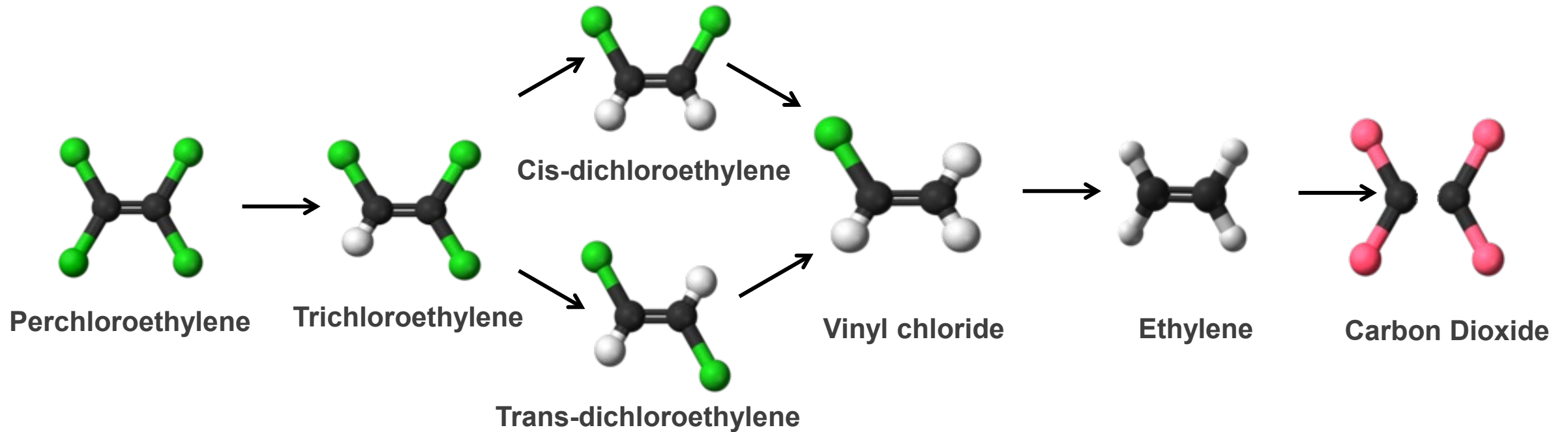
- The Site is a 66.5803-acre parcel for which this Municipal Setting Designation (MSD) application has been submitted and consists of one property.
- The property is owned by Targa Downstream LLC and is located at 12510 American Petroleum Road in Houston, Texas 77015.
- The Designated Property is located along the Houston Ship Channel/Buffalo Bayou Tidal and contains a portion of American Petroleum Road and is bordered on all sides by industrial facilities, and the Houston Ship Channel/Buffalo Bayou Tidal along the south.
- On July 15, 2020, a release of Low Sulfur Natural Gas (LSNG) was discovered from a bulk storage tank (Tank W-12). The release was reported to the National Response Center (NRC) and TCEQ Spill Reporting Hotline (NRC Incident No. 1281972 and TCEQ Spill No. 20202155).

12510 AMERICAN PETROLEUM ROAD, REPRESENTED BY: KATIE DAVIS, PG

Background

- A surficial excavation of the spill area was conducted in August 2020 and five confirmation soil samples were collected to delineate benzene and TPH in surface soil.
- In October 2020, six soil borings were advanced to delineate benzene and TPH impacts at the Site where benzene and TPH were identified in surface soil at concentrations exceeding TRRP Tier 1 PCLs.
- Braun Intertec submitted a Self-Implementation Notice (SIN) on June 24, 2022, detailing surface soil removal activities for benzene and TPH-affected areas identified proximal to the release point. From August 30 to September 9, 2022, surface soil in the release area was excavated for source removal and to limit surface soil chemicals of concern (COCs) from leaching to groundwater.

