

Municipal Setting Designations



Jedediah Greenfield
Program Manager

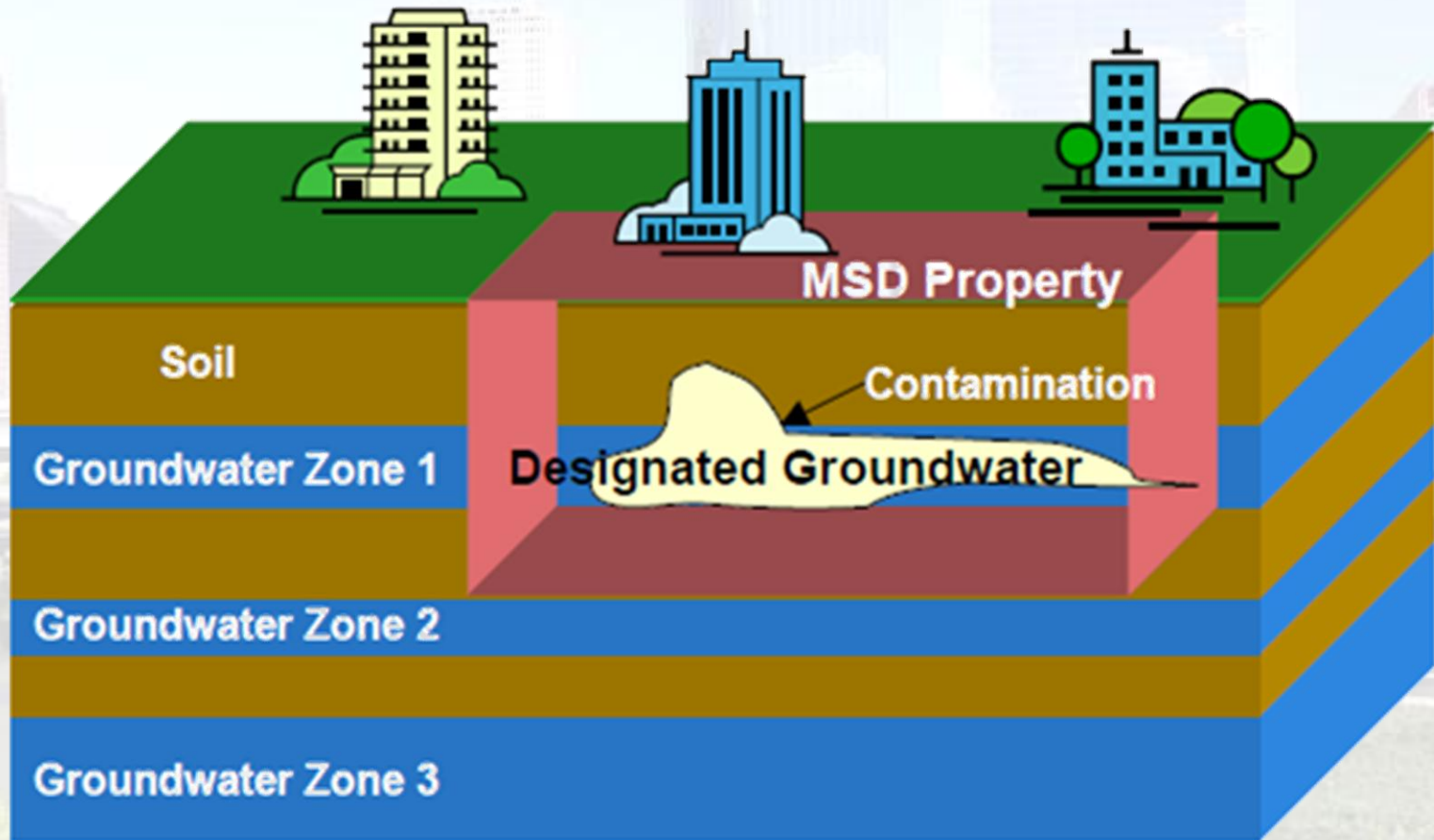


What is an MSD?

