

# Municipal Setting Designations

Mark A. Wooten Jr.  
Program Manager

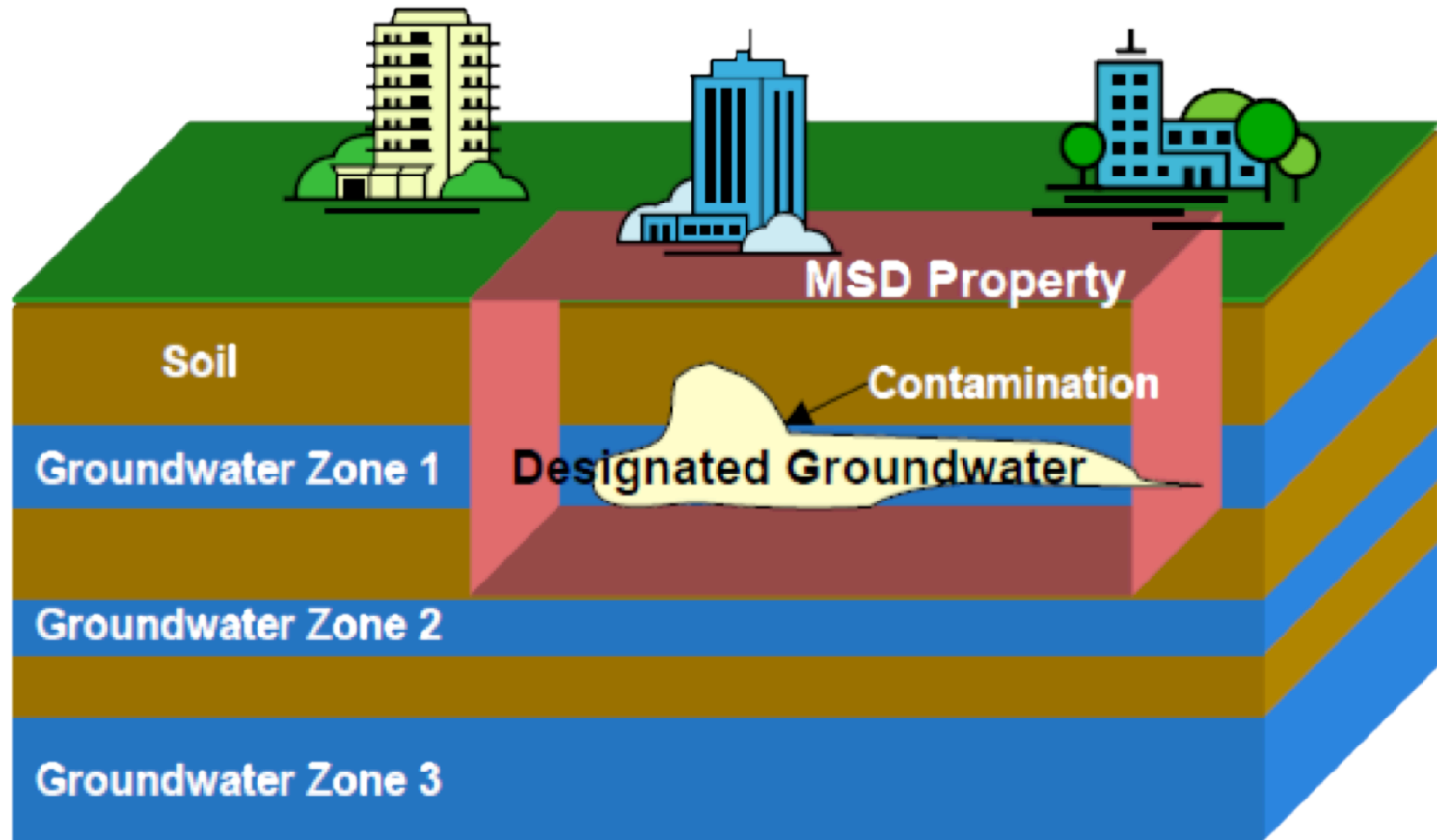
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# What is an MSD?

