

Municipal Setting Designations

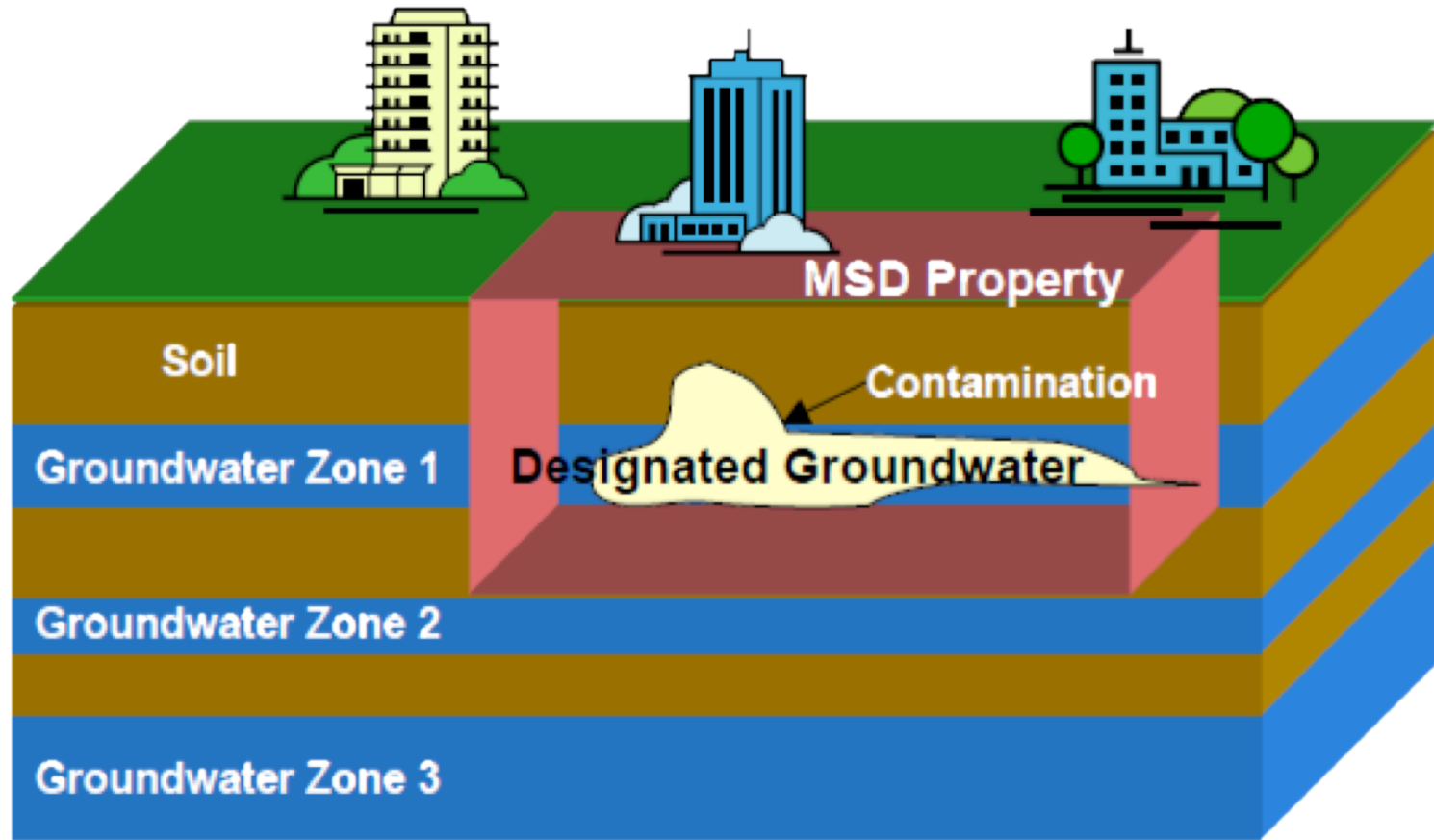
Mark A. Wooten Jr., MPA
Program Manager