- 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

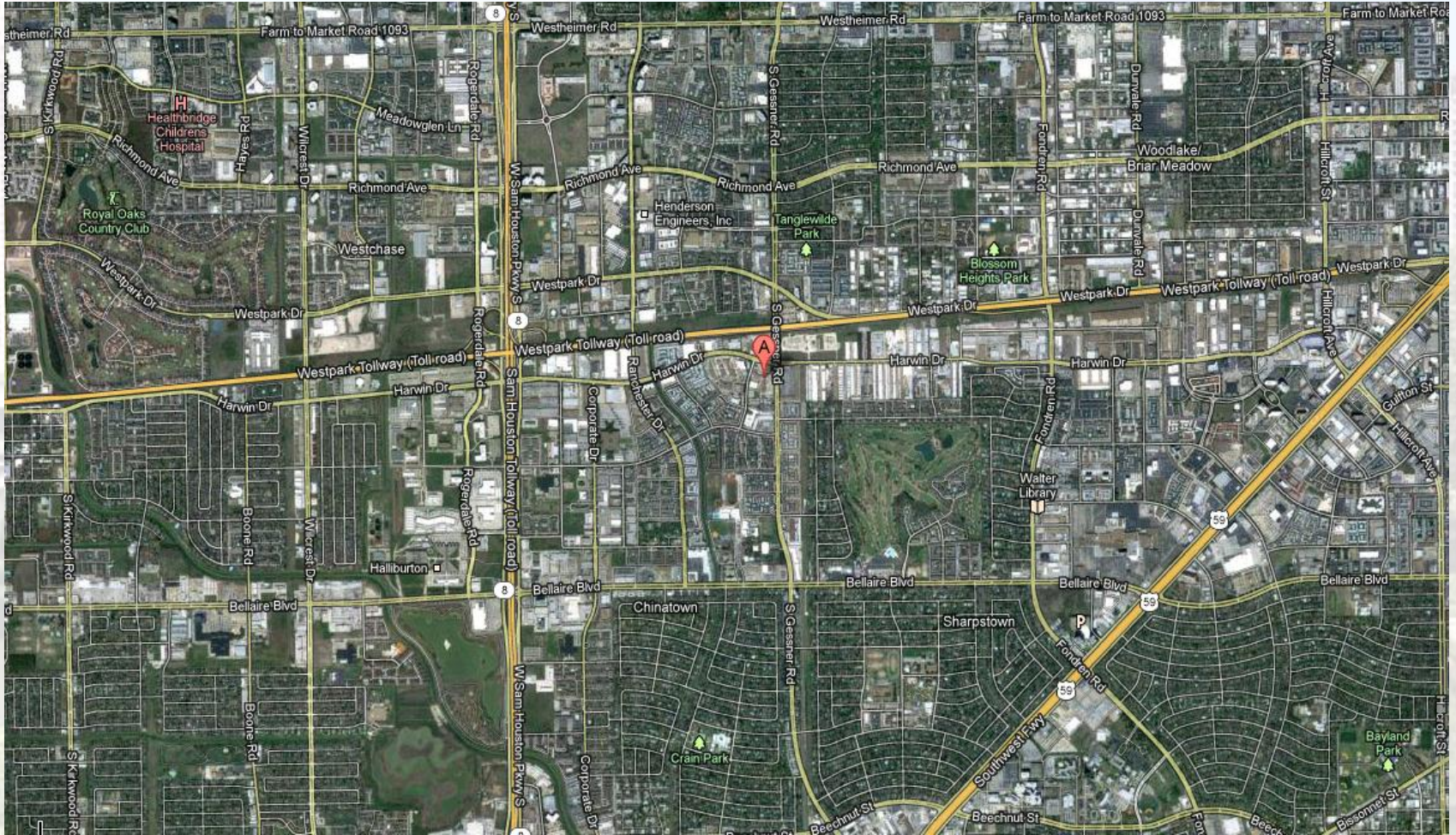


What is an MSD?

