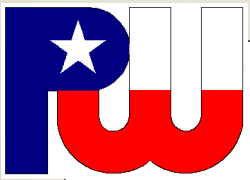


# Municipal Setting Designations

Mark A. Wooten Jr.  
Program Manager

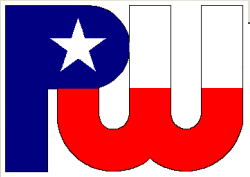




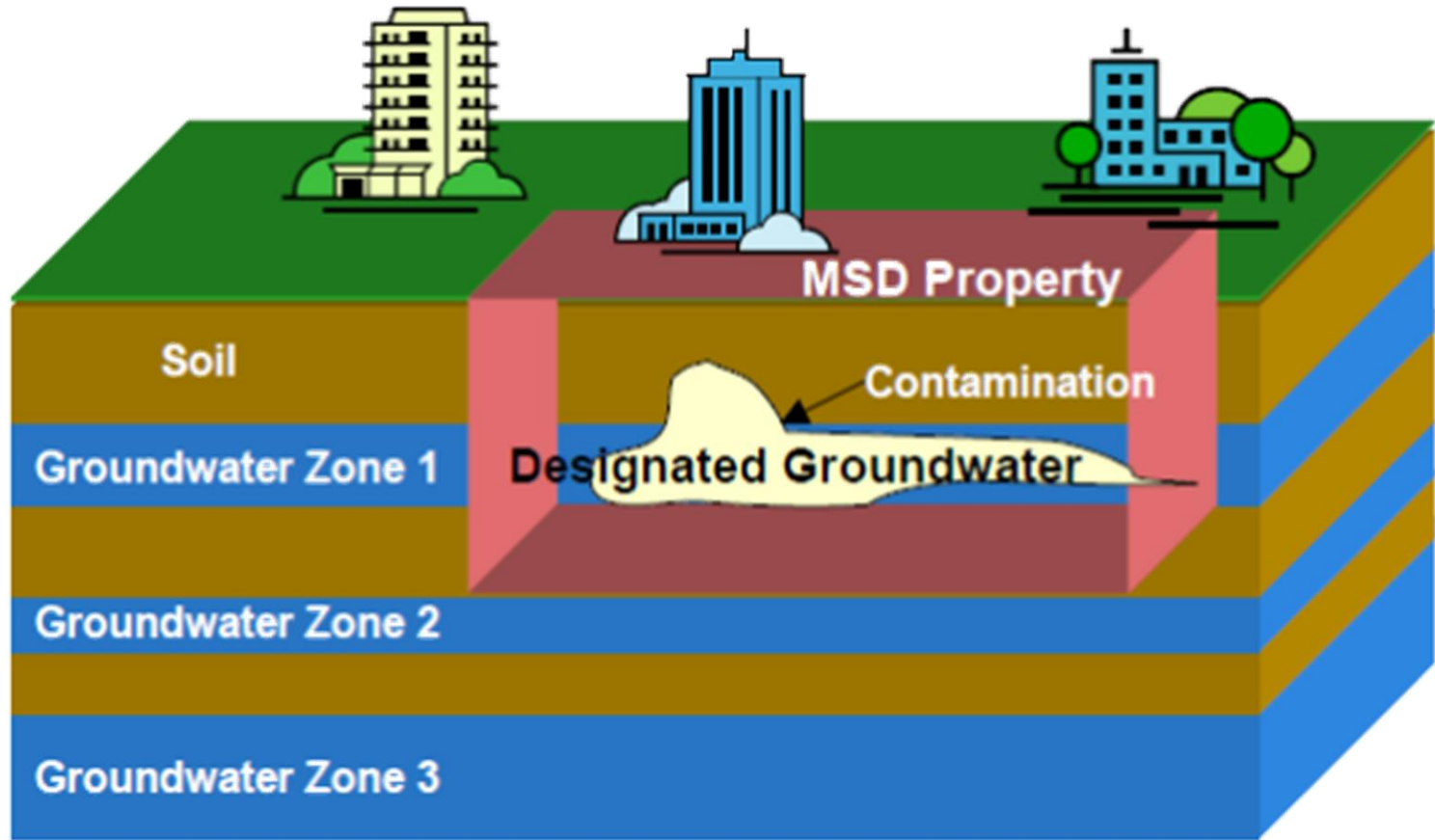
# What is an MSD?