- 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



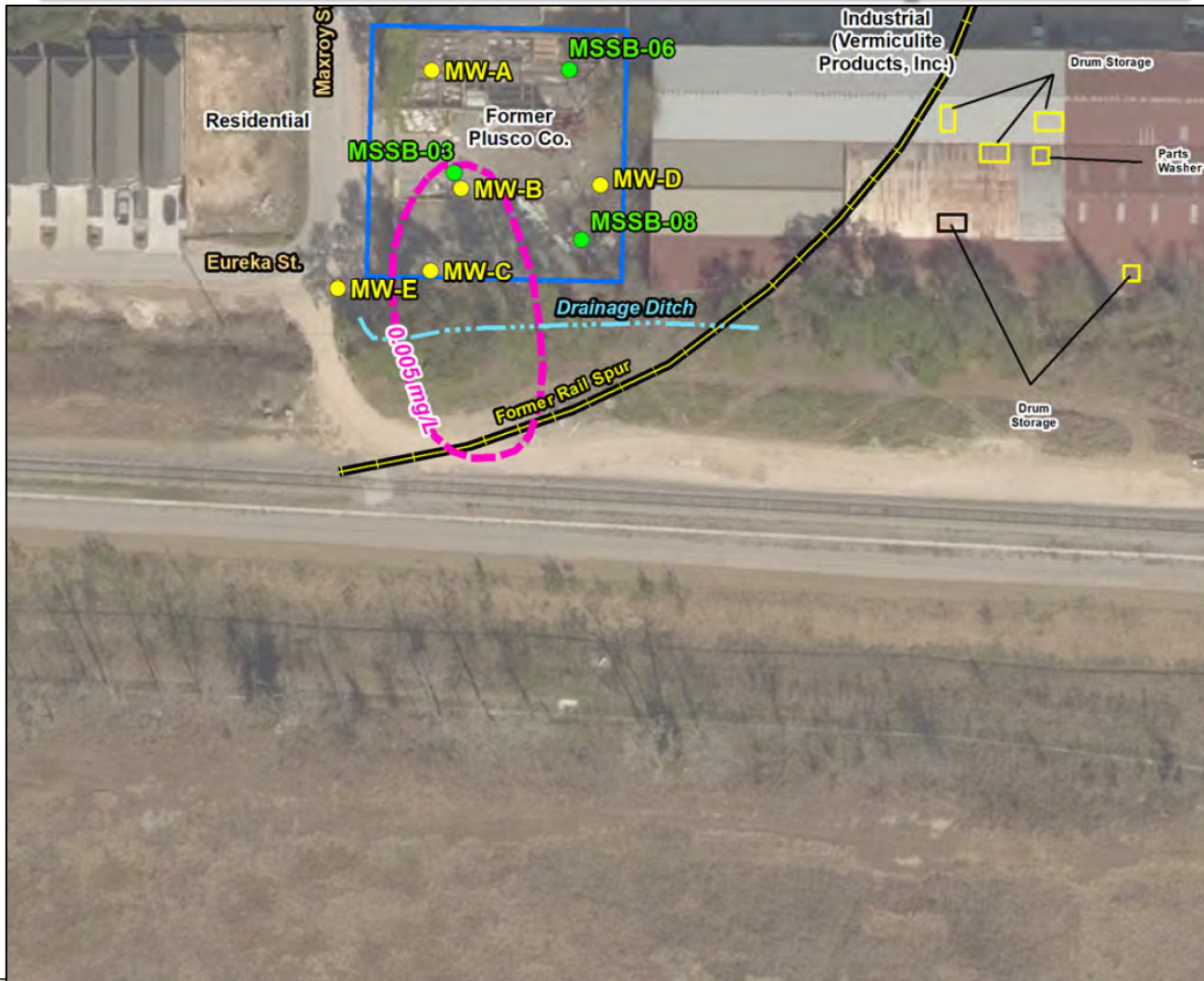
# 3004 Maxroy Street



## Toledo Maxroy LLC

- 0.4334 acres
- 1950s – 1960s site initially developed with warehouses
- 1970s – 2000s buildings were occupied by laboratory and lubricant blending operations associated with oil field work
- Buildings were removed 2015
- 2018 TCEQ Voluntary Cleanup Program No. 2924