CHEMICAL DEGRADATION



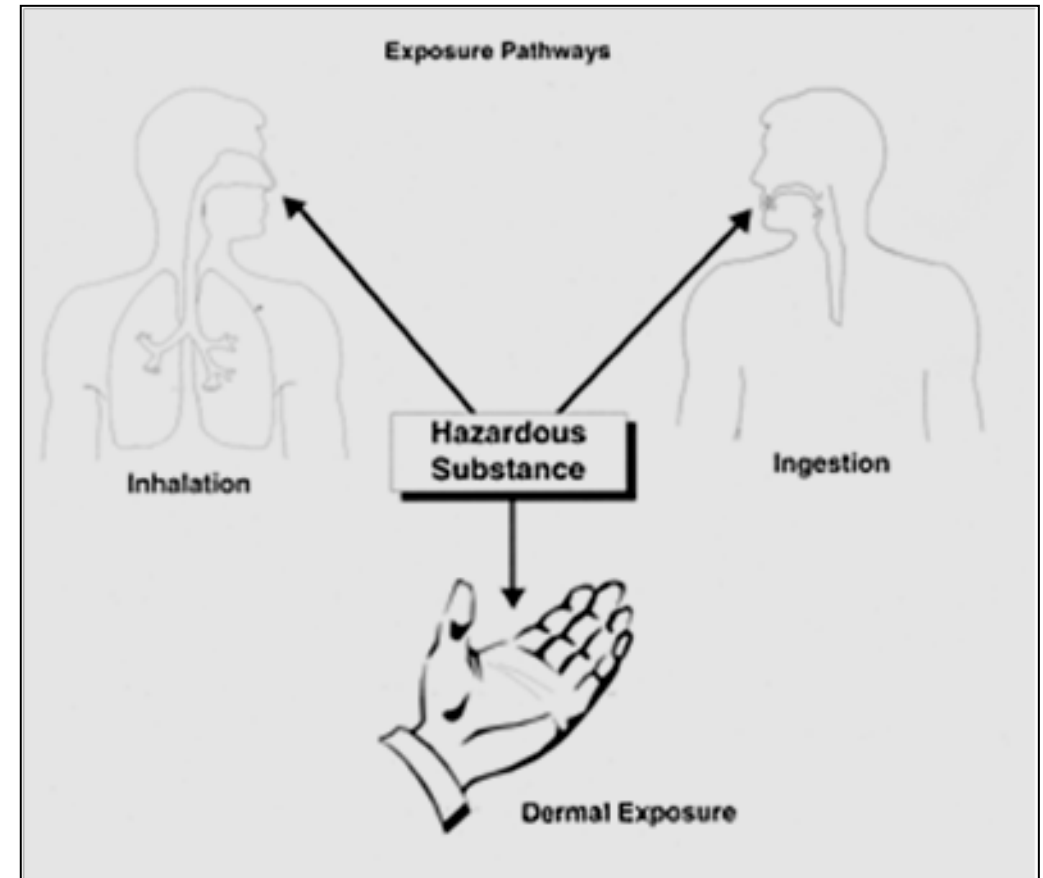
This process takes decades but is found to be the most efficient strategy.

EXPOSURE PATHWAYS

Cleanup programs are based on public exposure to contaminants and reducing public health risks.

- **Exposure Pathways**

- ~~Ingestion~~
- Inhalation
- Contact (dermal)
- Soil
- Groundwater to surface water
- Ecological



ENVIRONMENTAL CLEANUP

- The MSD is only **one step** in the cleanup process.
- An MSD does **NOT** excuse the applicant from reducing risks to the public.
- Responsible Parties are always responsible.



WHO THE MSD IMPACTS



An MSD does not affect you!

- An MSD DOES NOT AFFECT your property.
- An MSD DOES NOT AFFECT your water well.
- There are NO REQUIREMENTS on you.

