



MUNICIPAL SETTING DESIGNATIONS

CASSANDRA WALKER

**ADMINISTRATION MANAGER, BROWNFIELDS
AND MSDS**

**INFRASTRUCTURE AND DEVELOPMENT
SERVICES, HOUSTON WATER**



AGENDA

City of Houston – Programmatic

- What a Municipal Setting Designation (MSD) is
- Who the MSD impacts
- Steps in the MSD process

MSD Applicant – Technical

- Specific information on the site
 - 12280-12288 Westheimer Road
- Questions / Comments
- Arun Neupane, Senior Scientist CAPM



ENVIRONMENTAL PROTECTION IN TEXAS

The State of Texas has jurisdiction for Environmental Protection

- Texas Commission on Environmental Quality (TCEQ)

Environmental Complaints

- **TCEQ Contacts**
 - By Phone: 1-888-777-3186
 - Online: www.tceq.texas.gov/compliance/complaints
- **City of Houston Contacts**
 - By Phone: 311
 - Online: www.houstontx.gov/311/



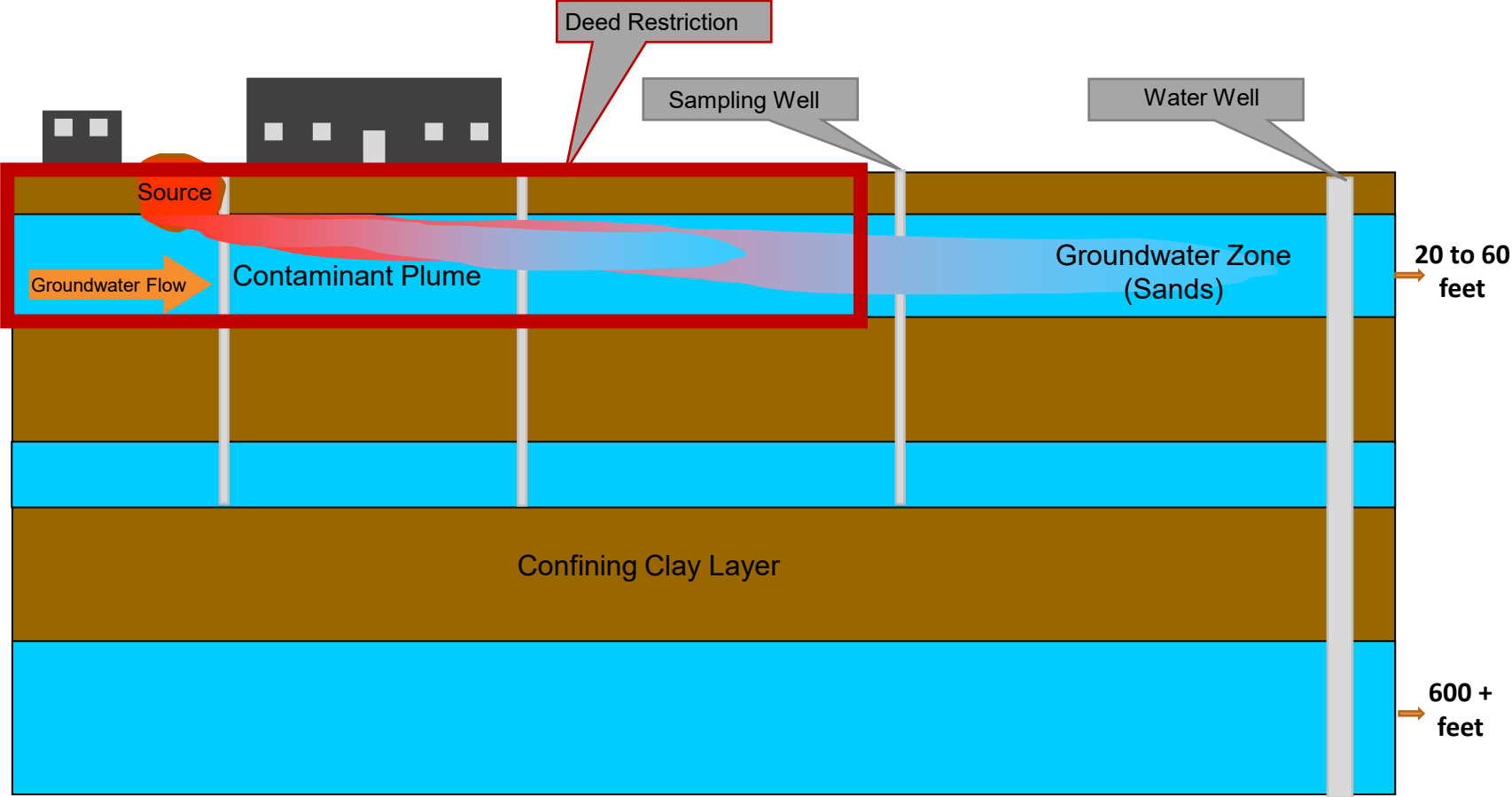


WHAT IS AN MSD

A **voluntary** deed restriction that is initiated by the property owner to prevent the use of contaminated groundwater

- No water wells on the subject property for drinking water purposes
- A legally binding way to ensure the public is not exposed to contaminants

GROUNDWATER CONTAMINATION



Please Note: Houston has shallow contaminated groundwater scattered across the City

FORMER ULTRAFINE CLEANERS 12280-12288 WESTHEIMER ROAD HOUSTON, TX 77077 ARUN NEUPANE, SENIOR SCIENTIST CAPM

The site consists of the Village Shops multi-tenant retail shopping center located at 12280-12288 Westheimer Road in Houston, Texas. The affected property is located beneath and immediately downgradient of the former Ultra Fine Cleaners lease space, which is situated on the northwestern corner of the shopping center.

According to historical sources reviewed during a 2019 Phase I Environmental Site Assessment, the former Ultra Fine Cleaners had operated at the site since the mid-1980s and historically used chlorinated dry-cleaning solvent. By 2004, operations switched to petroleum-based solvent DF-2000, which reportedly consisted of a closed-loop system. Ultra Fine Cleaners vacated the lease space in December 2020.