# Groundwater Impacts



# MSD Notice Letters



October 9, 2020

**RE: MSD Application #2019-136-TML, 3004 Maxroy, Houston, Texas 77008**

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 3004 Maxroy, Houston, Texas 77008 that has low levels of contaminated groundwater beneath their property. This application was submitted by Toledo Maxroy 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. Due to the state order regarding public meetings, the public meeting related to this application will be held using a virtual facility – the Microsoft Teams Platform. This virtual meeting will comply with all requisite notice requirements, the Microsoft Teams Platform will allow for public participation, and a recording of the meeting will be provided to the public. We welcome you to attend the public meeting virtually to find out more about the site and cleanup efforts, but it is not mandatory that you come.

**Public Meeting Information:**

When: November 9, 2020 at 6:00 PM

Virtual: Microsoft Teams Platform

For meeting link and additional project information go to: <https://www.publicworks.houston.tx.gov/msd-calendar>

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.houston.tx.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.

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

Water Well Owners  
 Certified Mail  
 5-Mile Radius  
 State Requirement





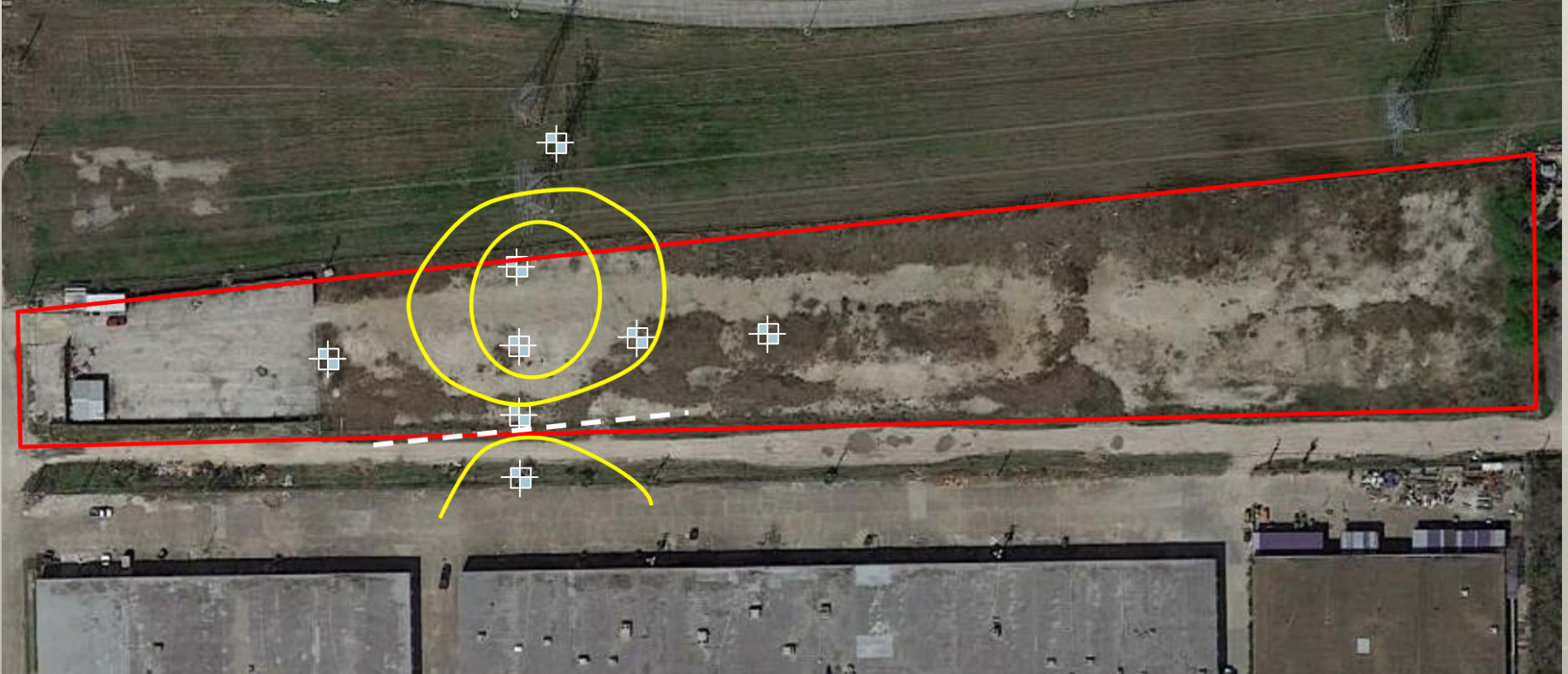
# 4121 Osage St.