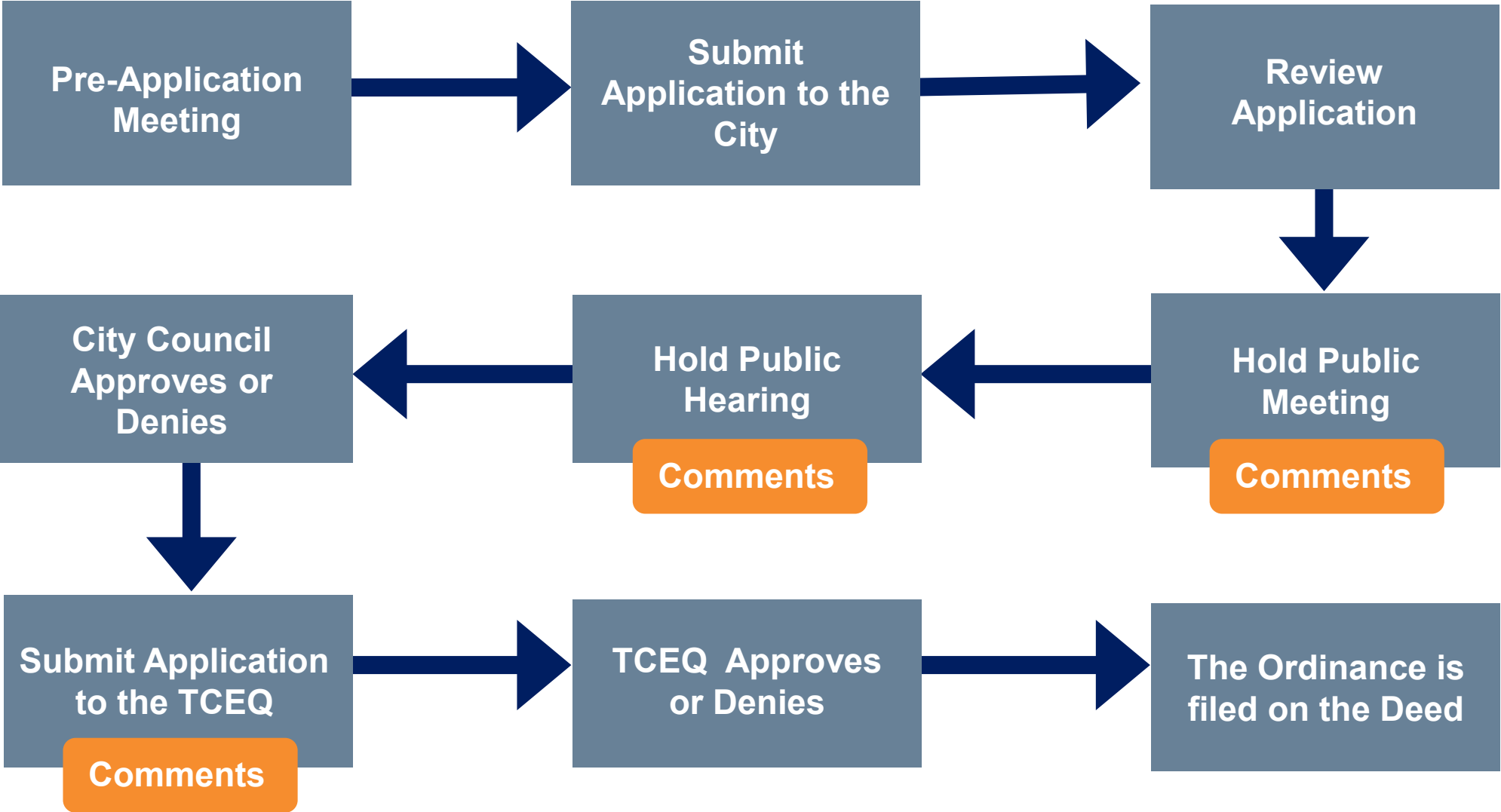
Drinking water supplied by the City is not affected.

CITY'S REQUIREMENTS OF THE APPLICANT

- Enrollment in a State or Federal cleanup program.
- Thorough investigation confirming that the groundwater plume (contamination) is stable or decreasing, and delineated (exact position identified).
- Source of contamination has been removed.
- A third-party Engineer (P.E.) or Geologist (P.G.) must certify the application.



STEPS IN THE PROCESS



MSD NOTICE LETTERS



NOTICE OF PUBLIC MEETING
REQUEST FOR SUPPORT OF
MUNICIPAL SETTING DESIGNATION
March 29, 2025

An application has been filed with the City of Houston for the city’s support of a Municipal Setting Designation (MSD) for the Applicant/location listed below. You are receiving this notification because, according to the last approved city tax roll, you are in one of the following categories: an owner of real property lying within a half-mile, owner/operator of water wells within five-miles, including retail public utilities, municipality within a half-mile, municipality owning/operating a groundwater supply well within five-miles, Harris-Galveston Subsidence District, or any other interested group registered with the Planning & Development Department within a half-mile of this site. Please note: Any municipality or retail public utility receiving this notice may pass a resolution opposing the MSD application no later than the 120th day from the date of this notice. Otherwise, no action from the municipality or retail public utility is required. This notice implies no legal obligation upon you. If you have received this notice in error, please disregard it.

