



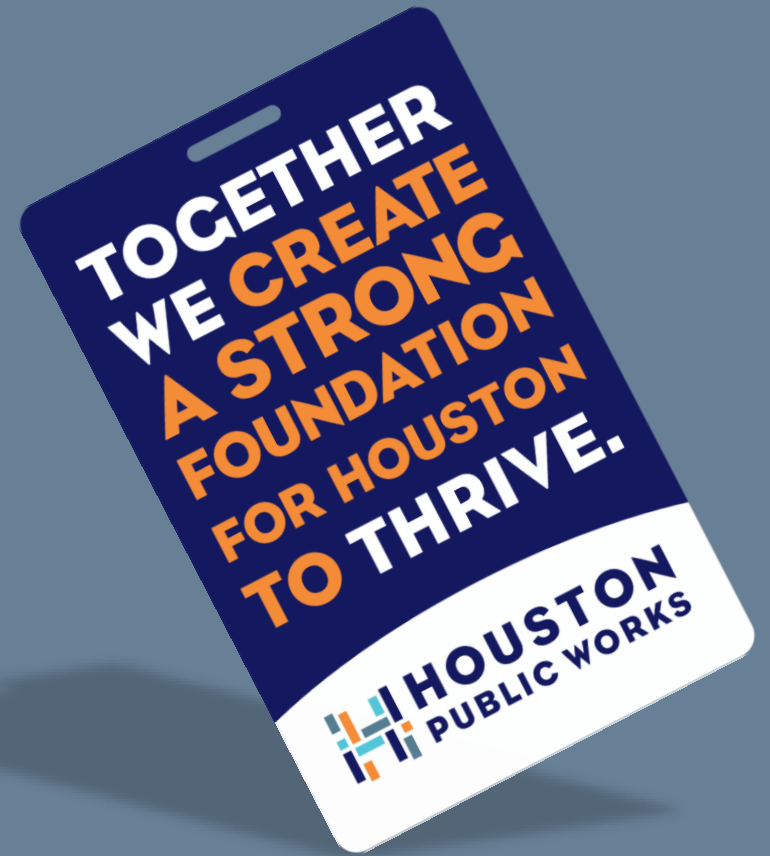
MUNICIPAL SETTING DESIGNATIONS

MARK A. WOOTEN JR., MPA
HOUSTON WATER



PURPOSE

together we create a strong foundation
for Houston to thrive



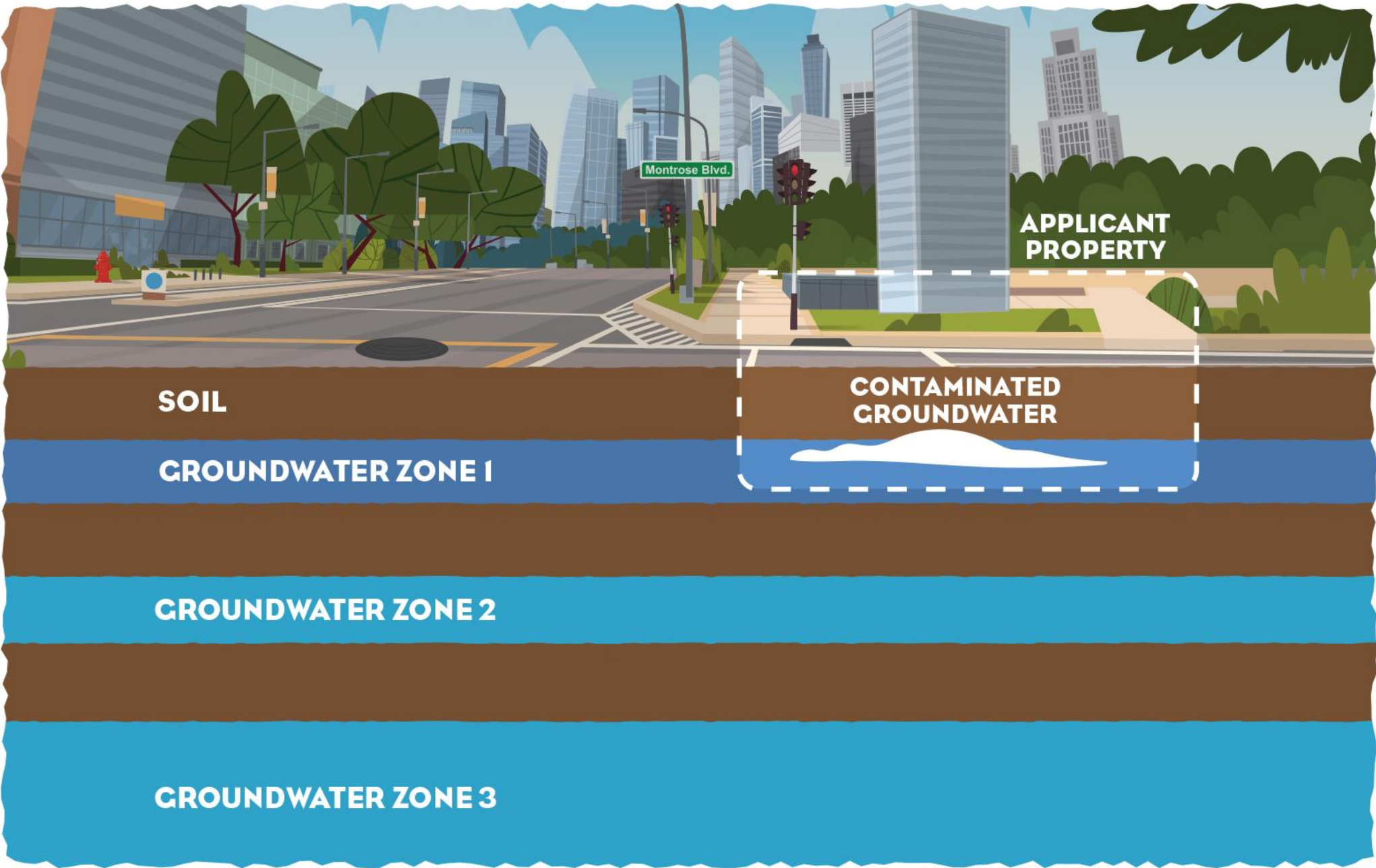
5 TO THRIVE VALUES

integrity | teamwork | ownership | communication | respect



MUNICIPAL SETTING DESIGNATION

- an official designation that certifies that the property’s groundwater is contaminated & not to be used as potable water now or in the future
- administered by Texas Commission on Environmental Quality (TCEQ)
- requires a local public hearing (article 13 chapter 47)