- 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



5858 South Gessner

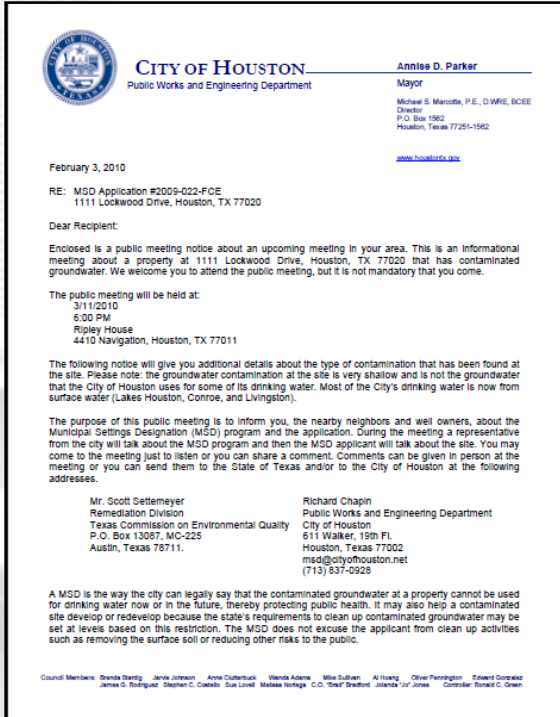


Weingarten Realty Investors

- The site consists of approximately 5.2-acres
- It was first developed in 1986 as a commercial shopping center and remains a shopping center
- Chemicals identified during an assessment are thought to originate from a former dry cleaner that leased a space in 1987
- Anticipated future use is to remain as a commercial shopping center

