

# Municipal Setting Designations



Jedediah Greenfield  
Program Manager

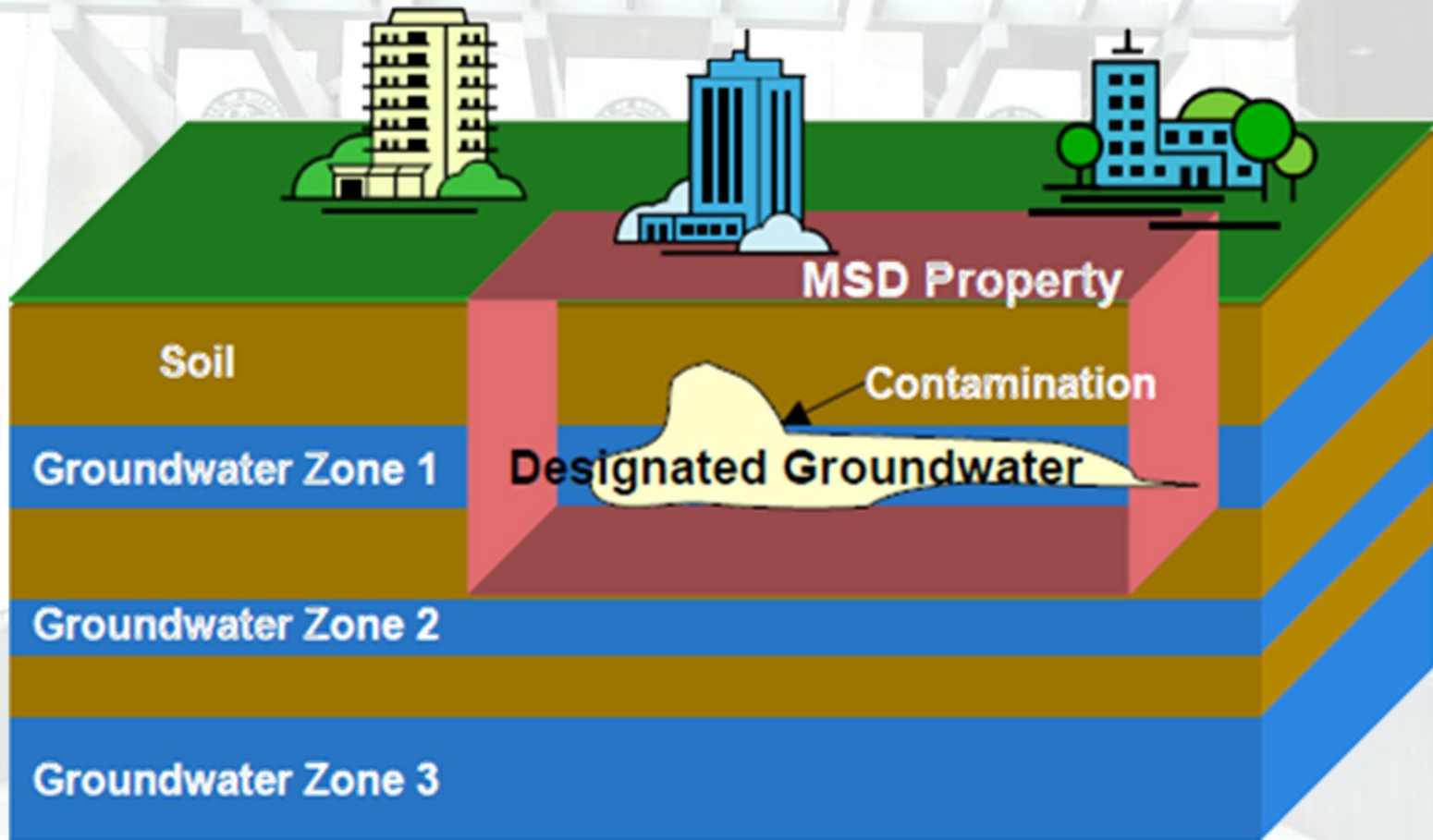
**Municipal Setting Designations (MSDs)**