# Pick A Part Auto Wrecking, L.P

- 4.3023
- Sundown Auto Storage operated an auto storage facility between 1988 - 2012
- Vacant until 2016
- Currently used as storage site for trucks and equipment used in waste transportation
- 2016 TCEQ Voluntary Cleanup Program No. 2835

# Groundwater Impacts



# MSD Notice Letters



October 19, 2020

RE: MSD Application #2019-137-SAS, 4121 Osage Street, Houston, TX 77036

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 4121 Osage Street, Houston, TX 77036 that has low levels of contaminated groundwater beneath their property. This application was submitted by Pick A Part Auto Wrecking, L.P. (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. Due to the state order regarding public meetings, the public meeting related to this application will be held using a virtual facility – the Microsoft Teams Platform. This virtual meeting will comply with all requisite notice requirements, the Microsoft Teams Platform will allow for public participation, and a recording of the meeting will be provided to the public. We welcome you to attend the public meeting virtually to find out more about the site and cleanup efforts, but it is not mandatory that you come.

**Public Meeting Information:**

When: November 16, 2020 at 6:00 PM

Virtual: Microsoft Teams Platform

For meeting link and additional project information go

to: <https://www.publicworks.houstontx.gov/msd-calendar>

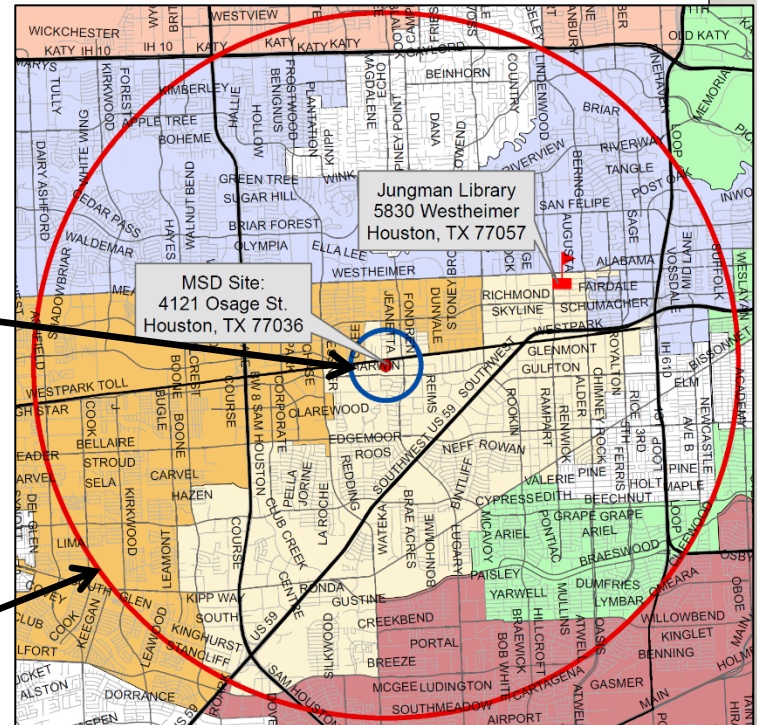
You are invited to this meeting because you either own property that is within a half-mile of the site, or state records show you own a water-well that is within five-miles of the site. Other cities, retail public utilities, and civic groups have also been invited to attend. If you received this letter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