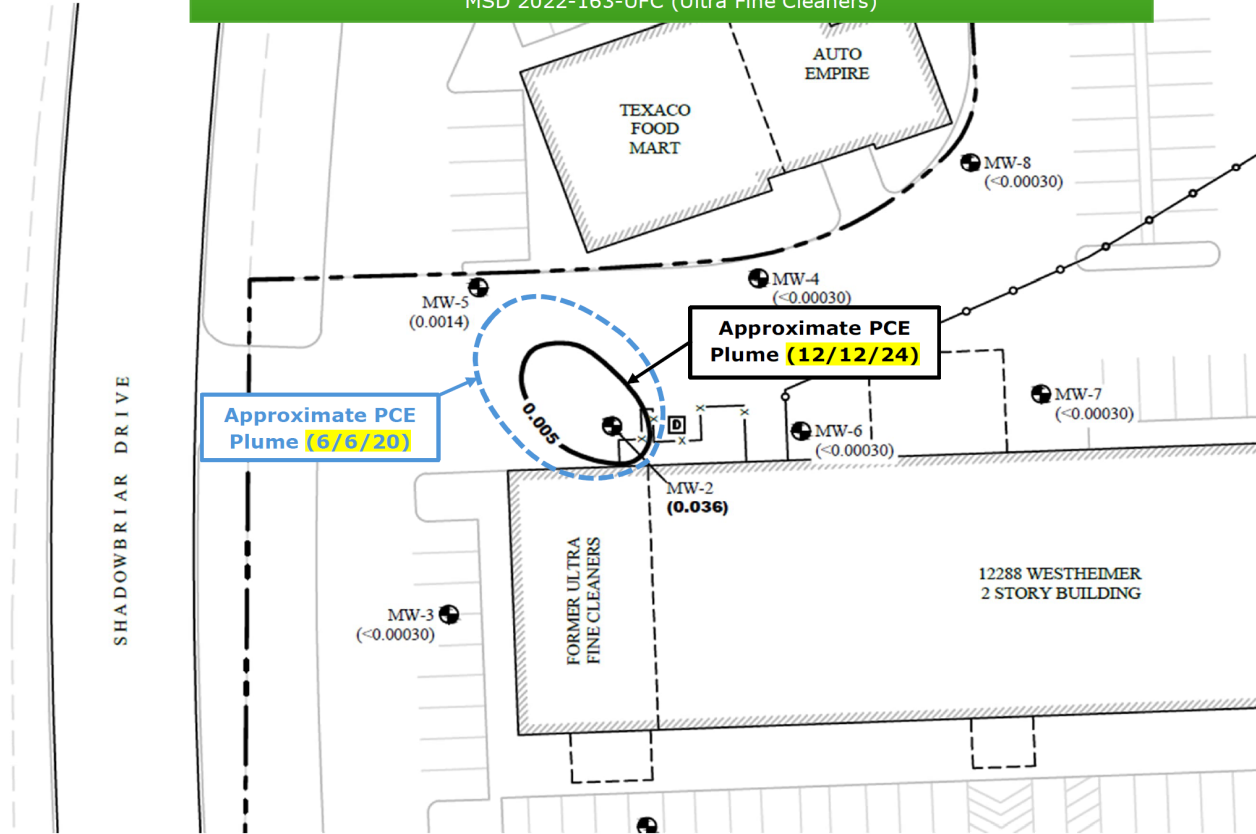
FORMER ULTRAFINE CLEANERS 12280-12288 WESTHEIMER ROAD HOUSTON, TX 77077

Results of the sampling of six site monitoring wells indicate that the Affected Property Assessment (APA) , which delineates the extent of affected groundwater, is complete, and groundwater monitoring documents that the groundwater plume is stable in concentration and extent. Additionally, soil samples collected from soil borings completed by NOVA and Terracon have not been identified to contain VOCs (Volatile Organic Compounds) above SDLs (Sample Detection Limits). Sub-slab soil gas