# 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



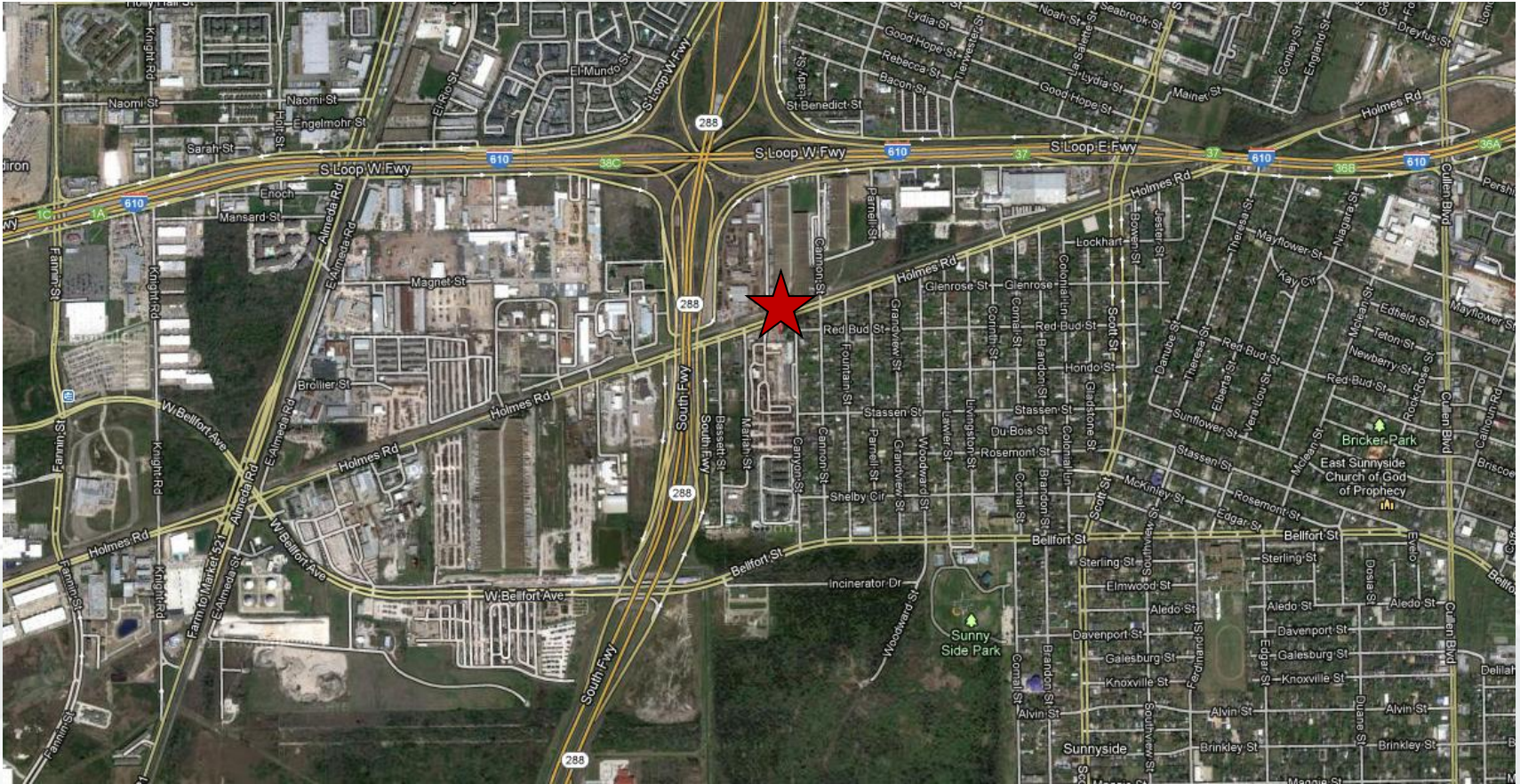
# What is an MSD?