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

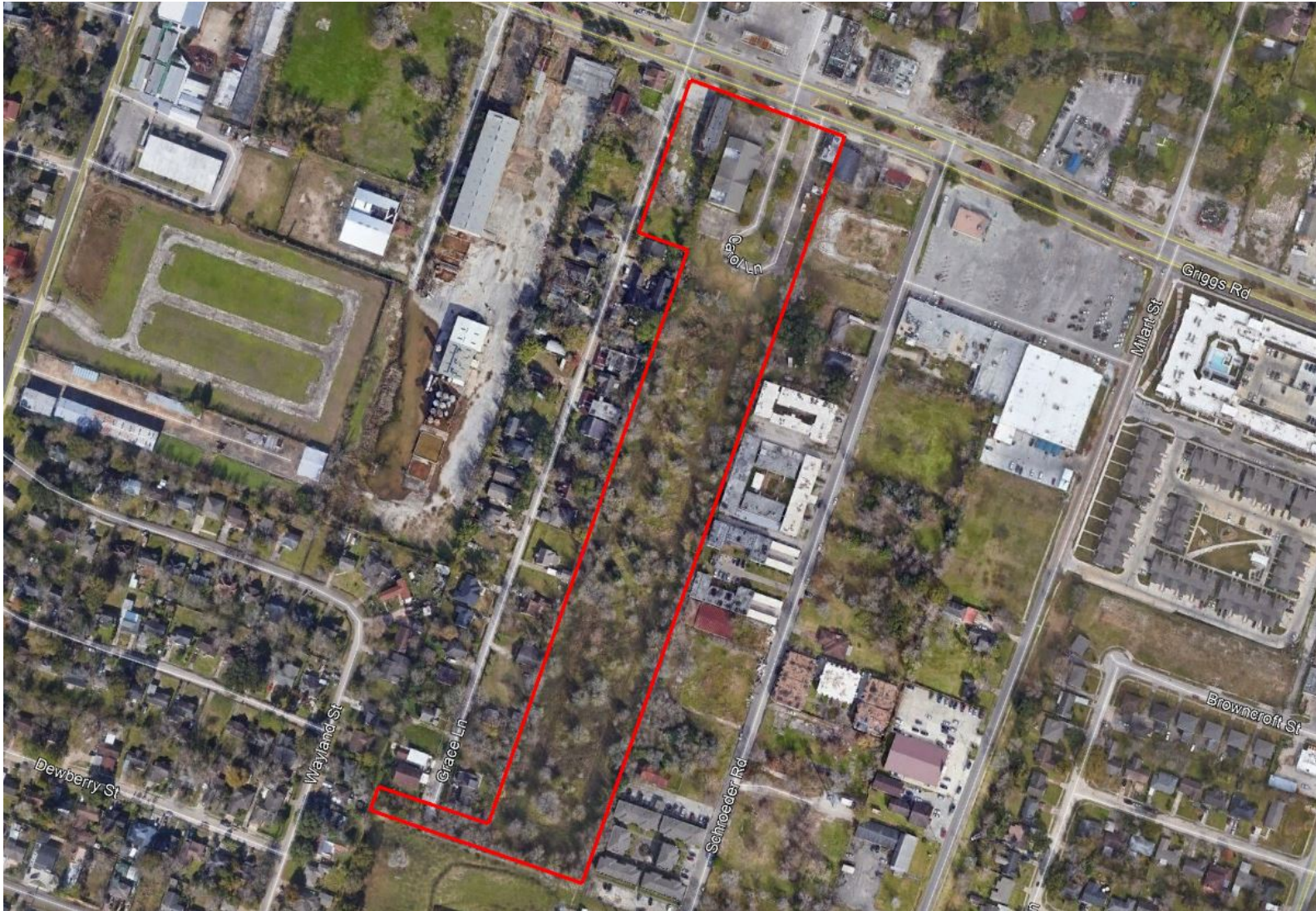


What is an MSD?