collected beneath the dry cleaner lease space by NOVA in 2019 did not contain cVOCs above USEPA VISLs (Vapor Intrusion Screening Levels).

The applicant's current plan for the designated property within the MSD boundary is to obtain regulatory closure through the TCEQ Voluntary Cleanup Program (VCP). The property has been assigned VCP No. 3031. Upon approval of the MSD Ordinance by the City of Houston for this property, a TCEQ MSD Application will be submitted for review and approval by TCEQ.

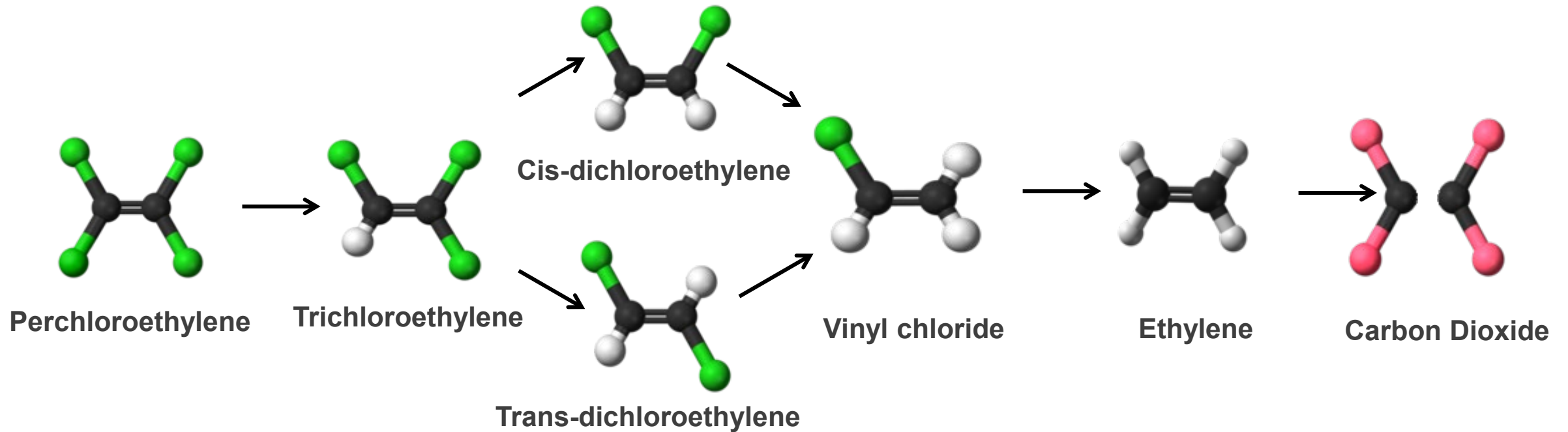
Driver COC (PCE) Plume Reduction During 4-Year Monitoring Period

