

# Municipal Setting Designations



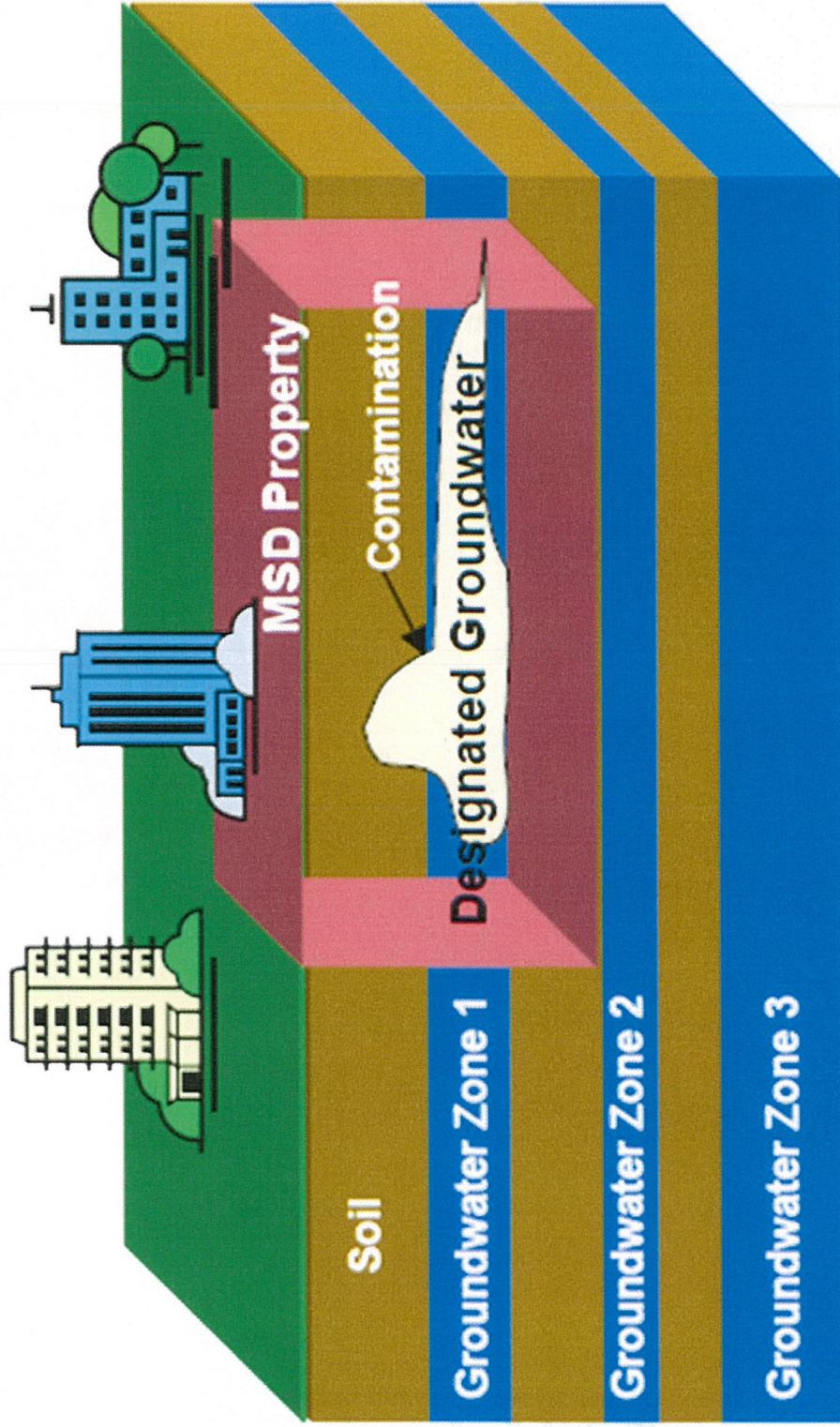
Jedediah Greenfield  
Program Manager



# What is an MSD?

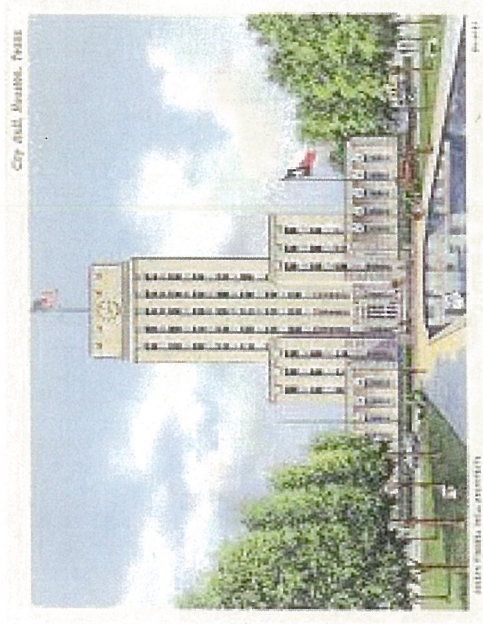
- A voluntary deed restriction that prohibits the use of impaired groundwater as potable water
  - A tool property owners can use to address environmental impairments to groundwater
  - Allows reinvestment and redevelopment of impaired properties
- A public health protection