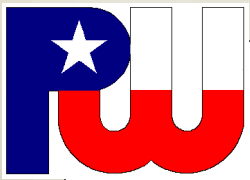
- A **voluntary** deed restriction that prohibits the use of impaired groundwater as potable water
  - A tool property owners can use to address environmental impairments to groundwater
  - Allows reinvestment and redevelopment of impaired properties
- A public health protection





# MSD Depiction



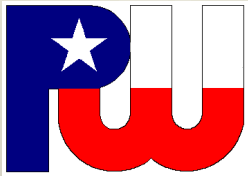


# What is an MSD?

- It is a State Program
  - Administered by the Texas Commission on Environmental Quality (TCEQ)
  - Requires Local Support
- Article 13 of Chapter 47
  - Public Hearing Required

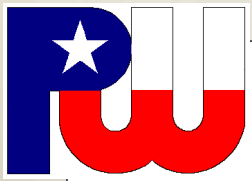






# 2580 Shearn Street

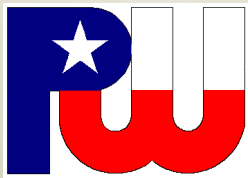




# Target Corporation

- 9.22 acres
- Industrial and manufacturing operations since 1896
- Owned and developed by several different companies
  - Cotton oil manufacturing
  - Drum cleaning, oil field services
  - Specialty gasses
  - Resin and Varnish Manufacturer
- Currently Target Store and parking lot
- Voluntary Cleanup Program VCP 1751 (2012)

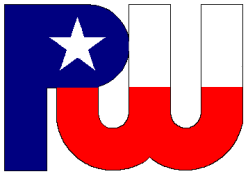




# Groundwater Impacts







# MSD Notice Letters



CITY OF HOUSTON  
Houston Public Works

Sylvester Turner

Mayor

Carol Ellinger Haddock, P.E.  
Director  
P.O. Box 1962  
Houston, Texas 77261-1562  
832.395.2500  
www.publicworks.houstontx.gov

June 7, 2019

RE: MSD Application #2018-123-TCH, 2580 Shearn Street, Houston, TX 77007

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 2580 Shearn Street, Houston, TX 77007 that has low levels of contaminated groundwater beneath their property. This application was submitted by Target Corporation (the applicant). The contamination from this site **does not affect your property** unless you have been specifically contacted by the applicant. Please note: the drinking water supplied by the City is **not** affected, nor are any of the local water wells affected by the contamination at this site. The following notice will give you additional details about the type of contamination that has been found at the site. We welcome you to attend the public meeting to find out more about the site and cleanup efforts, but it is not mandatory that you come.

**Public Meeting Information:**

When: July 9, 2019 at 6:00 PM  
Where: Houston Permitting Center  
1002 Washington Ave, Houston, TX 77002