- 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



4910 - 4924 Griggs Rd & 0 Grace Lane



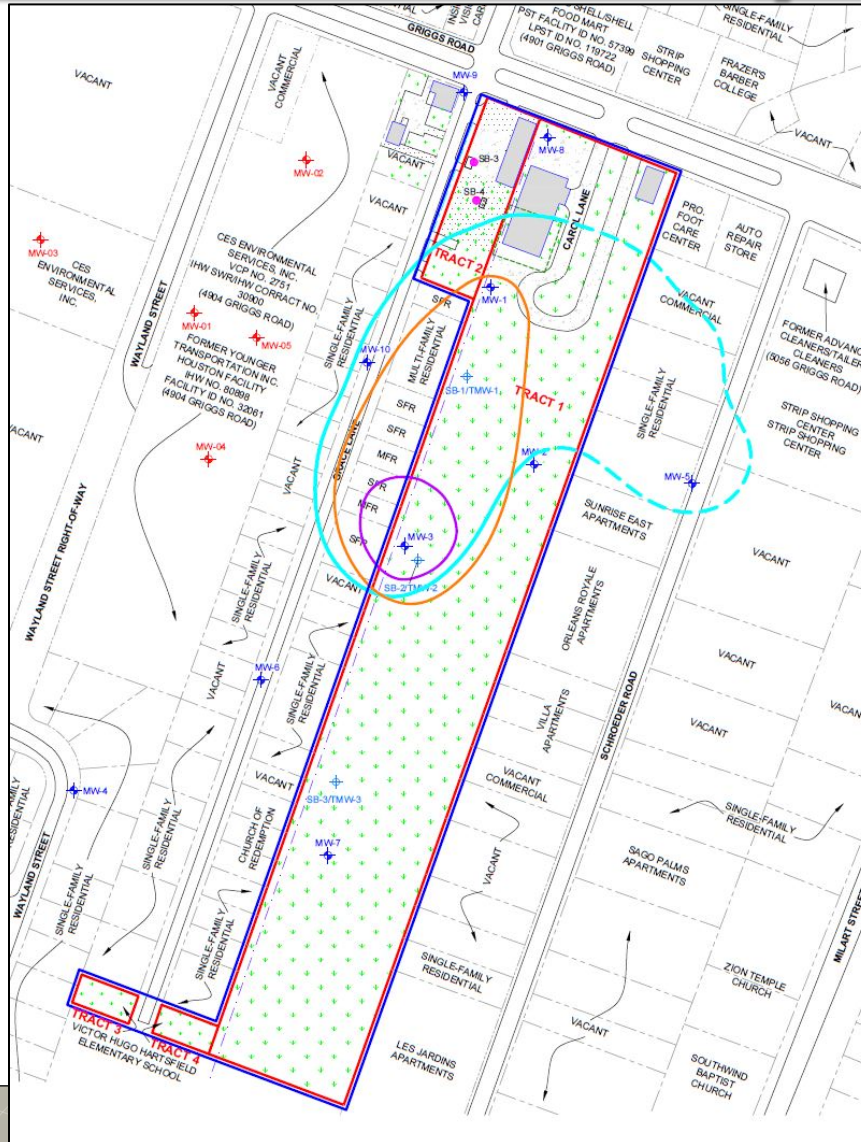
4922 Holdings, LLC

- 10.82 acres
- Tract 1: single family 1930s to 1950s
Historically: mobile homes, hardware store, realty company, donut shop, dry cleaning facility, school and church
Currently: Vacant buildings, paved parking and unimproved land
- Tract 2: single family 1940s to 1990s
Historically: tool rental/repair, automotive repair, rubber stamp, manufacturer and furniture;
Currently: Vacant building and unimproved land

4922 Holdings, LLC

- Tract 3: single family 1960s to 1970s
Currently: unimproved vacant land
- Tract 4: has always been unimproved, vacant land
- TCEQ Voluntary Cleanup Program 2015, VCP No. 2729

Groundwater Impacts



MSD Notice Letters



January 17, 2020

RE: MSD Application #2019-130-JTC, 0 Grace Lane, 0-4924 Griggs Road, Houston, Texas 77021

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 0 Grace Lane, 0-4924 Griggs Road, Houston, Texas 77021 that has low levels of contaminated groundwater beneath their property. This application was submitted by 4922 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: February 20, 2020 at 6:00 PM
Where: Mancuso Neighborhood Library
Houston, TX 77087

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/msd>), 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.

The groundwater contamination at the site is very shallow and is not the groundwater that the City of Houston uses for its drinking water. Most of the City's drinking water is now from surface water (Lakes Houston, Conroe, and Livingston and the Trinity River).

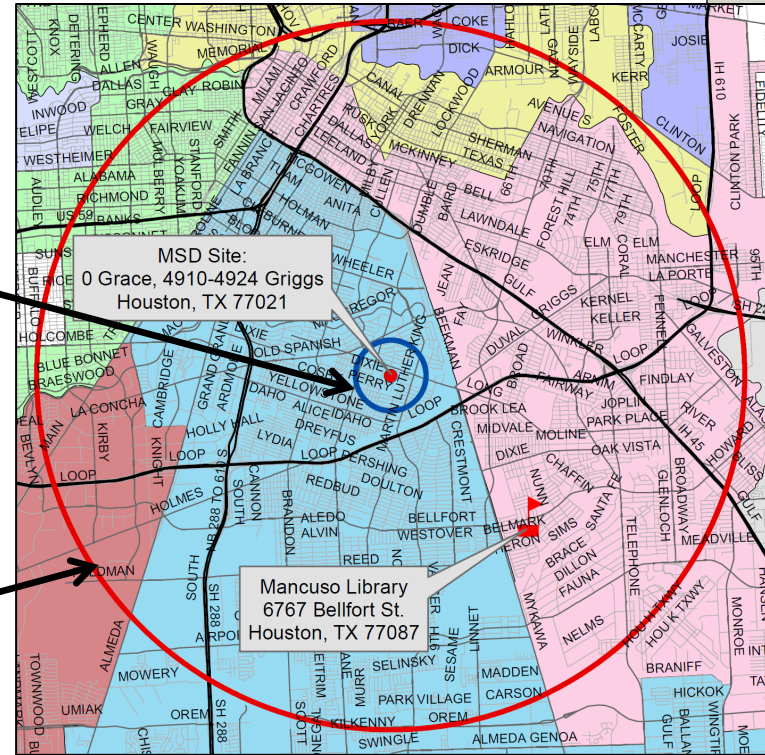
The purpose of this public meeting is to inform you, the nearby neighbors and well owners, about the Municipal Settings Designation (MSD) program and the application. During the meeting a representative from the city will talk about the MSD program and then the MSD applicant will talk about the site. You may