- 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



# 3206 Holmes Road



# South Yard, LLC.

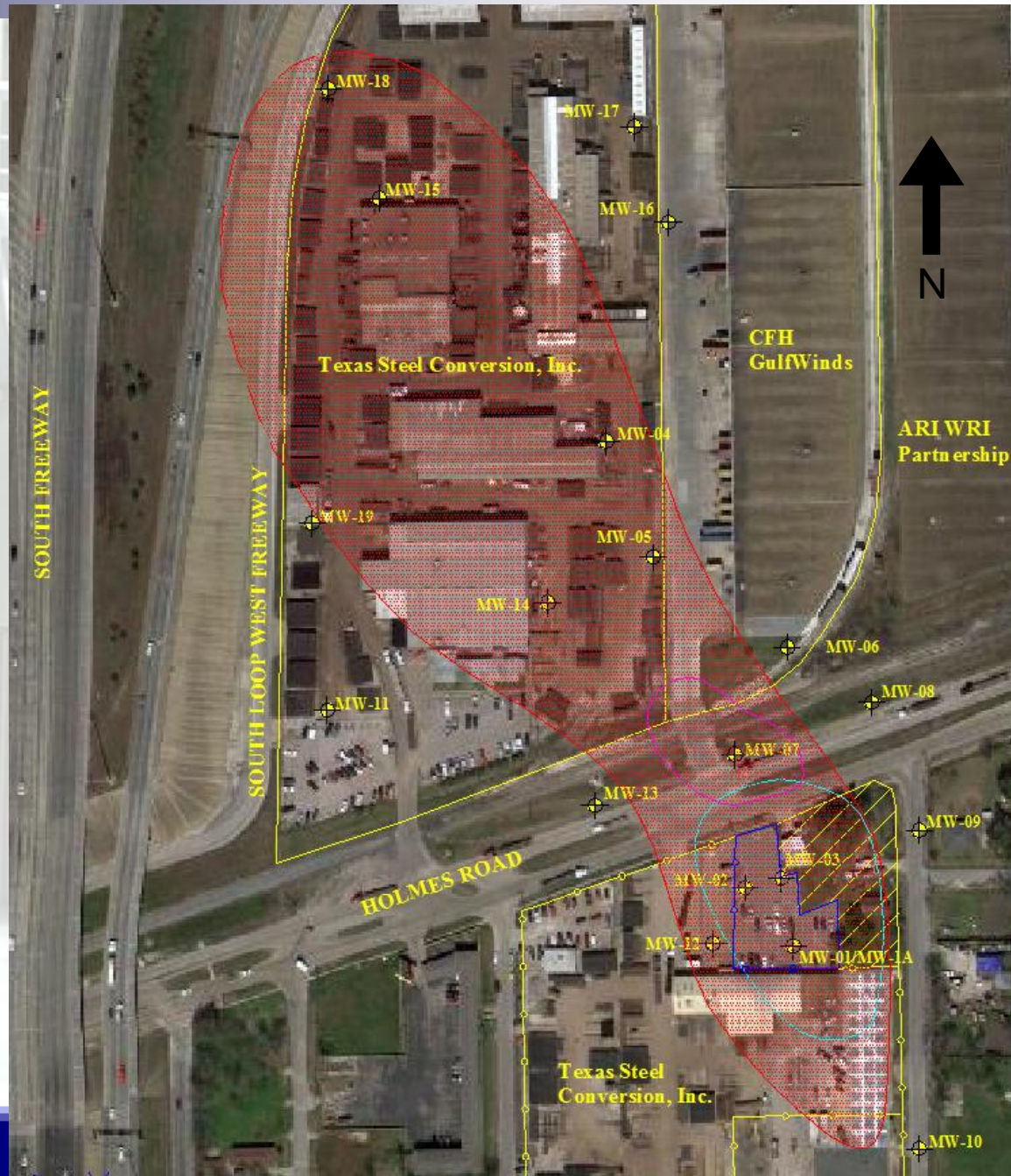


- Consists of 0.45-acres
- The site is currently a vacant gravel parking area.
- The most recent tenant of the site was an auto salvage yard.
- Prior to being an auto salvage yard the site was developed as residential property as early as the 1950s.
- Anticipated future use of the site will be used for paved parking for the adjacent business.