12000 BISSONNET ST.

Bissonnet 136, LLC | 145.935 acres

Doty Sand Pit Venture Landfill

1955 - 1960 - commercial sand pit

1960 - 1999 - commercial sand pit + construction

2000 - 2005 - Sugar Hills golf course

2005 – present - vacant land

TCEQ MSW No. 1247

Olshan Demolishing Landfill

1955 - 1970 - commercial sand pit

1970 - 1987 - construction debris landfill

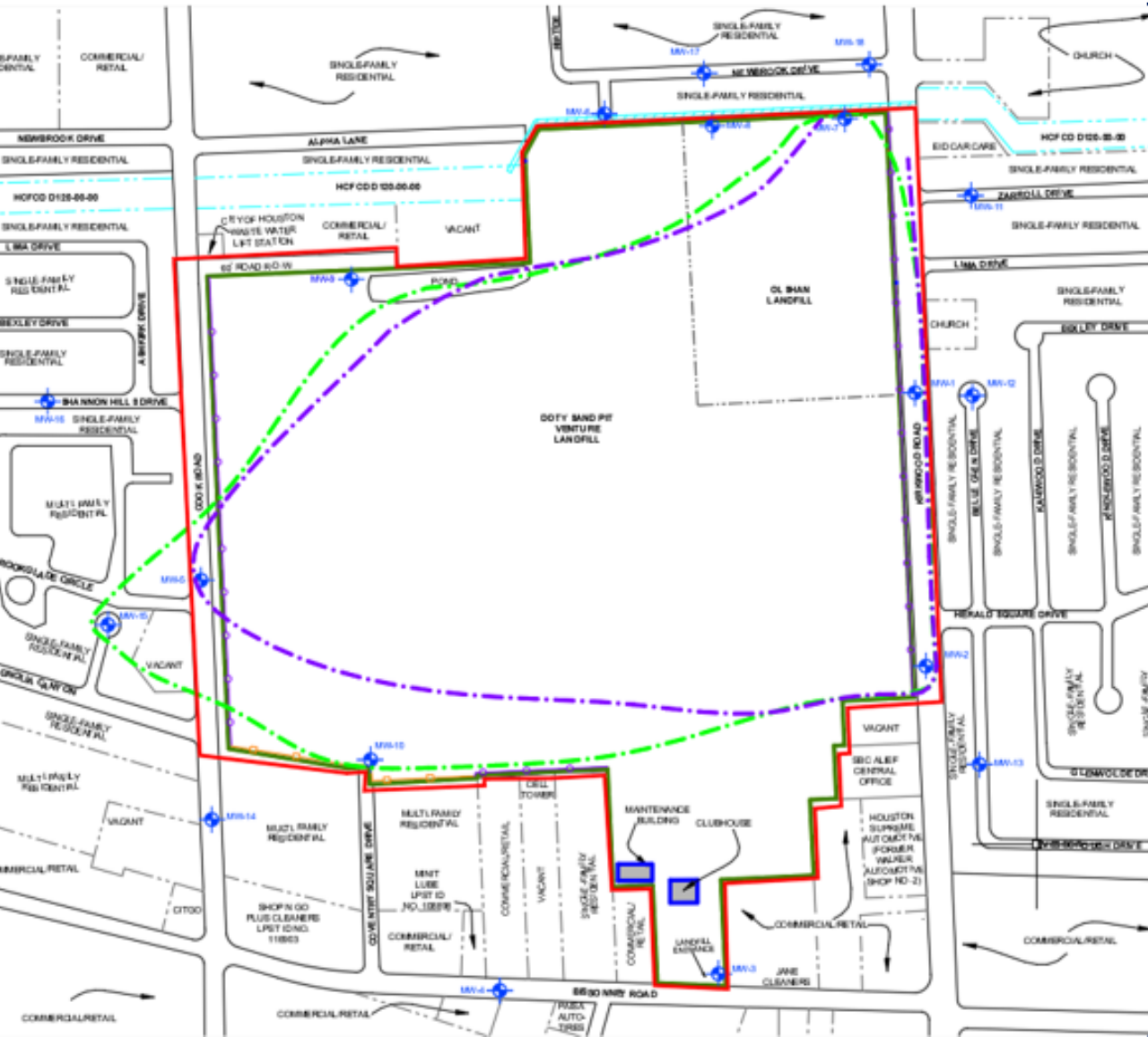
1987 - 2000 - vacant land

2000 - 2005 - Sugar Hills golf course

2005 - present - vacant land

TCEQ MSW No. 1259





GROUNDWATER IMPACTS

NOTICE LETTERS



July 13, 2021

RE: MSD Application #2020-151-DSP, 12000 Bissonnet Street, Houston, TX 77099

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 12000 Bissonnet Street, Houston, TX 77099 that has low levels of contaminated groundwater beneath their property. This application was submitted by Bissonnet 136, 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: August 11, 2021 at 6:00 PM
Where: Microsoft Teams Platform
For meeting link and additional project information go to: <https://www.publicworks.houstontx.gov/msd-calendar>