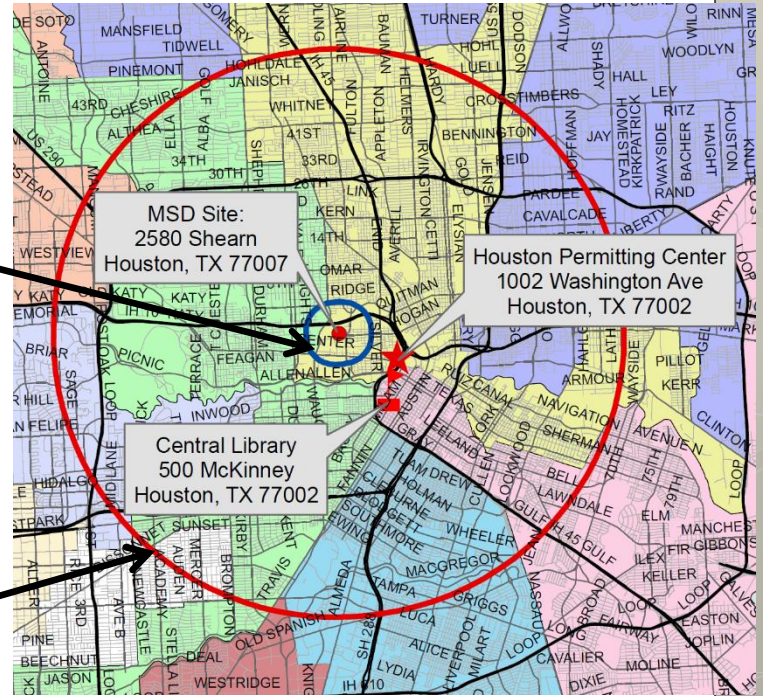
You are invited to this meeting because you either own property that is within a half-mile of the site, or state records show you own a water-well that is within five-miles of the site. Other cities, retail public utilities, and civic groups have also been invited to attend. If you received this letter by mistake, please ignore it. The enclosed map shows you the MSD site, meeting location, and library where a copy of the application may be viewed.

If you received a certified letter it is because public records show there is a registered water well on your property that is within five miles of the site and State law requires that you be notified by certified letter. You may have been notified even if you no longer use the well or it has been abandoned. If you feel like this is in error, please review Appendix P in the on-line application, located on the "MSD in Review" section of the MSD webpage (<https://www.publicworks.houstontx.gov/pdfs/municipal-well-log-designation.html>), for the permitting agency that has provided information pertaining to your property and contact that agency. **The City of Houston does not maintain the water well databases and, therefore, cannot remove your name from any of the water well databases or correct the information.** If you received the notice through the regular mail it is because you own property within a half-mile of the site.

Council Members: Brenda Starnig, Jerry Davis, Ellen R. Cohen, Dwight A. Boykins, Dave Martin, Steve Le, Greg Travis, Karla Cisneros, Robert Gallegos, Mike Lester, Marthe Castles-Tatum, Mike Knox, David W. Robinson, Michael Kubosh, Amanda K. Edwards, Jack Christie  
Controller: Chris D. Brown

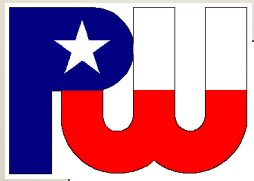
Property Owners  
First-Class Mail  
1/2-Mile Radius  
City Requirement