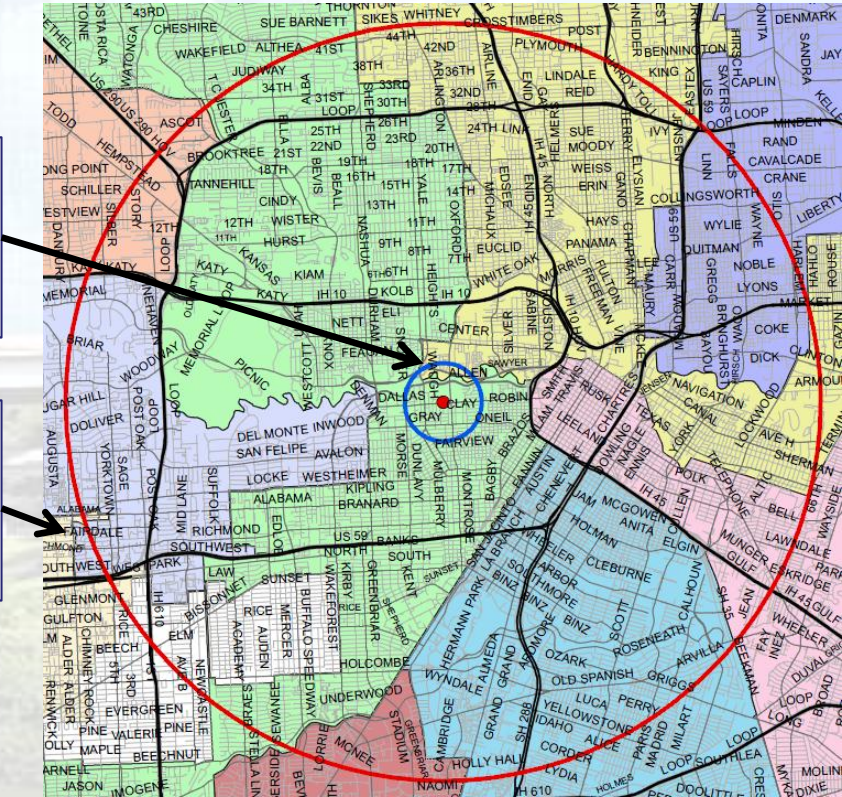


MSD Notice Letters



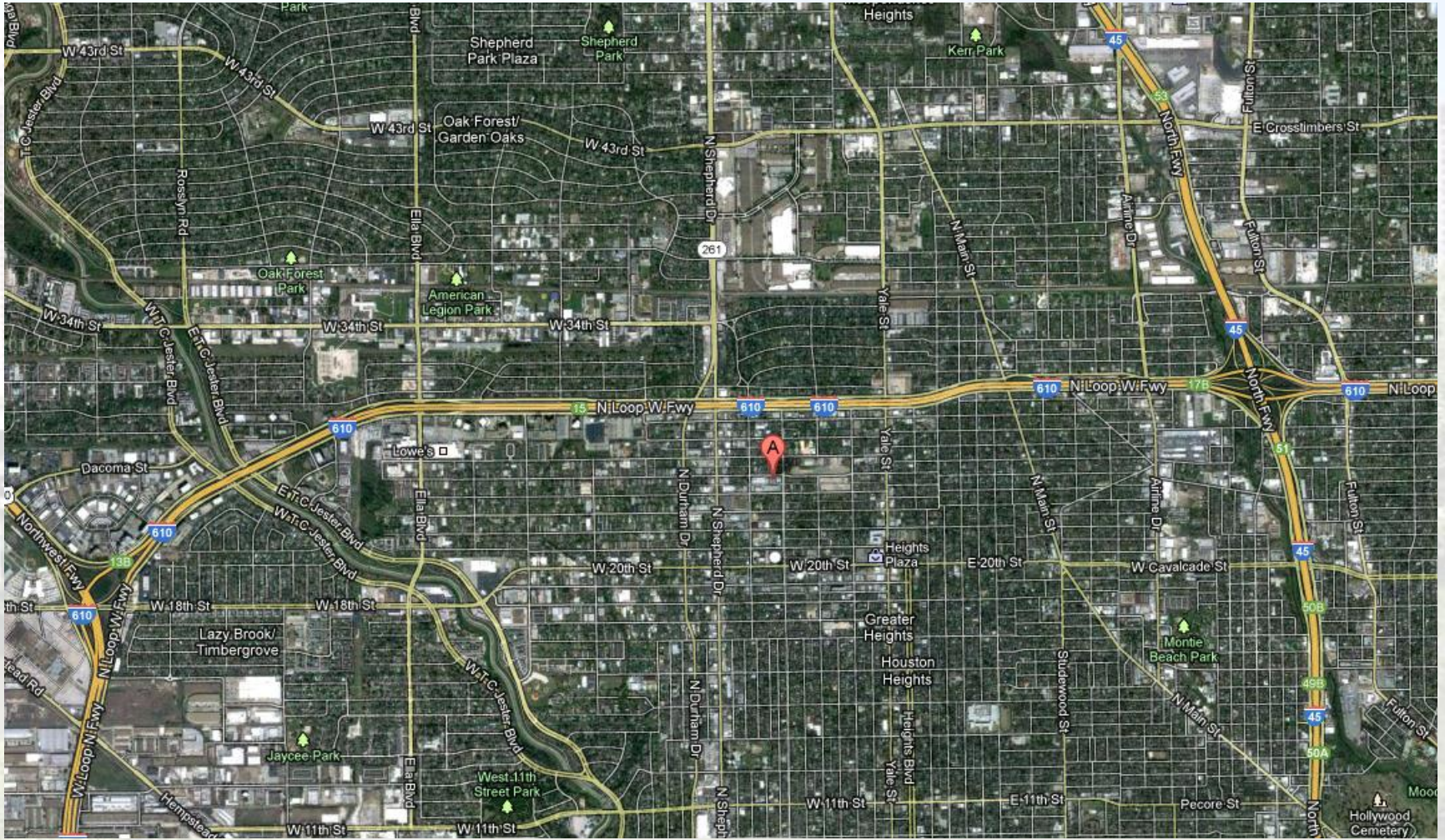
Property Owners
First-Class Mail
½-Mile Radius
City Requirement