PO Box 1562 | Houston, Texas 77251-1562 | HoustonPublicWorks.org

Capital Projects | Customer Account Services | Houston Permitting Center | Houston Water | Transportation & Drainage Operations

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

Water Well Owners
Certified Mail
5-Mile Radius
State Requirement



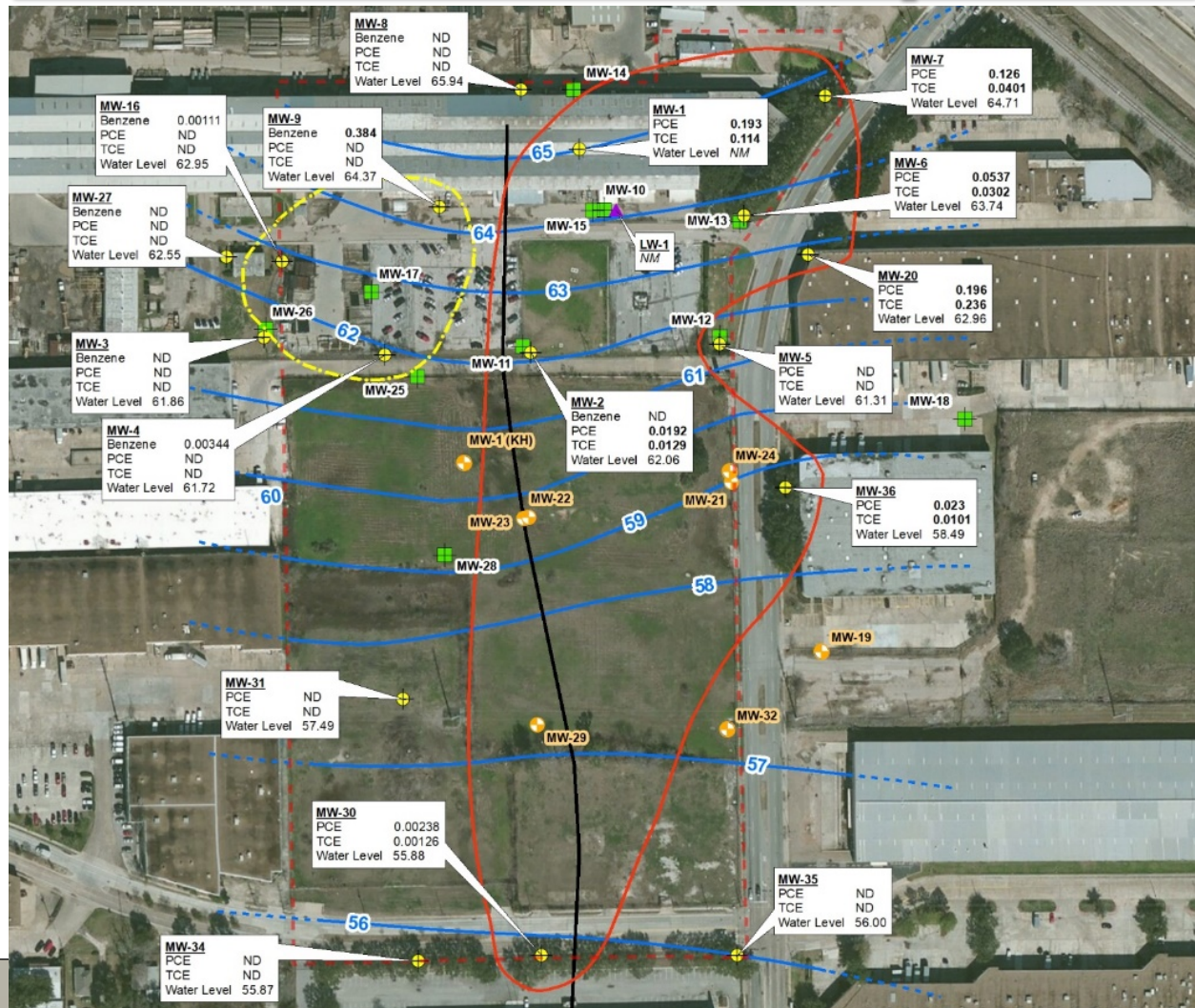
1503 North Post Oak Road



AK Steel Corporation

- 24 Acres
- AK Steel operated a rolled steel products manufacturing business 1945 – 1994; sold to TT Investment Company.
- Historic and current manufacturing operations involve the manufacture of carbon steel pipe products.
- Voluntary Cleanup Program VCP 0340, 462

Groundwater Impacts



MSD Notice Letters



CITY OF HOUSTON
Houston Public Works

Sylvester Turner

Mayor

Carol Ellinger Haddock, P.E.
Director
P.O. Box 1562
Houston, Texas 77251-1562
832.395.2500
www.publicworks.houstontx.gov

August 16, 2019

RE: MSD Application #2015-083-TTC, 1503 North Post Oak Road, Houston, Texas 77055

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 1503 North Post Oak Road, Houston, Texas 77055 that has low levels of contaminated groundwater beneath their property. This application was submitted by AK Steel 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: September 17, 2019 at 6:00 PM