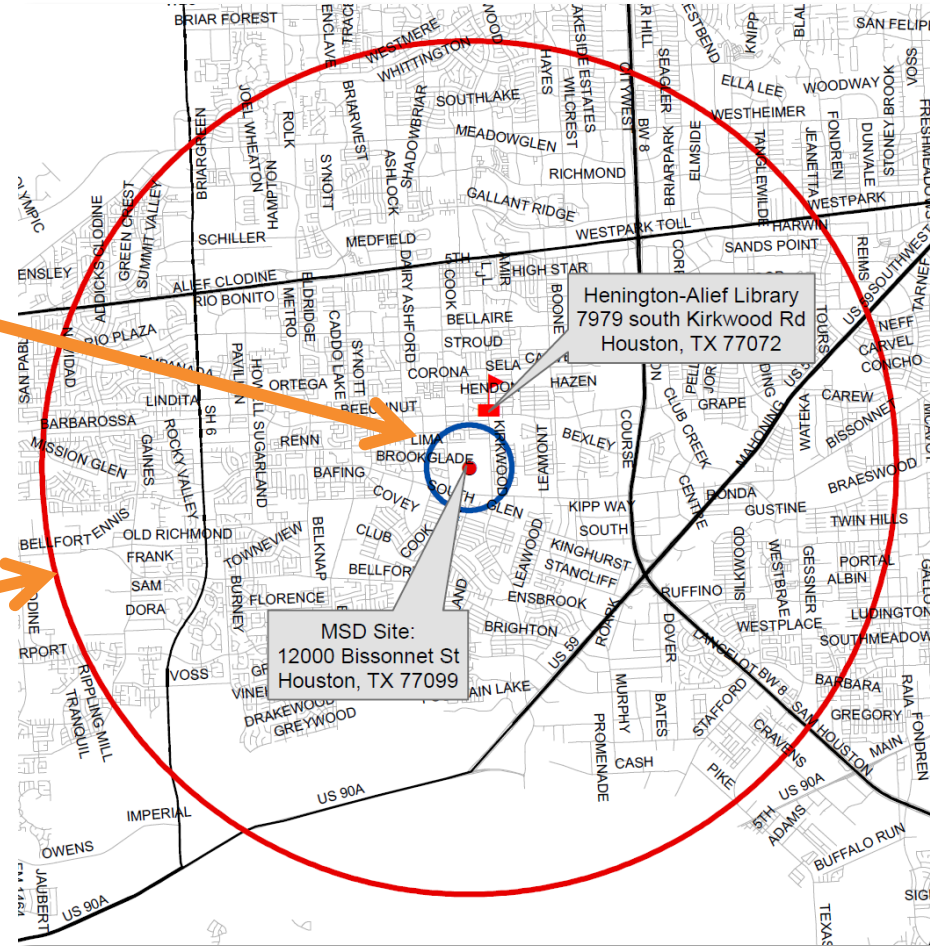
You are invited to this meeting because you either own property that is within a half-mile of the site, or state records show you own a water-well that is within five-miles of the site. Other cities, retail public utilities, and civic groups have also been invited to attend. If you received this letter 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
Capital Projects | Customer Account Services | Houston Permitting Center | Houston Water | Transportation & Drainage Operations