# Groundwater Impact

## Legend

- MSD Boundary
- Fence Line
- Adjacent Impacted Property Boundary
- ▨ TCE PCLE Zone
- - - Inferred TCE PCLE Zone
- ▨ Vinyl Chloride PCLE Zone
- ▨ cis-1,2-DCE PCLE Zone
- ⊕ Permanent Monitor Well Location



# MSD Notice Letters



**CITY OF HOUSTON**  
Public Works and Engineering Department

**Annie D. Parker**  
Mayor

Michael S. Marotta, P.E., D.WRE, BCEE  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

[www.houstontx.gov](http://www.houstontx.gov)

February 3, 2010

RE: MSD Application #2009-022-FCE  
1111 Lockwood Drive, Houston, TX 77020

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 1111 Lockwood Drive, Houston, TX 77020 that has contaminated groundwater. We welcome you to attend the public meeting, but it is not mandatory that you come.

The public meeting will be held at:

3/11/2010  
6:00 PM  
Ripley House  
4410 Navigation, Houston, TX 77011

The following notice will give you additional details about the type of contamination that has been found at the site. Please note: the groundwater contamination at the site is very shallow and is not the groundwater that the City of Houston uses for some of its drinking water. Most of the City's drinking water is now from surface water (Lakes Houston, Conroe, and Livingston).

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 come to the meeting just to listen or you can share a comment. Comments can be given in person at the meeting or you can send them to the State of Texas and/or to the City of Houston at the following addresses.

Mr. Scott Settemeyer  
Remediation Division  
Texas Commission on Environmental Quality  
P.O. Box 13087, MC-225  
Austin, Texas 78711.

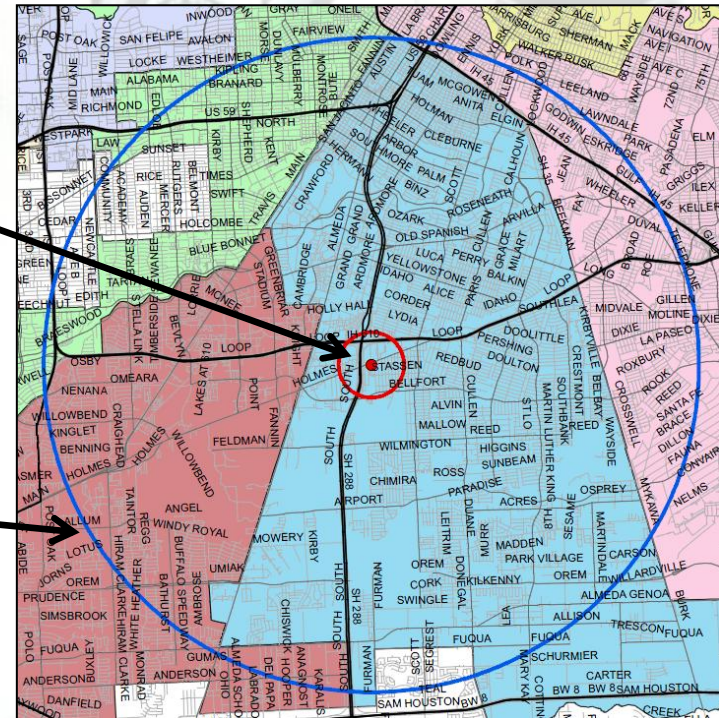
Richard Chapin  
Public Works and Engineering Department  
City of Houston  
611 Walker, 15th Fl.  
Houston, Texas 77002  
[msd@cityofhouston.net](mailto:msd@cityofhouston.net)  
(713) 837-0928

A MSD is the way the city can legally say that the contaminated groundwater at a property cannot be used for drinking water now or in the future, thereby protecting public health. It may also help a contaminated site develop or redevelop because the state's requirements to clean up contaminated groundwater may be set at levels based on this restriction. The MSD does not excuse the applicant from clean up activities such as removing the surface soil or reducing other risks to the public.