Applicant Information:	
Name:	Targa Downstream LLC (MSD# 2023-168-TGT)
Location (the Site):	12510 American Petroleum Road, Houston, Texas 77015
Legal Description:	TRS 5B 5D 5E & 5J 5M-1 & 5N-1 5P ABST 31 HARRIS & WILSON
Responsible Party:	Targa Downstream LLC

The property is within the corporate limits or ETJ of a municipality authorized by statute. A public drinking water supply system exists that satisfies the requirements of Chapter 341. This system supplies or is capable of supplying drinking water to the property for which the MSD is sought and to property within one-half mile of the Site.

The purpose of the public meeting is for the Applicant to provide information to the community about the Site, the Applicant’s request for an MSD, and to obtain community input prior to a public hearing at City Council. Public viewing of this application is available at the Harris County Public Library – Galena Park Branch located at 1500 Keene St., Houston, TX 77547, and online at www.houstonmsd.org (click on MSD in review).

PUBLIC MEETING
Date – Time: April 29, 2025 – 6:00 PM
Place: Microsoft Teams Meeting
Address: N/A – Online

If you are unable to attend and have questions or comments, please contact please contact Houston Public Works at:
Phone: (832) 394-9003 Email: msd@houstontx.gov Website: www.houstonmsd.org

The purpose of an MSD is to create a means by which the TCEQ may limit the scope of investigations and response actions for groundwater contamination at a site, if the groundwater is prohibited for use as a source of potable water. Any person owning, operating or controlling the designated property remains responsible for complying with all applicable federal and state laws and regulations and all ordinances, rules, and regulations of the City. If the City Council approves the application, it will enact an ordinance prohibiting the use of designated groundwater beneath the site for potable purposes and supporting the application to the TCEQ. “Potable water” means water used for irrigation, production of food or drink products intended for human consumption, drinking, showering, bathing, or cooking purposes.