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

WATER WELL OWNERS
certified mail
5-mile radius
state requirement



8616-8736 STELLA LINK & 4009-4035 S. BRAESWOOD

**BG12 Braeswood & Stella Link LLC and
Stella Link Holdings LLC**

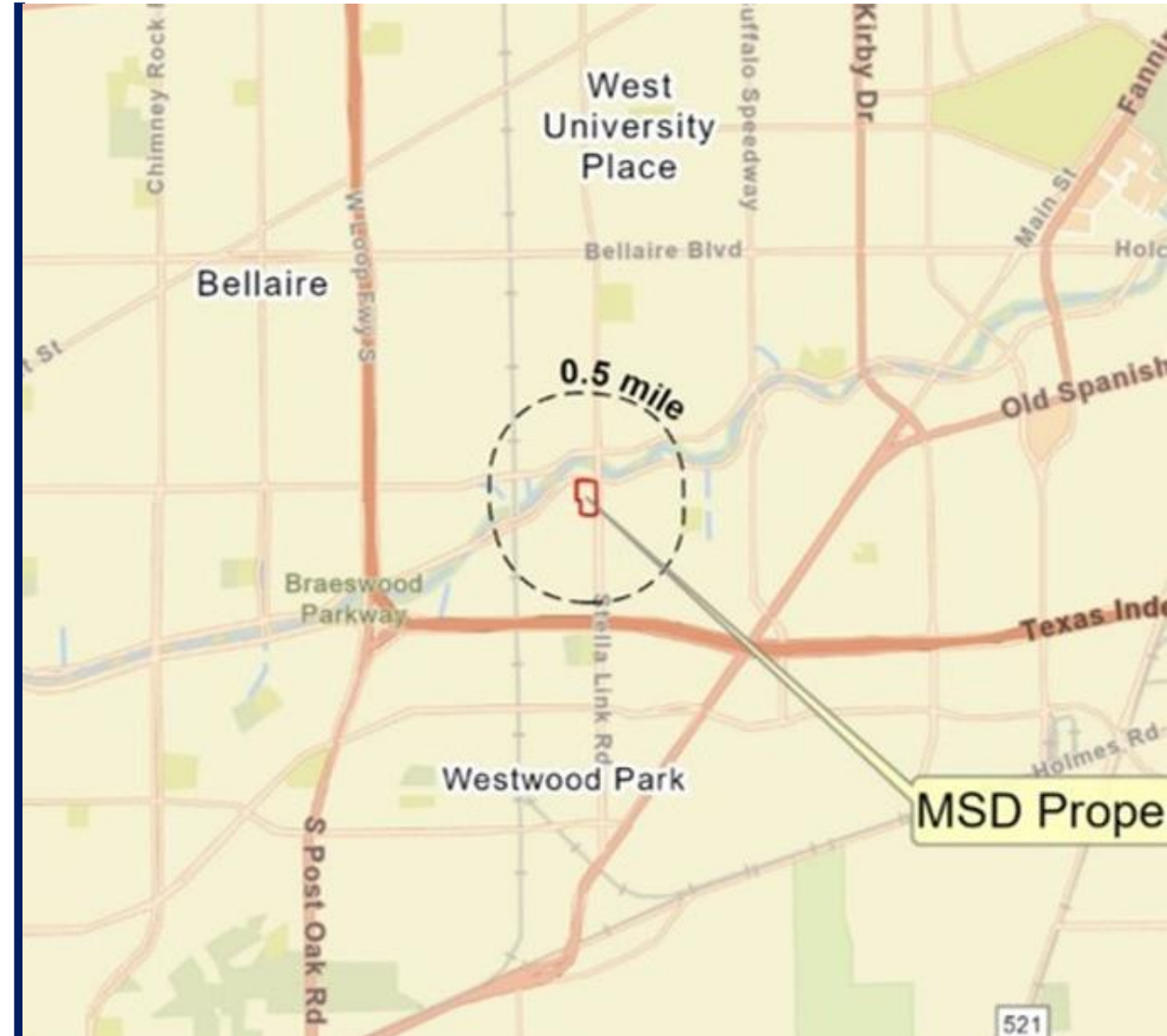
9.7 acres

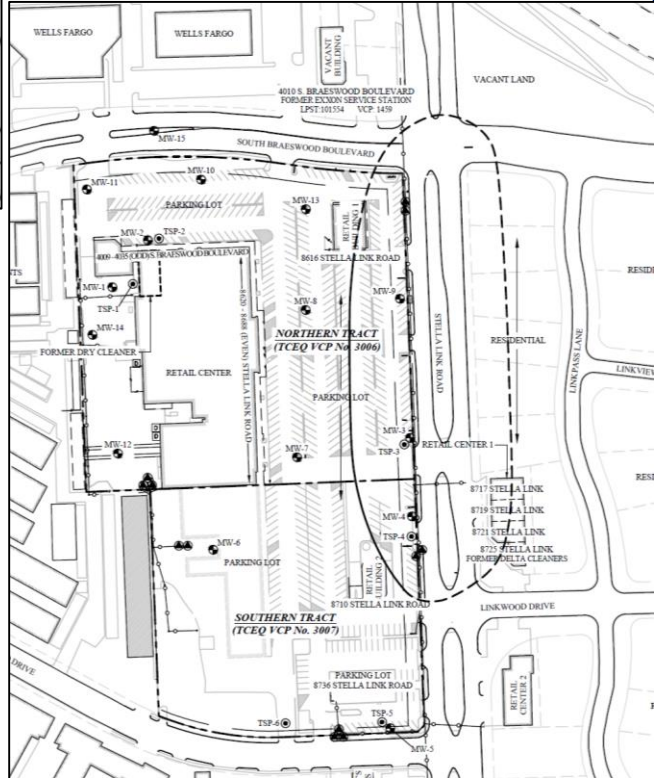
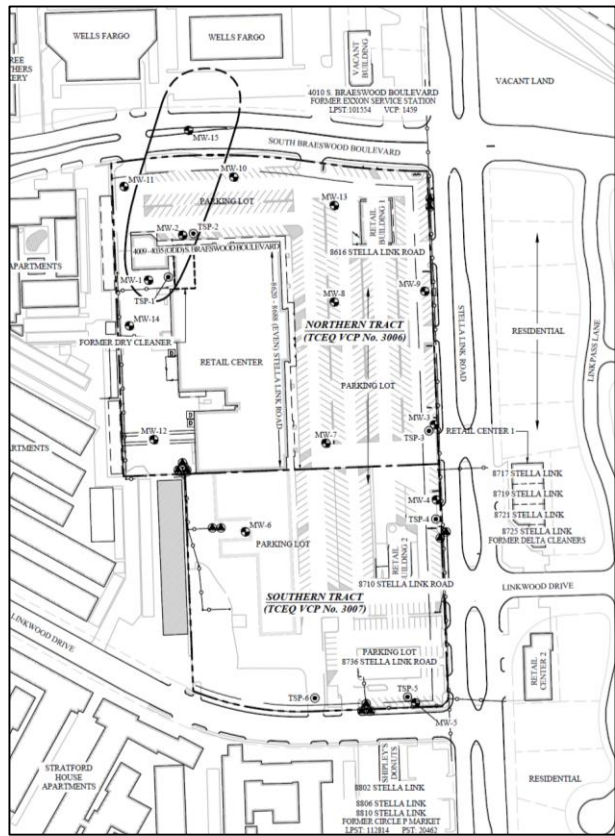
1965-1996 – onsite dry cleaner operated on
NW corner of shopping center

2003 – dry cleaner equipment removed

1968-1986 – offsite dry cleaner operated east
of shopping center

2020 - voluntary cleanup program
(3006 & 3007)





GROUNDWATER IMPACTS

NOTICE LETTERS



July 14, 2021

RE: MSD Application #2020-149-SLS, 8616-8736 (even numbers) Stella Link and 4009-4035 (odd numbers) S. Braeswood Blvd, Houston, Texas 77025

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 8616-8736 (even numbers) Stella Link and 4009-4035 (odd numbers) S. Braeswood Blvd, Houston, Texas 77025 that has low levels of contaminated groundwater beneath their property. This application was submitted by BG12 Braeswood & Stella 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: August 12, 2021 at 6:00 PM

Where: 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.