Water Well Owners
Certified Mail
5-Mile Radius
State Requirement



Municipal Setting Designations (MSDs)

502 West 25th Street

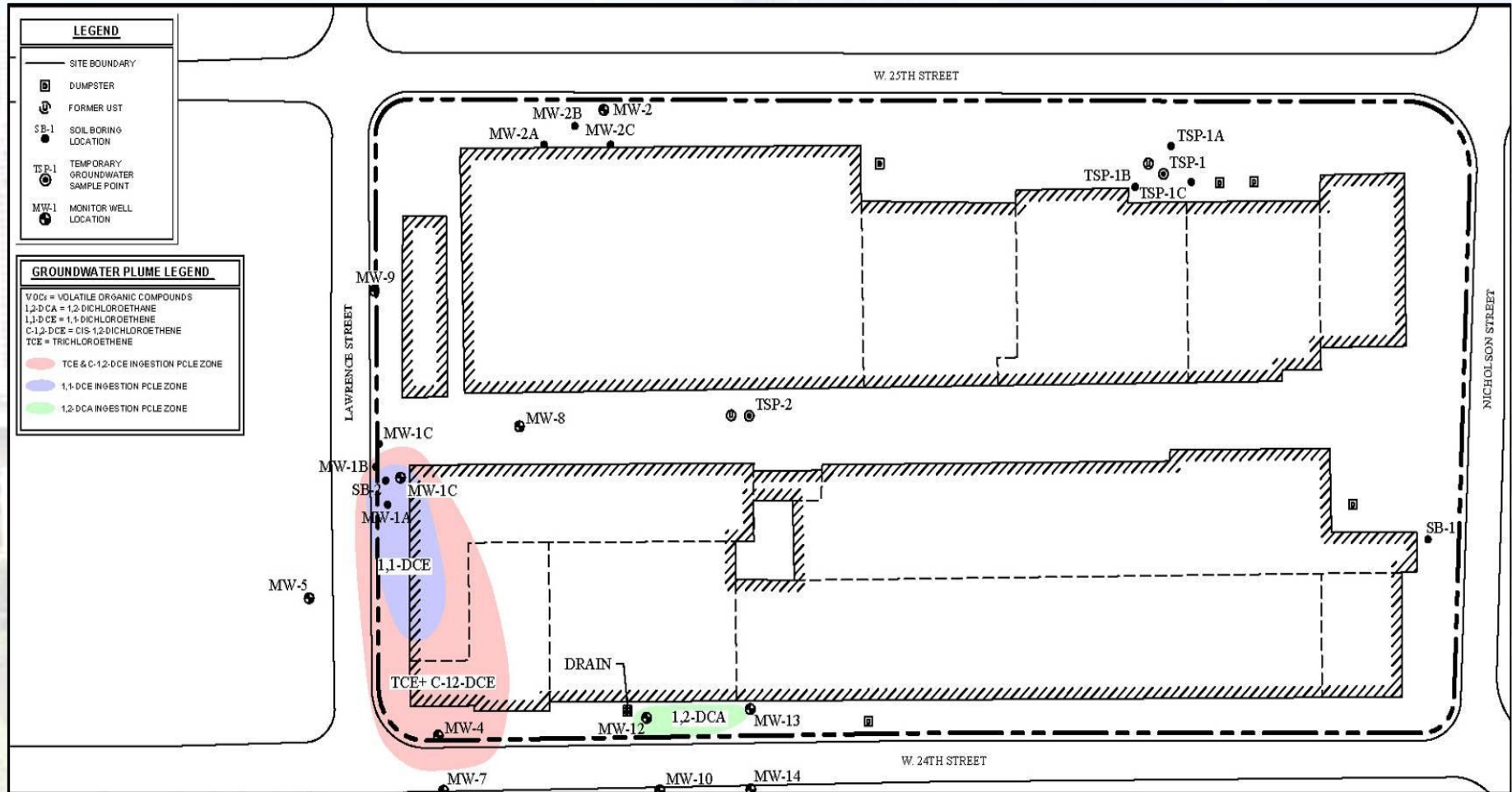


Heights Block 39, LLC

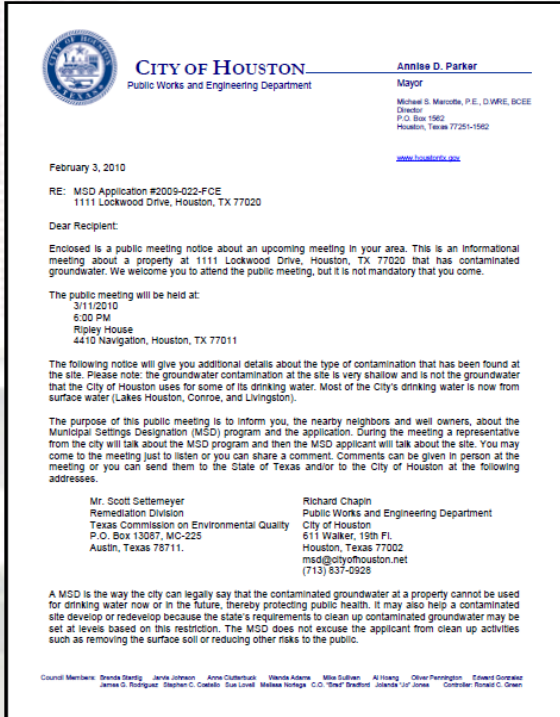
- The site consists of two tracts of land approximately 3.6-acres in size
- Historically a pickle factory operated on the site between the 1920s and 1950s