Type of Contaminants Found: benzene, toluene, and total petroleum hydrocarbons

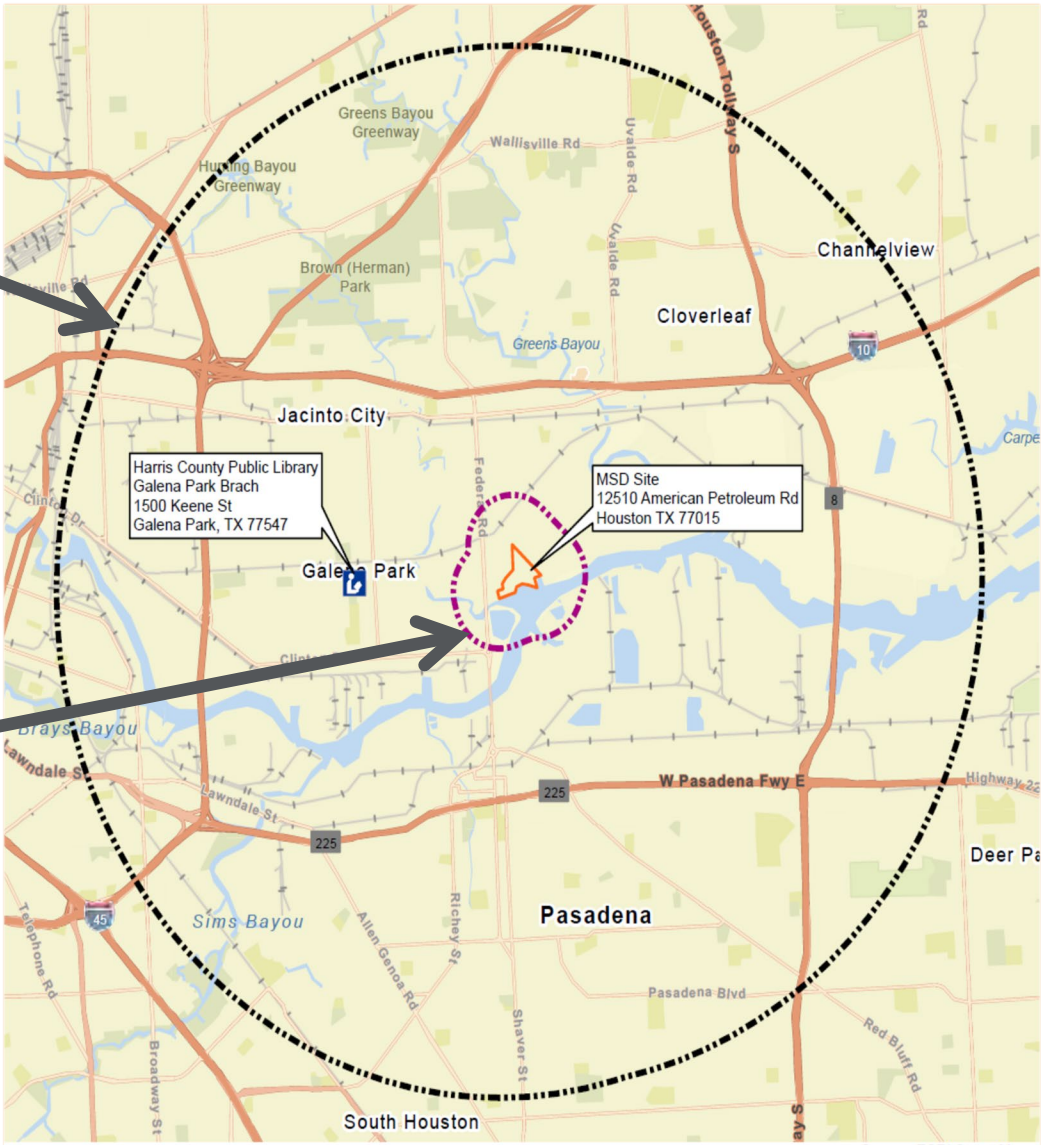
State law provides that the following persons may give written comments to the TCEQ on any information relevant to the TCEQ Executive Director’s consideration of an MSD for the Site: (1) each municipality in which the Site is located, with a boundary located not more than ½ mile from the Site, or that owns or operates a groundwater supply well located not more than 5 miles from the Site; (2) each retail public utility that owns or operates a groundwater supply well located not more than 5 miles from the Site; and (3) each owner of a state-registered private water well located within 5 miles of the Site. Comments must be submitted no later than 60 days after the date of receipt of this notice to:

MSD Program Coordinator
TCEQ Remediation Division
P.O. Box 13087, MC-221
Austin, Texas 78711.

The Executive Director of the TCEQ will certify or deny the application filed with TCEQ or request additional information from the Applicant no later than 90 days after receiving such application.