# MSD Depiction

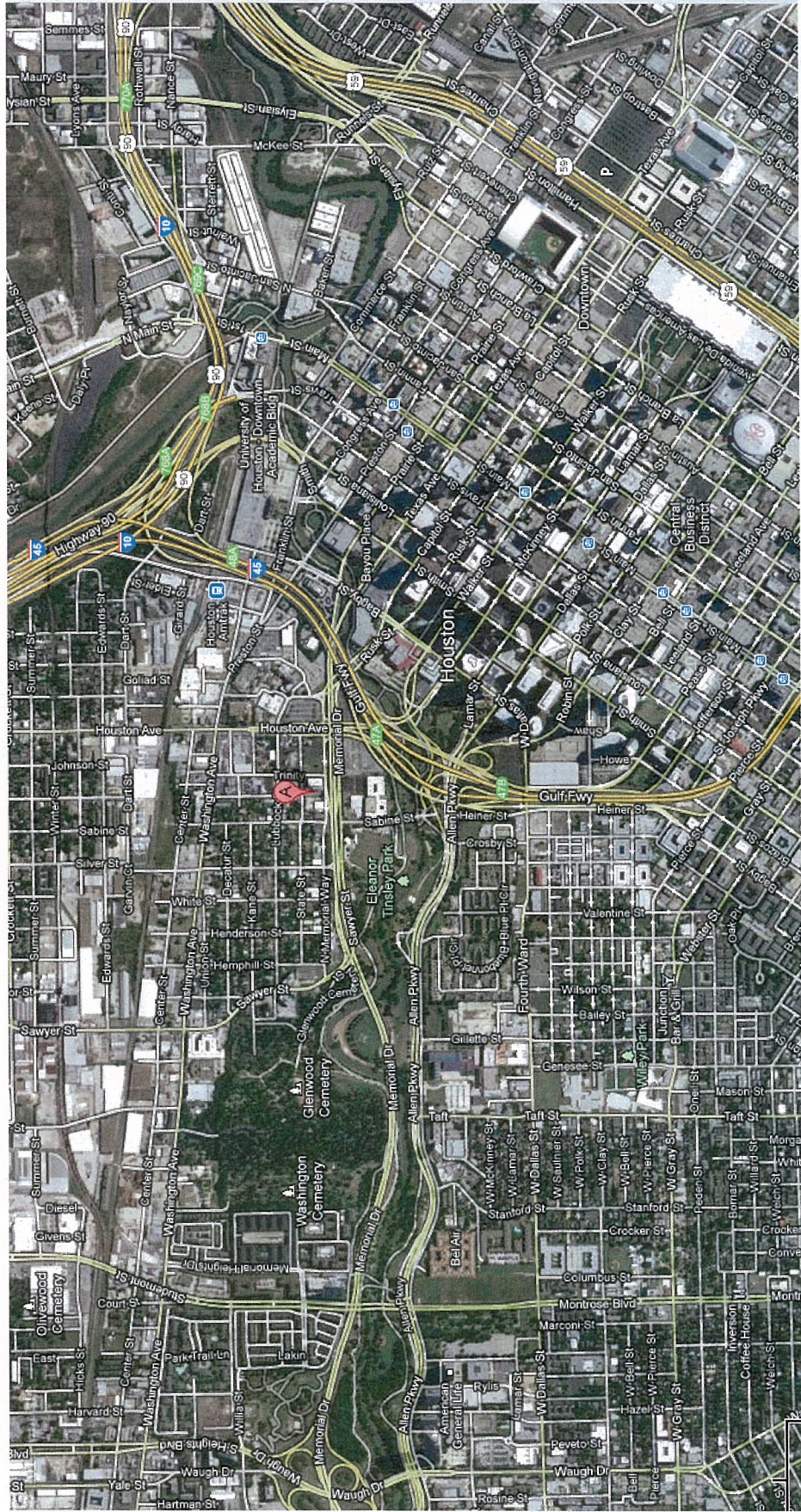


# What is an MSD?

- 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



# 1600 Memorial Drive & 1708 State Street



# Houston Police Federal Credit Union

## 1600 Memorial

- Commercially developed since the 1920s
- Beginning in the 1950s, this property was used as a geotechnical laboratory, office, and drilling rig yard by Shilstone Engineering and Testing

## Laboratory

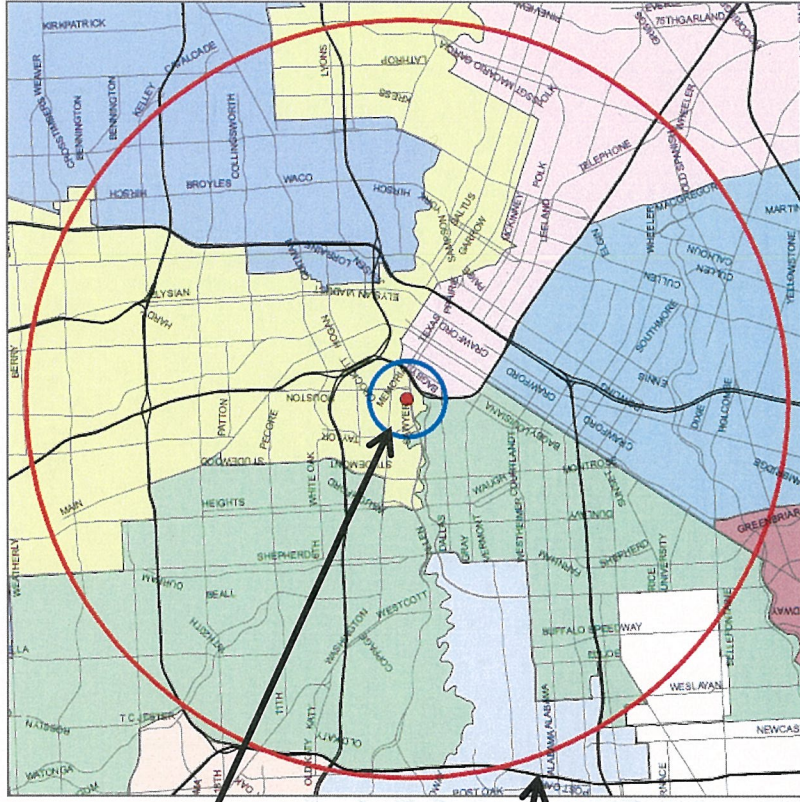
## 1708 State

- Piano repair shop from late 1940s-1950s
- Carpet shop in the 1960s
- Anticipated use is for Credit Union expansion






# MSD Notice Letters



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

**Water Well Owners**  
**Certified Mail**  
**5-Mile Radius**  
**State Requirement**



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

Armbas D. Parker  
 Mayor  
 Michael S. Mancini, P.E., D.WRE, BCEE  
 P.O. Box 1982  
 Houston, Texas 77251-1982  
[www.houstontx.gov](http://www.houstontx.gov)

February 3, 2010  
 RE: MGD Application #2009-024-FCE  
 11111 Lockwood Drive, Houston, TX 77002

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 11111 Lockwood Drive, Houston, TX 77002 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:  
 1301 N. 120th St.  
 5:00 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 Cretzmeier  
 Remediation Division  
 Environmental Quality  
 P.O. Box 133087, MC-025  
 Austin, Texas 78711.