Council Members: Brenda Stangl, Janis Johnson, Anne Cullenbus, Wanda Adams, Mike Sullivan, Al Hwang, Oliver Pennington, Edward Gonzalez, James D. Rodriguez, Stephen C. Canale, Sun Lovell, Melissa Hodge, C.O. "Red" Dredger, Amanda J. Jones, Contreras-Romero, Green

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

Water Well Owners  
Certified Mail  
5-Mile Radius  
State Requirement

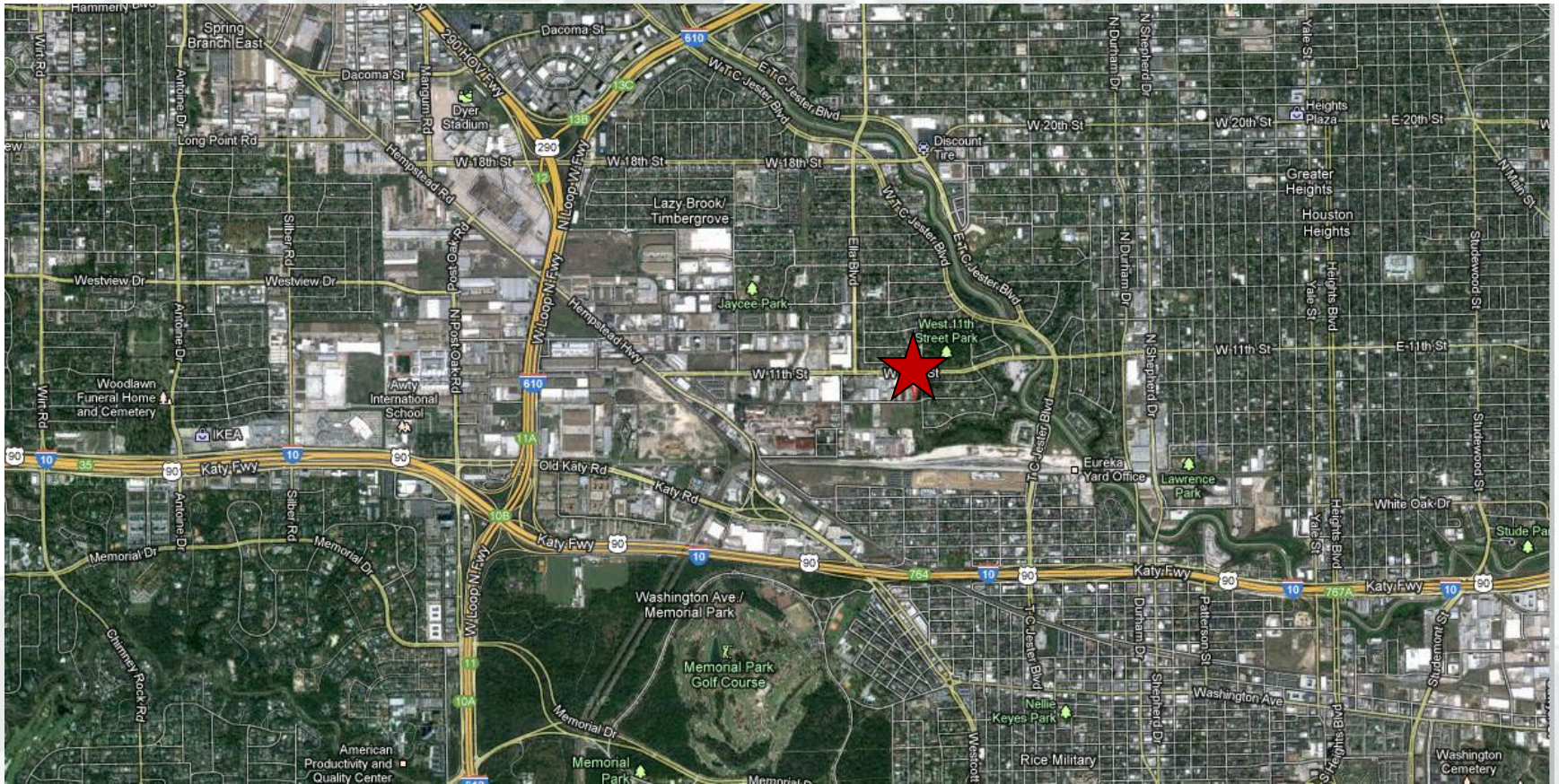


*If you received a notice through certified mail that means you have a water well according to the State's records*