Water Well Owners  
Certified Mail  
5-Mile Radius  
State Requirement







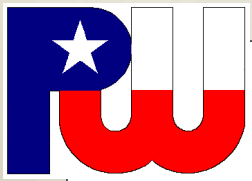


# West Alabama Holdings, LLC

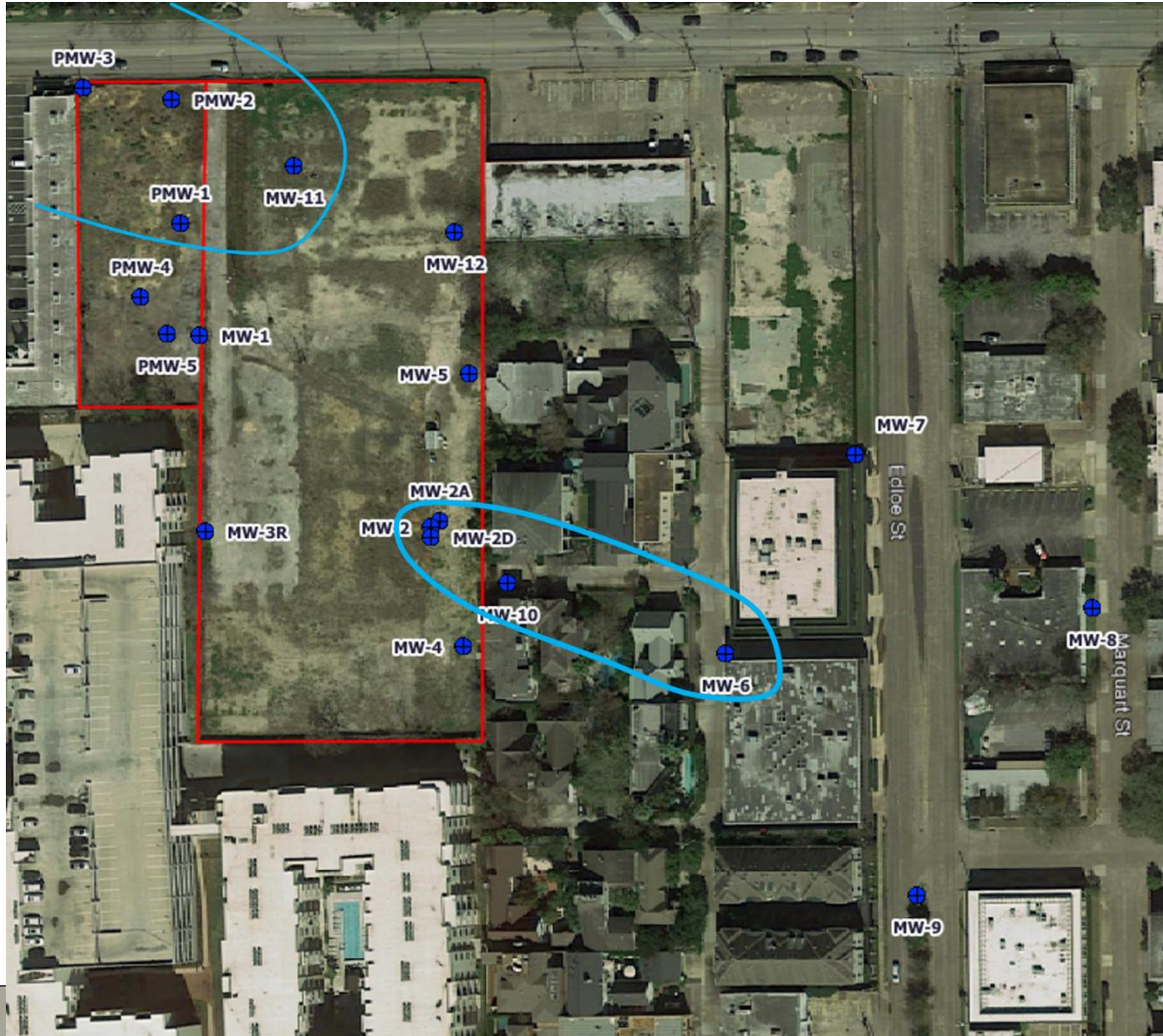
- 3.054 acre
- Occupied by Doerner Industries since 1968
  - lumber yard,
  - silk screen printing operation,
  - reprographics and printing company,
  - a trucking company and a trucking/warehouse.
- Historical Buildings were demolished in 2018 in anticipation of redevelopment.
- Voluntary Cleanup Program VCP 2873 (2017)

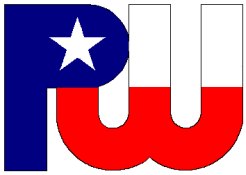






# Groundwater Impacts





# MSD Notice Letters



**CITY OF HOUSTON**  
Houston Public Works

**Sylvester Turner**

Mayor

Carol Ellinger Haddock, P.E.  
Director  
P.O. Box 1882  
Houston, Texas 77251-1562

832.395.2500  
www.publicworks.houstontx.gov

July 26, 2019

RE: **MSD Application #2018-121-FDI, 3609, 3611, 3615, 3617, 3619 W, Alabama, Houston, TX 77027**

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 3609, 3611, 3615, 3617, 3619 W. Alabama, Houston, TX 77027 that has low levels of contaminated groundwater beneath their property. This application was submitted by West Alabama Holdings, LLC (the applicant). The contamination from this site **does not affect your property** unless you have been specifically contacted by the applicant. Please note: the drinking water supplied by the City is **not affected**, nor are any of the local water wells affected by the contamination at this site. The following notice will give you additional details about the type of contamination that has been found at the site. We welcome you to attend the public meeting to find out more about the site and cleanup efforts, but it is not mandatory that you come.