MSD 2022-163-UFC (Ultra Fine Cleaners)



GROUNDWATER IMPACTS

CHEMICAL DEGRADATION



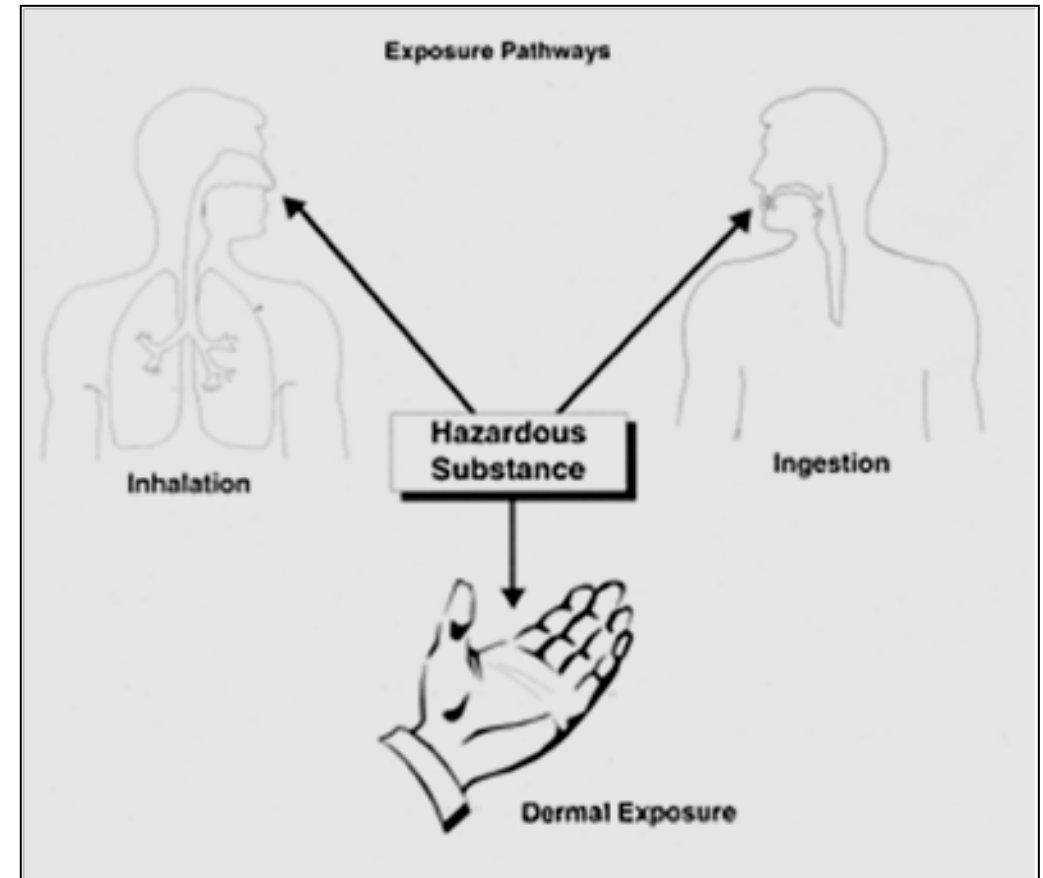
This process takes decades but is found to be the most efficient strategy.

EXPOSURE PATHWAYS

Cleanup programs are based on public exposure to contaminants and reducing public health risks.

- **Exposure Pathways**

- ~~Ingestion~~
- Inhalation
- Contact (dermal)
- Soil
- Groundwater to surface water
- Ecological



ENVIRONMENTAL CLEANUP

- The MSD is only **one step** in the cleanup process.
- An MSD does **NOT** excuse the applicant from reducing risks to the public.
- Responsible Parties are always responsible.



WHO THE MSD IMPACTS



An MSD does not affect you!

- An MSD DOES NOT AFFECT your property.
- An MSD DOES NOT AFFECT your water well.
- There are NO REQUIREMENTS on you.