PO Box 1562 | Houston, Texas 77251-1562 | [HoustonPublicWorks.org](http://HoustonPublicWorks.org)  
 Capital Projects | Customer Account Services | Houston Permitting Center | Houston Water | Transportation & Drainage Operations

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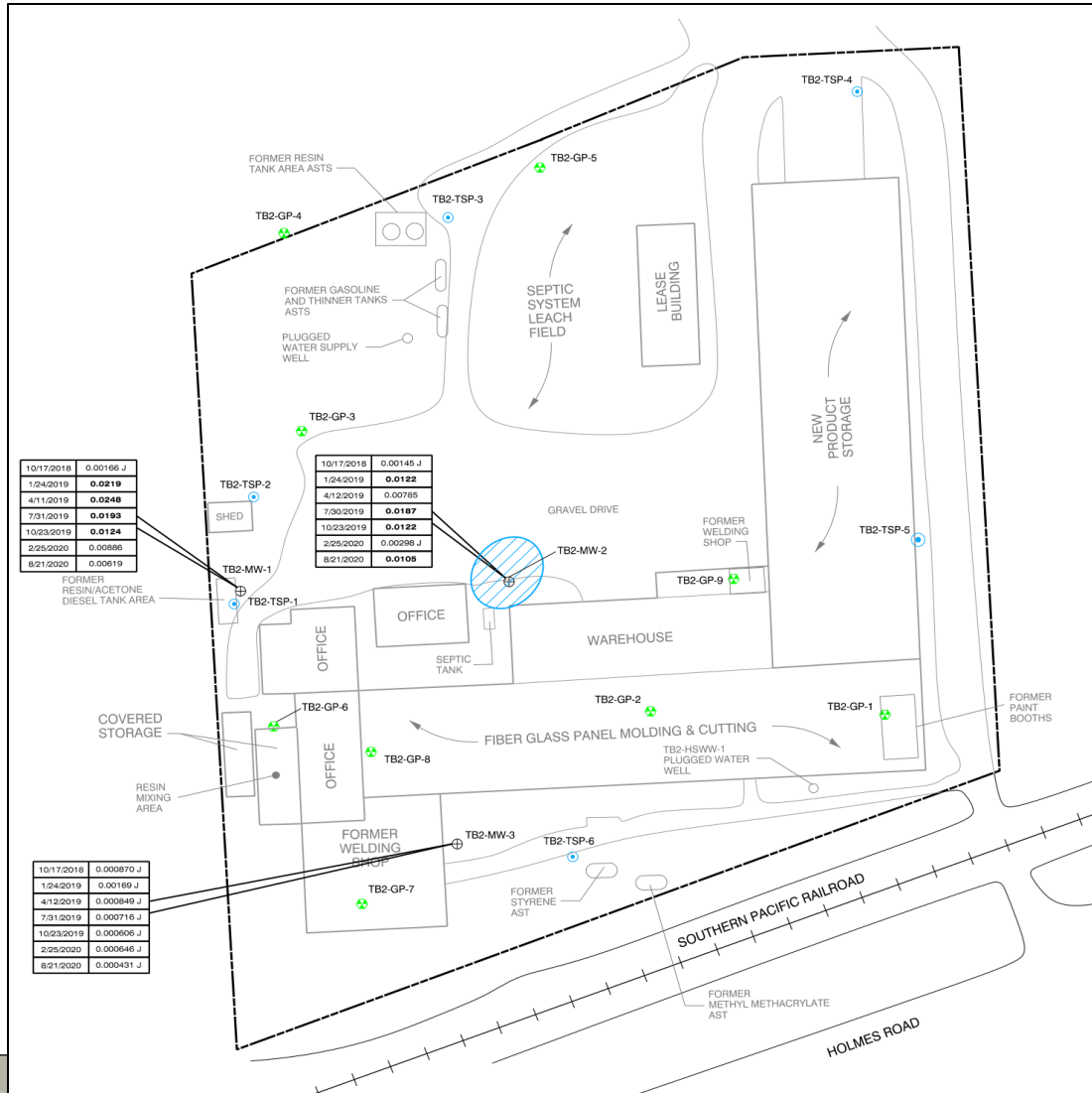
# 701 Holmes Road