Where: Trini Mendenhall Community Center
1414 Wirt Road, Houston, Texas 77055

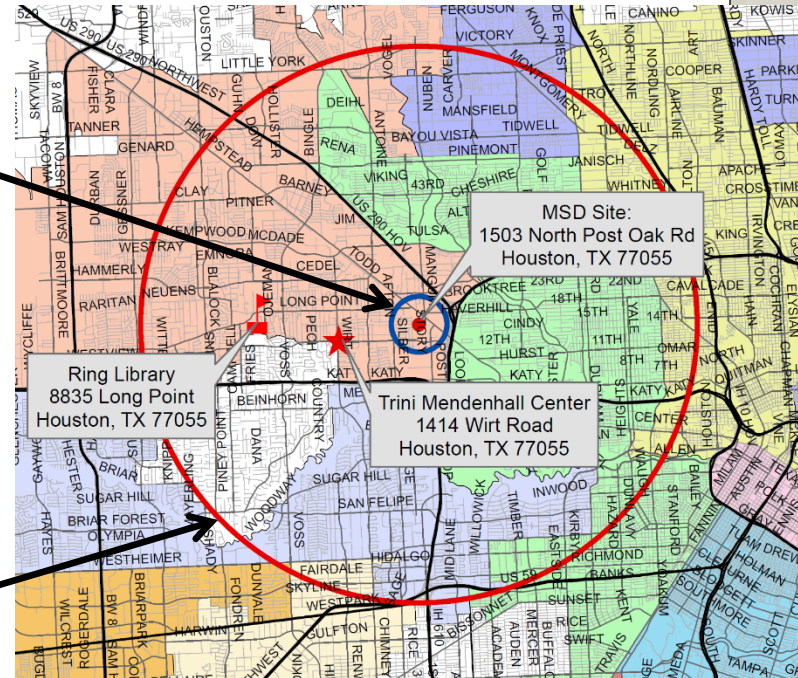
You are invited to this meeting because you either own property that is within a half-mile of the site, or state records show you own a water-well that is within five-miles of the site. Other cities, retail public utilities, and civic groups have also been invited to attend. If you received this letter 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.

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Council Members: Brenda Stangy Jerry Davis Ellen R. Cohen Dwight A. Boykes Dave Martin Steve Le Greg Travis Karla Cisneros Robert Calogros Mike Linder Martha Castan Talam Mike Knox David W. Robinson Michael Kubacki Amanda K. Edwards Jack Christie
Controller: Chris B. Brown

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

Water Well Owners
Certified Mail
5-Mile Radius
State Requirement



MSD Site:
1503 North Post Oak Rd
Houston, TX 77055

Ring Library
8835 Long Point
Houston, TX 77055

Trini Mendenhall Center
1414 Wirt Road
Houston, TX 77055

Contact Information

Mark A. Wooten Jr., MPA

Program Manager

Houston Public Works

1002 Washington, 3rd Floor

Houston, Texas 77002

msd@houstontx.gov

(832) 394-9003