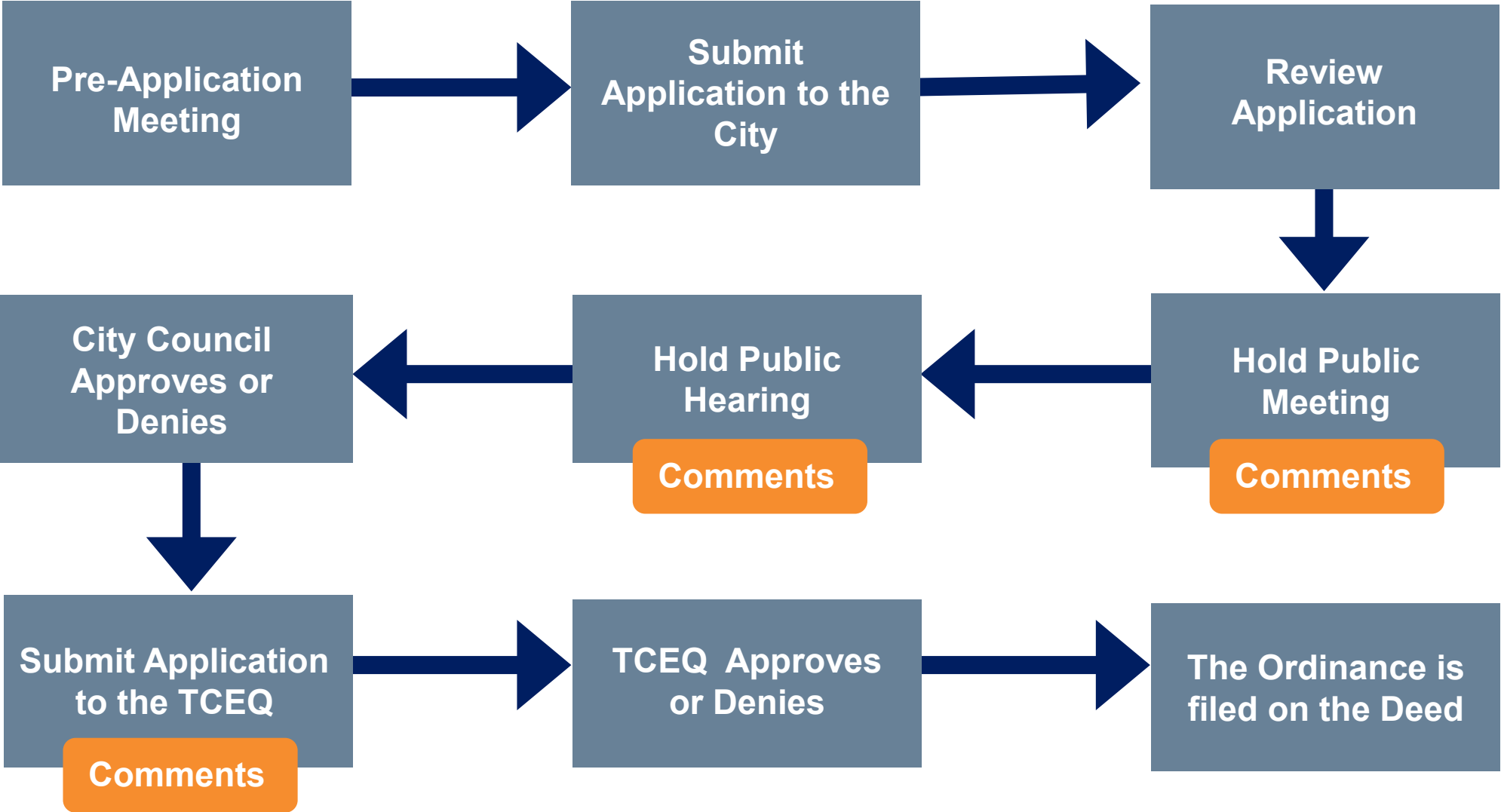
Drinking water supplied by the City is not affected.

CITY'S REQUIREMENTS OF THE APPLICANT

- Enrollment in a State or Federal cleanup program.
- Thorough investigation confirming that the groundwater plume (contamination) is stable or decreasing, and delineated (exact position identified).
- Source of contamination has been removed.
- A third-party Engineer (P.E.) or Geologist (P.G.) must certify the application.