**Public Meeting Information:**

When: August 27, 2019 at 6:00 PM

Where: Houston Permitting Center  
1002 Washington Ave, Houston, TX 77002

You are invited to this meeting because you either own property that is within a half-mile of the site, or state records show you own a water-well that is within five-miles of the site. Other cities, retail public utilities, and civic groups have also been invited to attend. If you received this letter by mistake, please ignore it. The enclosed map shows you the MSD site, meeting location, and library where a copy of the application may be viewed.

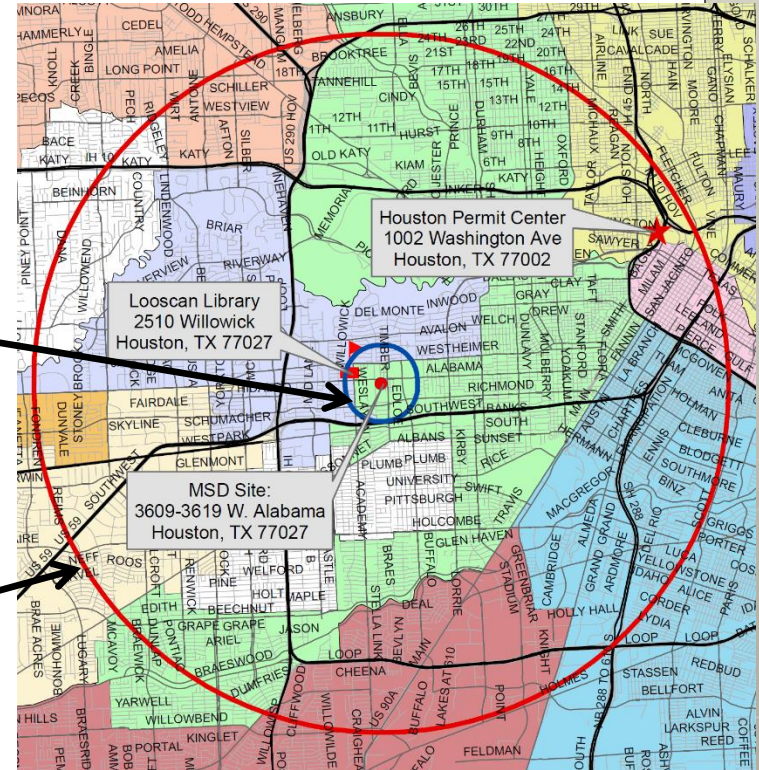
If you received a certified letter it is because public records show there is a registered water well on your property that is within five miles of the site and State law requires that you be notified by certified letter. You may have been notified even if you no longer use the well or it has been abandoned. If you feel like this is in error, please review Appendix P in the on-line application, located on the "MSD in Review" section of the MSD webpage (<https://www.publicworks.houstontx.gov/pds/municipal-settings-designation.html>), for the permitting agency that has provided information pertaining to your property and contact that agency. **The City of Houston does not maintain the water well databases and, therefore, cannot remove your name from any of the water well databases or correct the information.** If you received the notice through the regular mail it is because you own property within a half-mile of the site.

Council Members: Brenda Starling, Jerry Davis, Ellen R. Cohen, Dwight A. Boykins, Dave Martin, Steve Lu, Greg Travis, Karla Cisneros, Robert Galagos, Mike Laster, Martha Castek Tatum, Mike Knox, David W. Robertson, Michael Kubacki, Amanda K. Edwards, Jack Christo

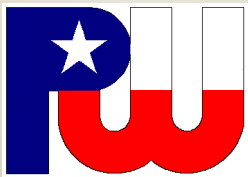
Controller: Chris H Brown

Property Owners  
First-Class Mail  
½-Mile Radius  
City Requirement

Water Well Owners  
Certified Mail  
5-Mile Radius  
State Requirement







# Contact Information

**Mark A. Wooten Jr.**

**Program Manager**

**Houston Public Works  
1002 Washington, 3<sup>rd</sup> Floor  
Houston, Texas 77002**

**[msd@houstontx.gov](mailto:msd@houstontx.gov)**

**(832) 394-9003**