# The University of Texas System

- 4.244
- 1950s – 1980s operated as a fiberglass panel manufacturing facility, with process areas, underground and aboveground storage tanks
- 1990s – 2016 occupied by various commercial/light industries facilities
- 2018 TCEQ Voluntary Cleanup Program No. 2973

# Groundwater Impacts



# MSD Notice Letters



October 21, 2020

RE: MSD Application #2019-138-BPT, 701 Holmes Road, Houston, Texas 77054

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 701 Holmes Road, Houston, Texas 77054 that has low levels of contaminated groundwater beneath their property. This application was submitted by The University of Texas System (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. Due to the state order regarding public meetings, the public meeting related to this application will be held using a virtual facility – the Microsoft Teams Platform. This virtual meeting will comply with all requisite notice requirements, the Microsoft Teams Platform will allow for public participation, and a recording of the meeting will be provided to the public. We welcome you to attend the public meeting virtually to find out more about the site and cleanup efforts, but it is not mandatory that you come.

**Public Meeting Information:**

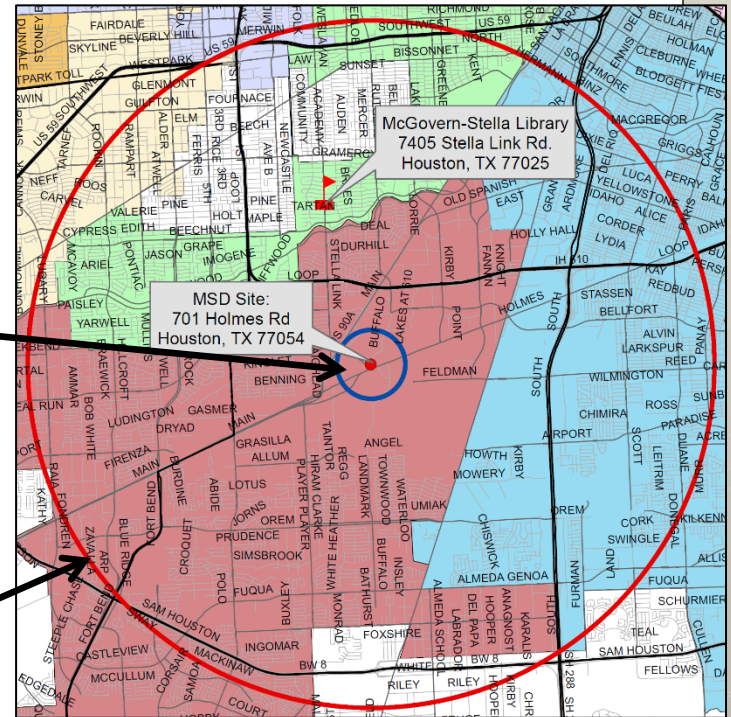
When: November 18, 2020 at 6:00 PM  
 Virtual: Microsoft Teams Platform  
 For meeting link and additional project information go to: <https://www.publicworks.houstontx.gov/msd-calendar>

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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 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**