STEPS IN THE PROCESS



MSD NOTICE LETTERS



NOTICE OF PUBLIC MEETING REQUEST FOR SUPPORT OF MUNICIPAL SETTING DESIGNATION June 13, 2025

An application has been filed with the City of Houston for the city's support of a Municipal Setting Designation (MSD) for the Applicant/location listed below. You are receiving this notification because, according to the last approved city tax roll, you are in one of the following categories: an owner of real property lying within a half-mile, owner/operator of water wells within five-miles, including retail public utilities, municipality within a half-mile, municipality owning/operating a groundwater supply well within five-miles, Harris-Galveston Subsidence District, or any other interested group registered with the Planning & Development Department within a half-mile of this site. Please note: Any municipality or retail public utility receiving this notice may pass a resolution opposing the MSD application no later than the 120th day from the date of this notice. Otherwise, no action from the municipality or retail public utility is required. This notice implies no legal obligation upon you. If you have received this notice in error, please disregard it.

Applicant Information:

Name: Former Ultrafine Cleaners

Location (the Site): 12280-12288 Westheimer Road, Houston, Harris County, Texas

Legal Description: RES A BLK 1 SHADOWBRIAR SEC 3

Responsible Party: MHK Realty of Texas, LLC

The property is within the corporate limits or ETJ of a municipality authorized by statute. A public drinking water supply system exists that satisfies the requirements of Chapter 341. This system supplies or is capable of supplying drinking water to the property for which the MSD is sought and to property within one-half mile of the Site.

The purpose of the public meeting is for the Applicant to provide information to the community about the Site, the Applicant's request for an MSD, and to obtain community input prior to a public hearing at City Council. Public viewing of this application is available at Robinson-Westchase Neighborhood Library located at 3223 Wilcrest Drive Houston, TX 77042, and online at www.houstonmsd.org (click on MSD in review).

PUBLIC MEETING

Date – Time: July 15, 2025 – 6:00 pm – 7:00 pm
Place: Online MS Teams

URL: <https://www.houstonpublicworks.org/municipal-setting-designation-calendar>

If you are unable to attend and have questions or comments, please contact please contact Houston Public Works at:
Phone: (832) 394-9003 Email: msd@houstontx.gov Website: www.houstonpublicworks.org/municipal-settings-designation

The purpose of an MSD is to create a means by which the TCEQ may limit the scope of investigations and response actions for groundwater contamination at a site, if the groundwater is prohibited for use as a source of potable water. Any person owning, operating or controlling the designated property remains responsible for complying with all applicable federal and state laws and regulations and all ordinances, rules, and regulations of the City. If the City Council approves the application, it will enact an ordinance prohibiting the use of designated groundwater beneath the site for potable purposes and supporting the application to the TCEQ. "Potable water" means water used for irrigation, production of food or drink products intended for human consumption, drinking, showering, bathing, or cooking purposes.

Type of Contaminants Found: Tetrachloroethene, trichloroethene, cis-1,2 dichloroethene, vinyl chloride