- Currently, it is utilized as commercial multi-tenant warehousing and office buildings
- Contaminants are historical in nature
- Anticipated future use is unknown



Groundwater Impacts

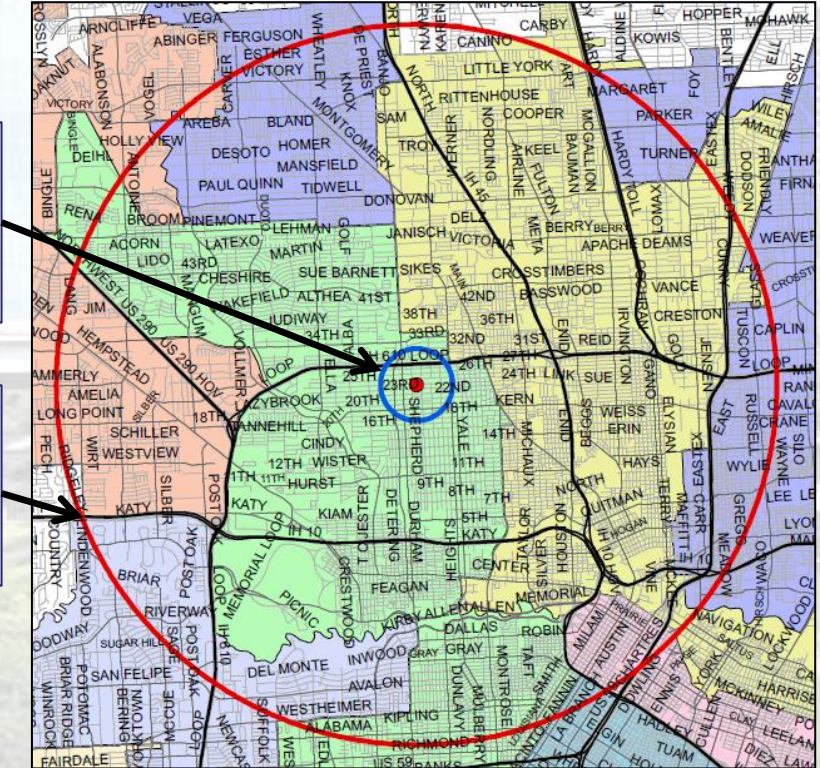


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Municipal Setting Designations (MSDs)

Contact Information

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