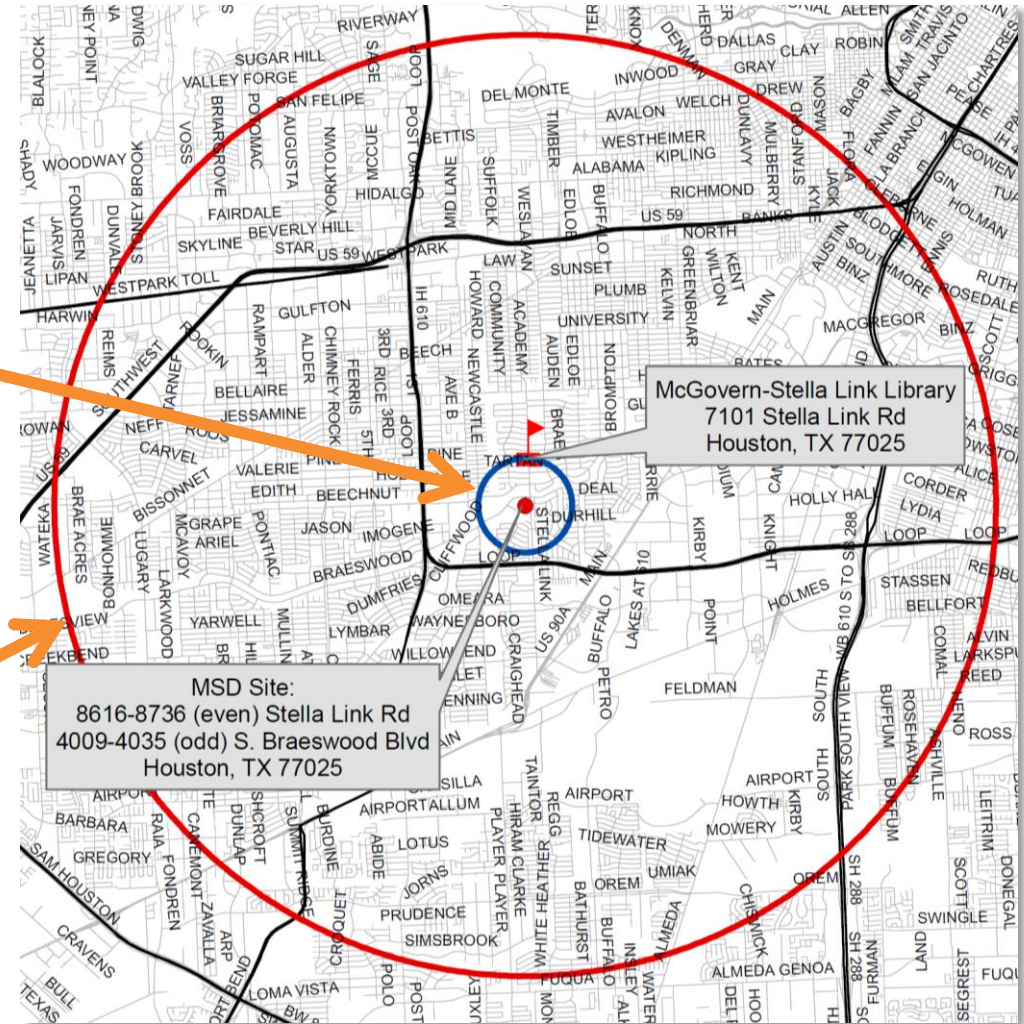
If you received a certified letter it is because public records show there is a registered water well on your property that is within five miles of the site and State law requires that you be notified by certified letter. You may have been notified even if you no longer use the well or it has been abandoned. 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.

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

WATER WELL OWNERS
certified mail
5-mile radius
state requirement



thank you!



HoustonPublicWorks.org



@HouPublicWorks