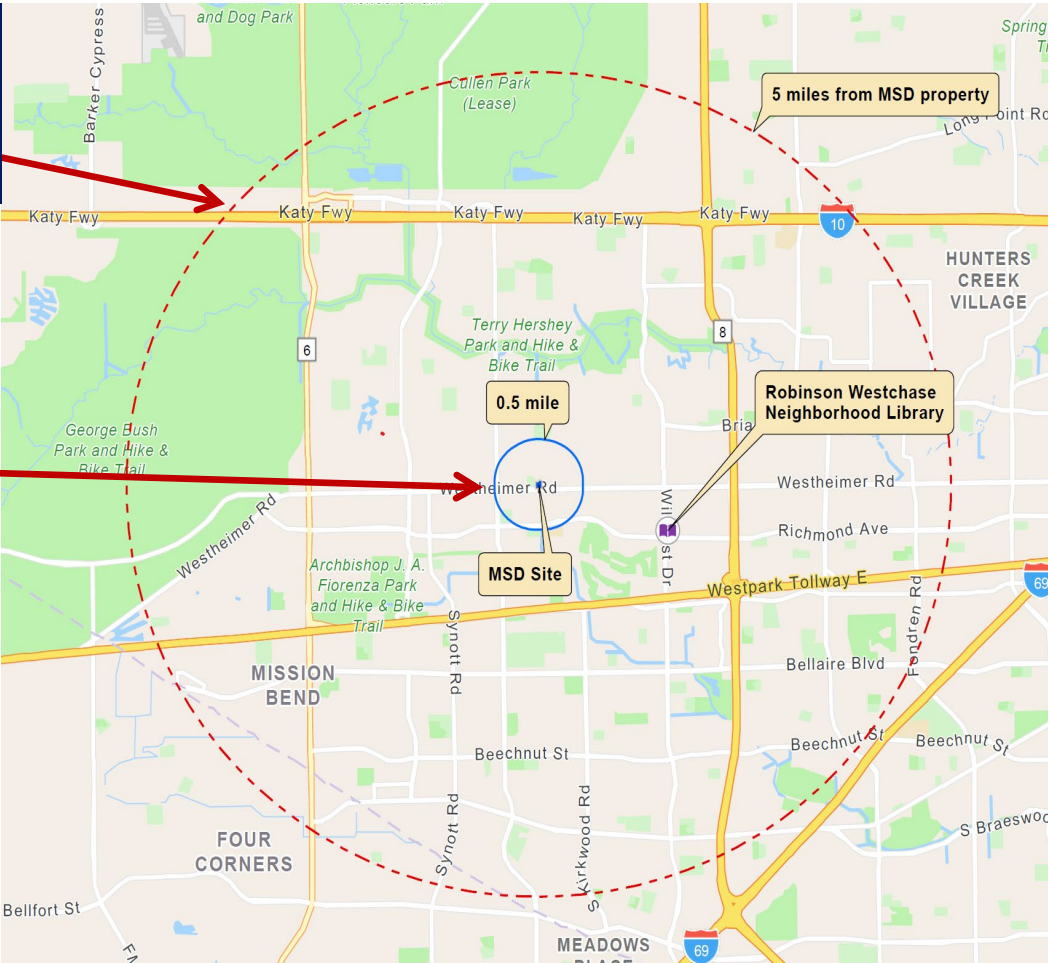
State law provides that the following persons may give written comments to the TCEQ on any information relevant to the TCEQ Executive Director's consideration of an MSD for the Site: (1) each municipality in which the Site is located, with a boundary located not more than ½ mile from the Site, or that owns or operates a groundwater supply well located not more than 5 miles from the Site; (2) each retail public utility that owns or operates a groundwater supply well located not more than 5 miles from the Site; and (3) each owner of a state-registered private water well located within 5 miles of the Site. Comments must be submitted no later than 60 days after the date of receipt of this notice to:

MSD Program Coordinator
TCEQ Remediation Division
P.O. Box 13087, MC-221
Austin, Texas 78711.

The Executive Director of the TCEQ will certify or deny the application filed with TCEQ or request additional information from the Applicant no later than 90 days after receiving such application.