Richard Chapin  
 Public Works and Engineering Department  
 611 Walker, 15th Fl.  
 Houston, Texas 77002  
 msd@cityofhouston.net  
 (713) 537-0528

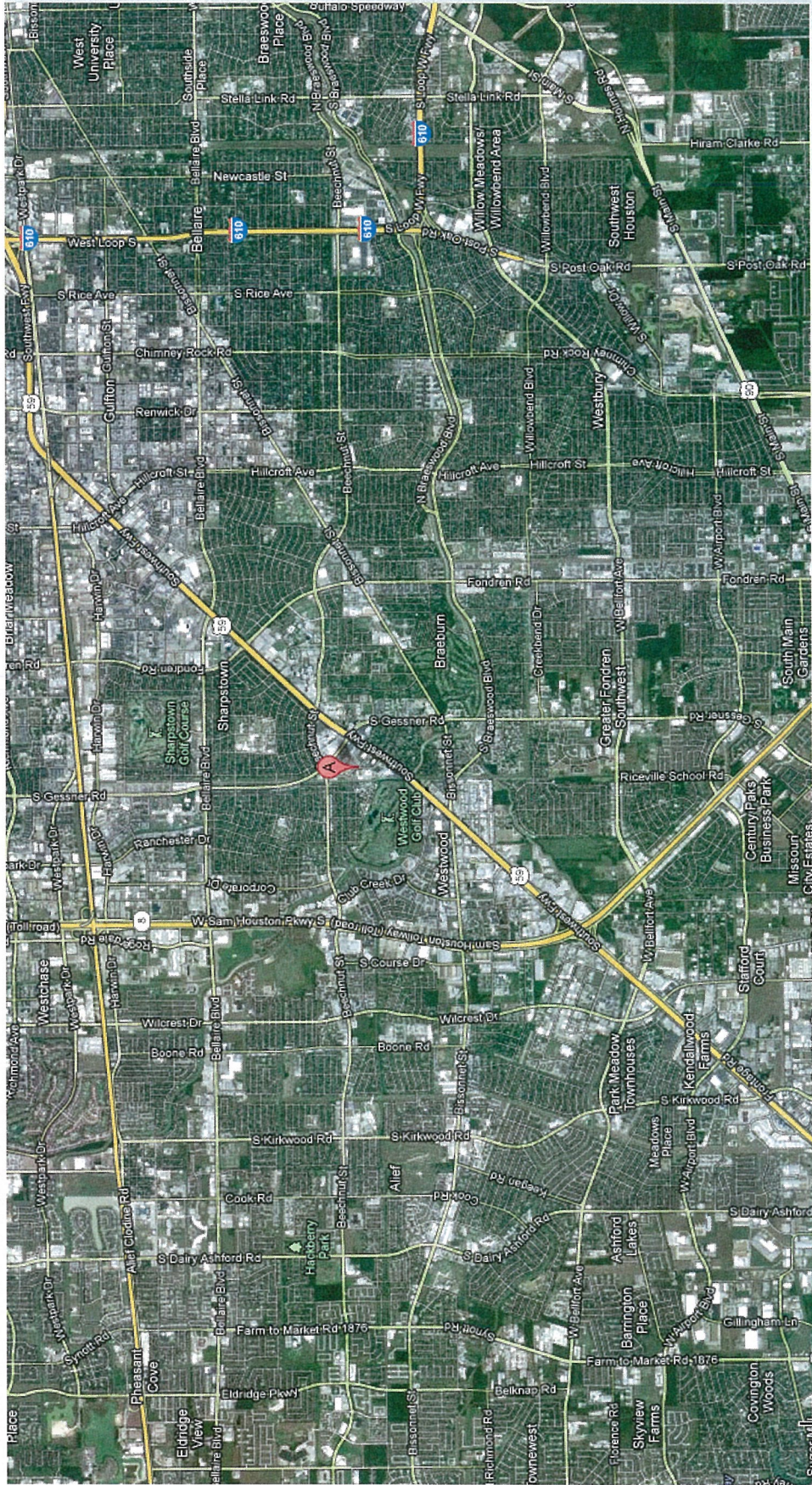
A MSD is the way the city can legally say that the contaminated groundwater at a property cannot be used for drinking water now or in the future, thereby protecting public health. It may also help a contaminated site develop or redevelop because the state's requirements to clean up contaminated groundwater 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 remedying other risks to the public.