**Municipal Setting Designations (MSDs)**



# 6325 Hurst Street

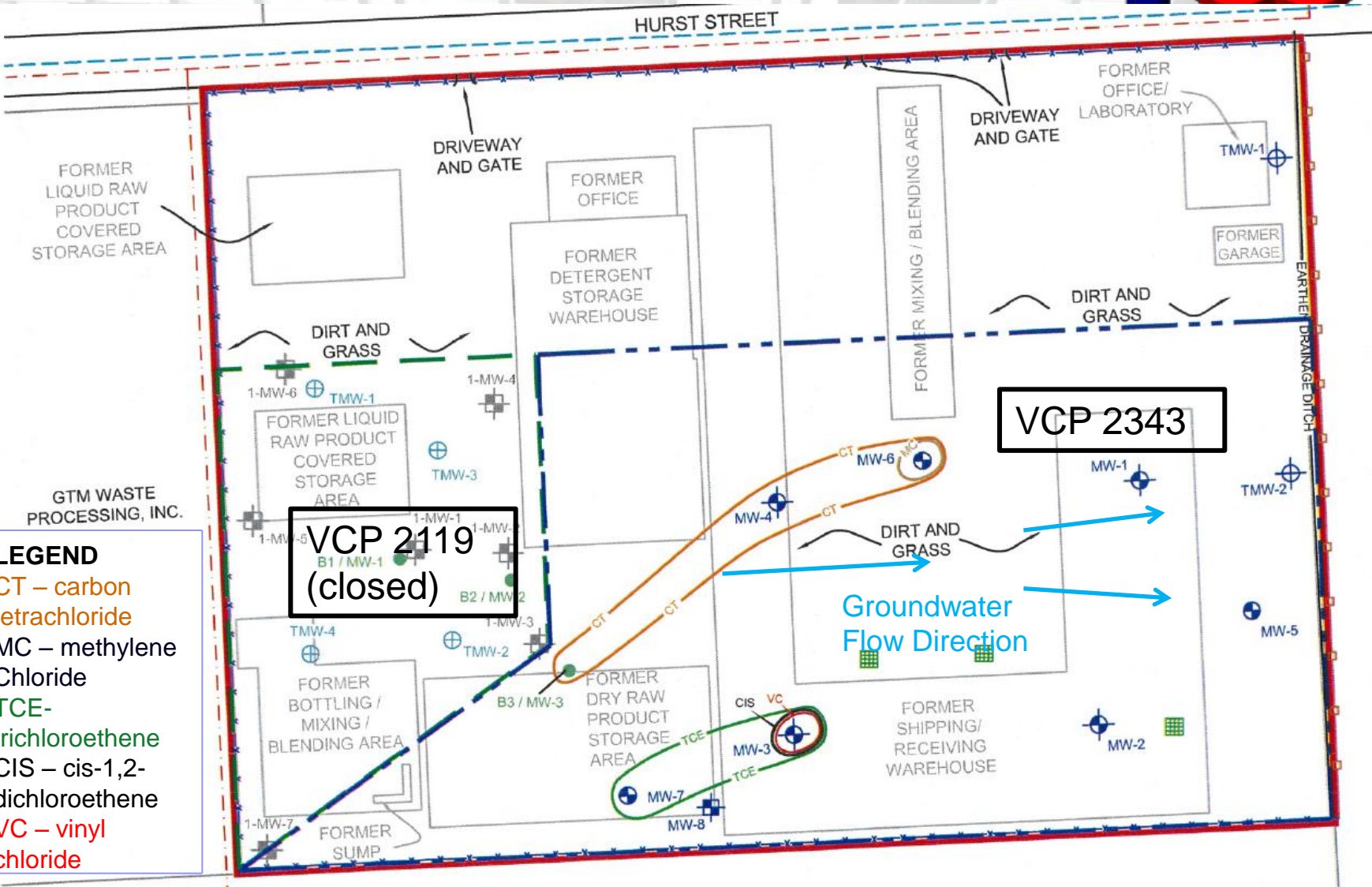


# Grace Bible Church



- 1940s – Single-family residential
- 1950s-1970s – Transition to industrial
  - Arnold and Clarke Chemical Co. (1956 –1975)
  - Panco Construction (1975 – mid-1980s)
  - Seatex Corporation (mid-1980s – 2008)
- 2008 – Industrial buildings demolished
- 2009 – Grace Bible Church acquired property
- Future use of the site will be for the new home of Grace Bible Church


# Groundwater Impacts



- LEGEND**
- CT – carbon tetrachloride
  - MC – methylene Chloride
  - TCE- trichloroethene
  - CIS – cis-1,2-dichloroethene
  - VC – vinyl chloride

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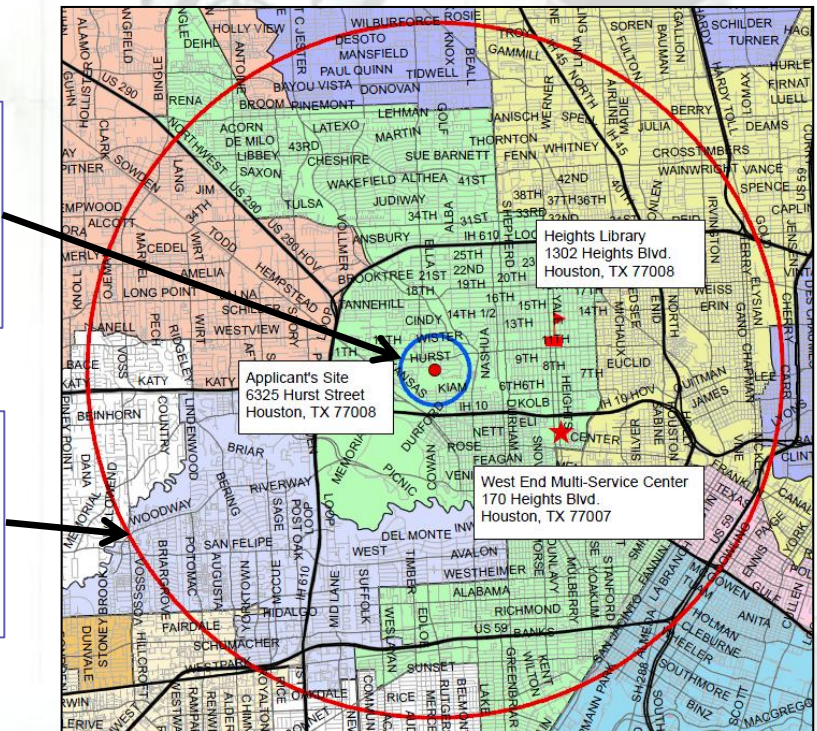
|  |   |
|--|---|
| Mr. Scott Sellmeyer<br>Remediation Division<br>Texas Commission on Environmental Quality<br>P.O. Box 13087, MC-225<br>Austin, Texas 78711. | Richard Chapin<br>Public Works and Engineering Department<br>City of Houston<br>611 Walker, 19th Fl.<br>Houston, Texas 77002<br>msd@cityofhouston.net<br>(713) 837-0928 |
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Property Owners  
First-Class Mail  
½-Mile Radius  
City Requirement

Water Well Owners  
Certified Mail  
5-Mile Radius  
State Requirement



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## Municipal Setting Designations (MSDs)

# Contact Information



**Jedediah Greenfield**  
Program Manager

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



**[msd@houstontx.gov](mailto:msd@houstontx.gov)**  
**(832) 394-9005**

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