WATER WELL OWNERS
certified mail
5-mile radius
state requirement

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

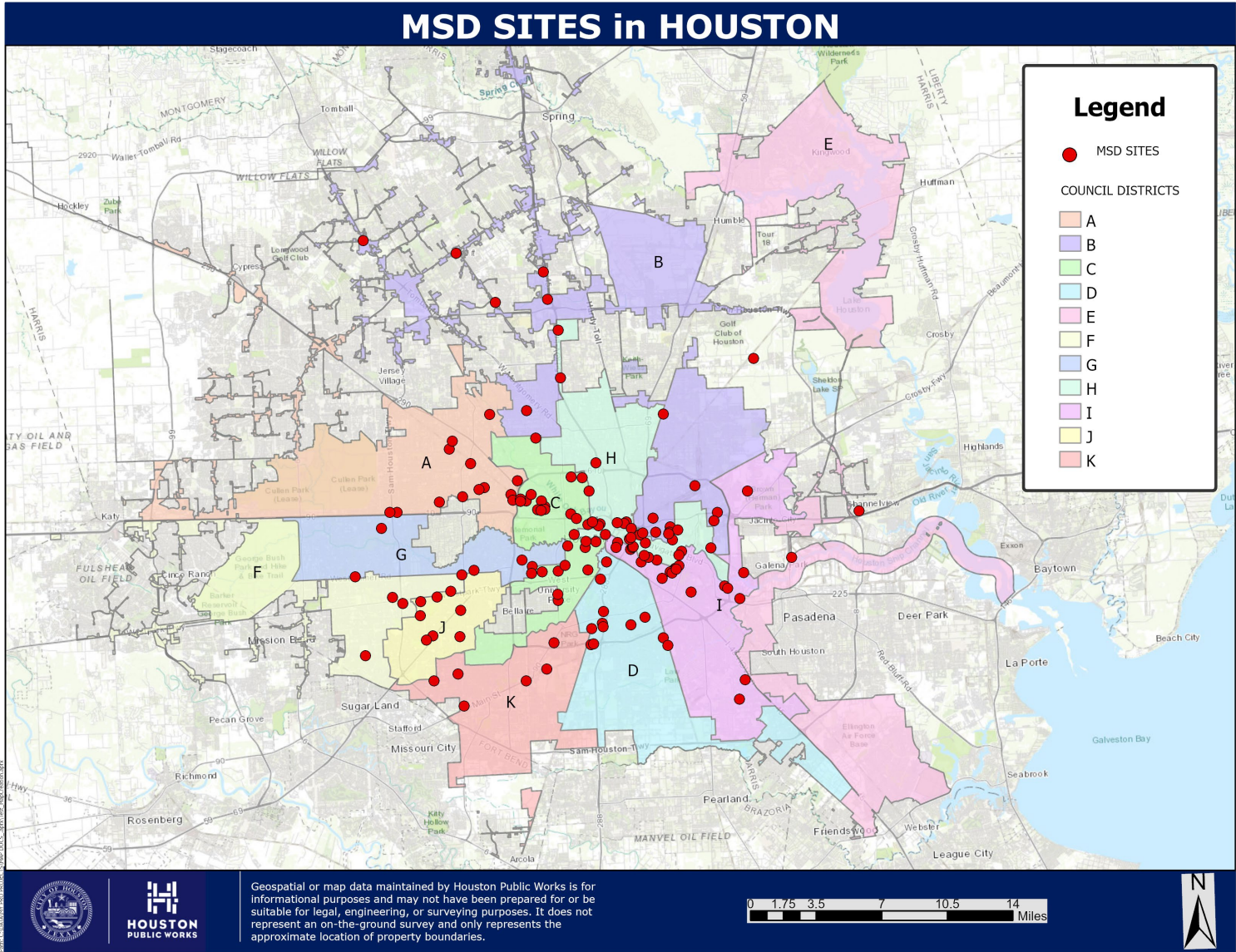


WHY SUPPORT AN MSD?

- Protects the public by prohibiting the consumption of contaminated groundwater.
- Encourages clean-up of contaminated sites.
- Promotes redevelopment of under-utilized properties.



MSD SITES IN HOUSTON



MSD APPLICATION AVAILABILITY

Robinson-Westchase Neighborhood Library

3223 Wilcrest Dr.

Houston, Tx 77042

Reference Desk

Also available online at:

www.houstonpublicworks.org/municipal-settings-designation



PUBLIC HEARING

Date: August 14, 2025
Time: 2:00 p.m.
Place: City Council Chamber, Quality of Life- Committee Meeting
Address: 901 Bagby, Second Floor, Houston, Texas 77002



Note: Any person wishing to speak on this issue must arrive at least 15 minutes early

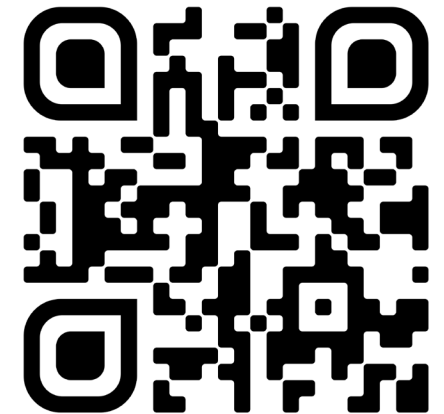
CONTACT INFORMATION



Cassandra Walker

- **Location:** Houston Public Works, 1002 Washington, 3rd Floor, Houston, Texas, 77002
- **Direct Email:** Cassandra.Walker@houstontx.gov
- **Team Email:** msd@houstontx.gov
- **Phone:** 832-393-7966

Website: www.houstonpublicworks.org/municipal-settings-designation





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