Council Members: Sheila Dzing, Anna Johnson, Aron Clambrook, Wendell Allen, Mike Sultan, Al Hwang, Oliver Partridge, Ernest Gonzalez, James C. Blalock, Steven C. Castello, Sam Lovel, Melissa Volpog, C.O. "Bud" Bradford, Johnnie W. Jones, Christine Foster-C. Olen





# 8600 Commerce Park Drive

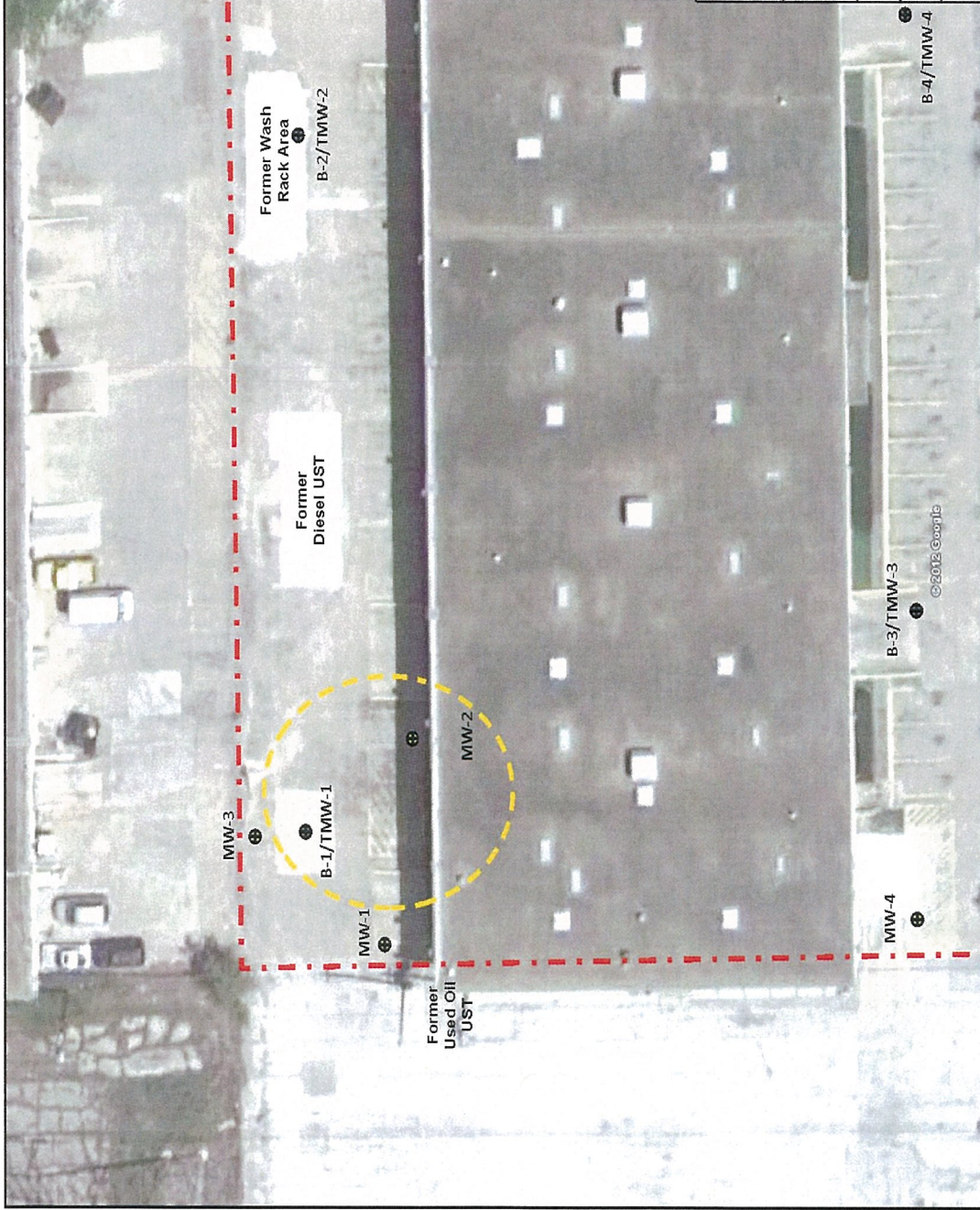


# West Flex 20, L.P.

- Historic property uses include
  - Undeveloped Land prior to 1980s
  - A semi-conductor manufacturing (Texas Instruments)
  - A truck maintenance facility (Federal Express)
- Currently the property is vacant
- Anticipated use is for a local window installation company