WATER WELL OWNERS
certified mail
5-mile radius
state requirement

PROPERTY OWNERS
first-class mail
½-mile radius
city requirement

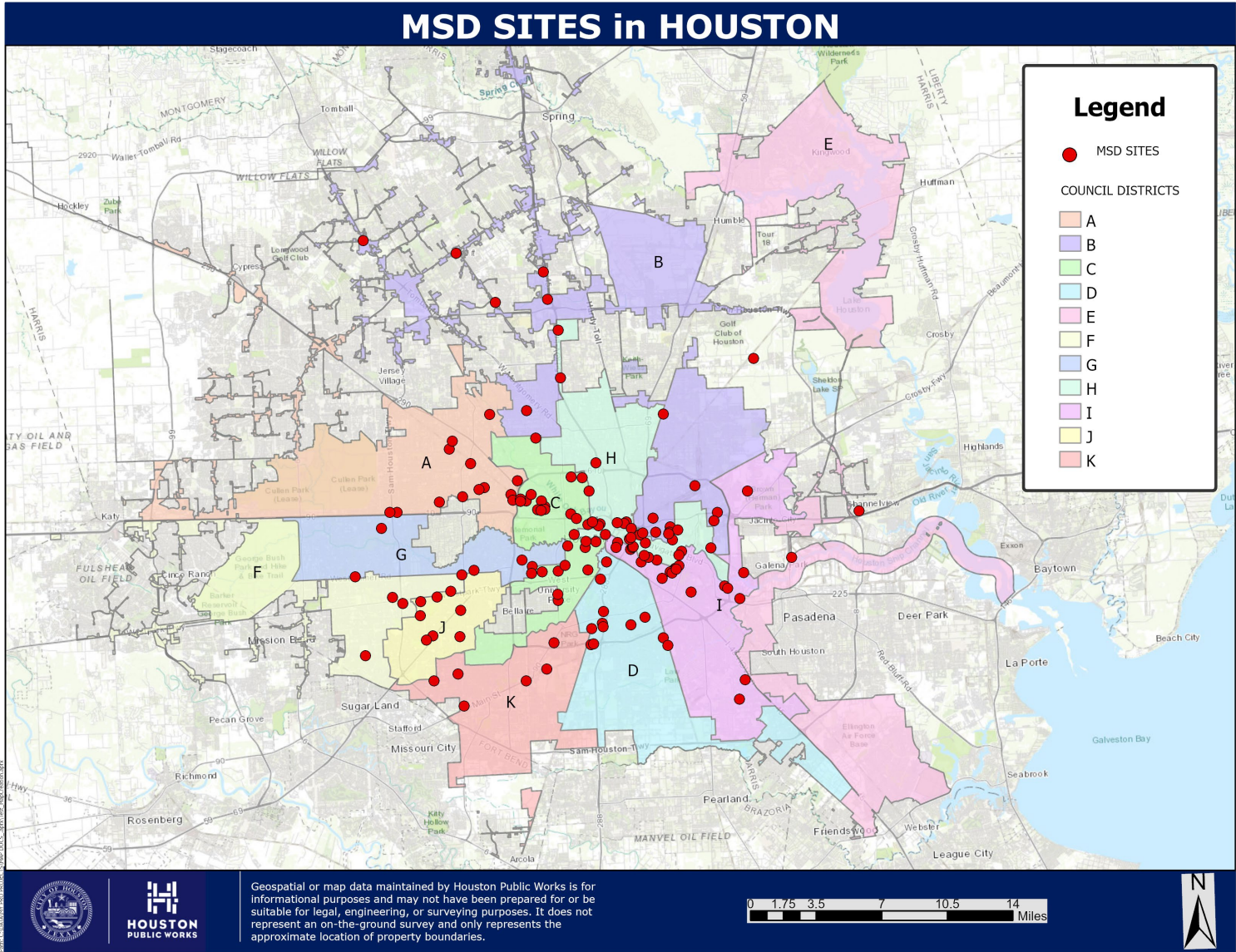


WHY SUPPORT AN MSD?

- Protects the public by prohibiting the consumption of contaminated groundwater.
- Encourages clean-up of contaminated sites.
- Promotes redevelopment of under-utilized properties.



MSD SITES IN HOUSTON



MSD APPLICATION AVAILABILITY

Harris County Public Library

GALENA PARK BRANCH

1500 KEENE STREET

GALENA PARK TX 77547



Also available online at:

www.houstonpublicworks.org/municipal-settings-designation

PUBLIC HEARING

Date: June 16, 2025

Time: 2:00 p.m.

Place: City Council Chamber, Quality of Life- Committee Meeting

Address: 901 Bagby, Second Floor, Houston, Texas 77002



Note: Any person wishing to speak on this issue must arrive at least 15 minutes early

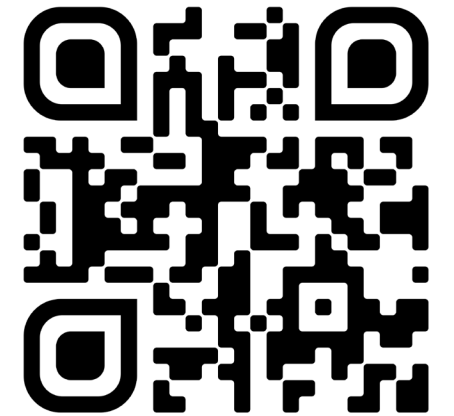
CONTACT INFORMATION



Cassandra Walker

- **Location:** Houston Public Works, 1002 Washington, 3rd Floor, Houston, Texas, 77002
- **Direct Email:** Cassandra.Walker@houstontx.gov
- **Team Email:** msd@houstontx.gov
- **Phone:** 832-393-7966

Website: www.houstonpublicworks.org/municipal-settings-designation





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