# Groundwater Impacts



**Legend:**

- ⊕ Groundwater Monitoring Well
- ⊙ Soil Boring Location/Temporary Groundwater Monitoring Well
- Groundwater PCLE Zone



Approximate Scale (Feet)

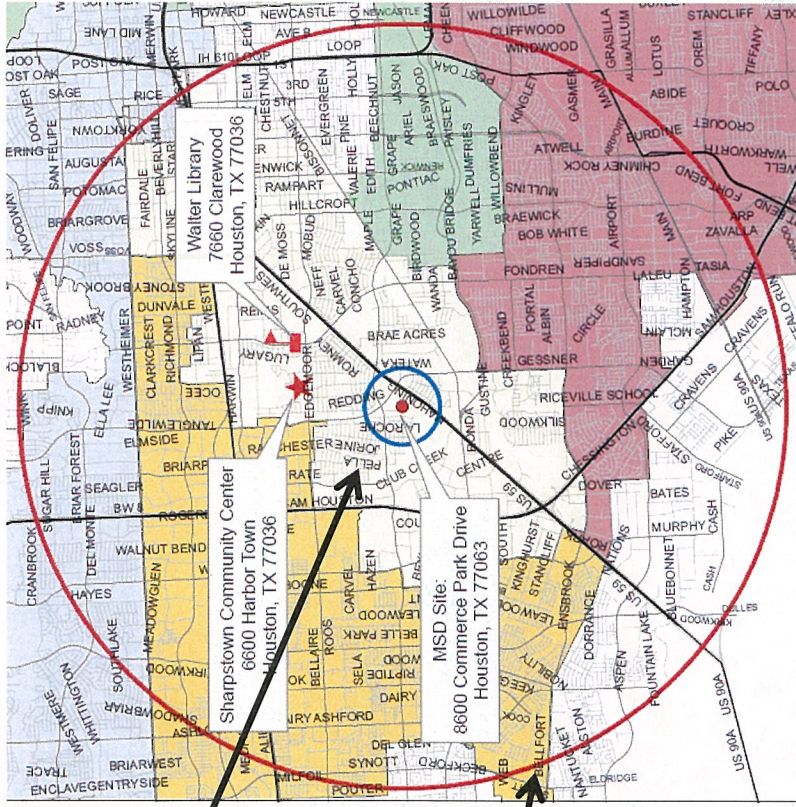
**InControl Technologies, Inc.**  
 3845 FM 1960 W, Suite 195  
 Houston, Texas 77068  
 (281) 580-8892 FAX (281) 580-8853

Groundwater PCLE  
 Zone Map

SITE	West Flex 20, L.P.	PM	MFM
LOCATION	8600 Commerce Park Dr Houston, TX 77036	CHECKED:	
DATE:	4/10/12	PREPARED:	MM
PROJECT NO:	242-110	FIGURE:	C4



# MSD Notice Letters



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

**Water Well Owners  
Certified Mail  
5-Mile Radius  
State Requirement**



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

**Amber D. Parker**  
Mayor  
Michael S. Murdoch, P.E., D.WRE, BCEE  
Director  
Houston, Texas 77251-1562  
[www.houstontx.gov](http://www.houstontx.gov)

February 3, 2010

RE: MSD Application #2009-002-ECE  
1111 Lockwood Drive, Houston, TX 77023

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 77023 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:

7:00 AM  
8:00 PM  
Ripley House  
4410 Navigation, Houston, TX 77011

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Mr. Scott Stettmeyer  
Remediation Division  
Public Works and Engineering Department  
City of Houston  
5000 West Loop West, Room 1225  
Houston, Texas 77056  
msd@cityofhouston.net  
(713) 537-5925

Richard Chapin  
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City Council Members: David Dombay, Jane Johnson, Anne Clements, Neelam Jindal, Mike Gilman, Al Young, Oliver Perroggiu, Edward Gonzalez, James D. Balfanz, Richard C. Combs, Lou Ladd, Melissa Hodge, C.C. Terry, Bradford Jones, Jr., Jose Cisneros, Richard C. Owen



# Contact Information

**Jedediah Greenfield**  
Program Manager

**Public Works & Engineering**  
**City of Houston,**  
**1002 Washington, 2<sup>nd</sup> Floor**  
**Houston, Texas 77002**

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

**(832) 394-9005**

