

Municipal Setting Designations



Jennifer Clancey
Program Manager

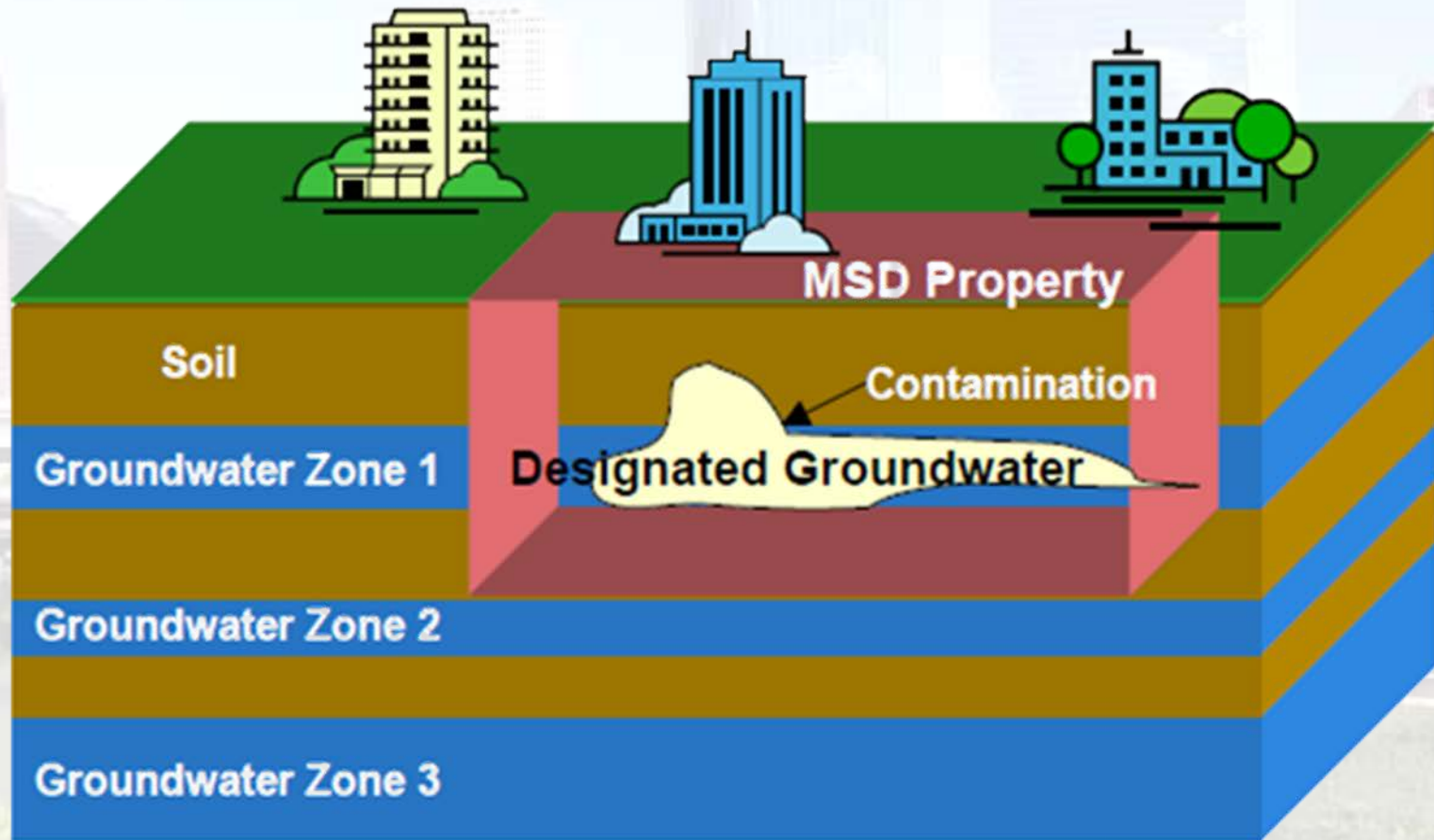


What is an MSD?

- 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

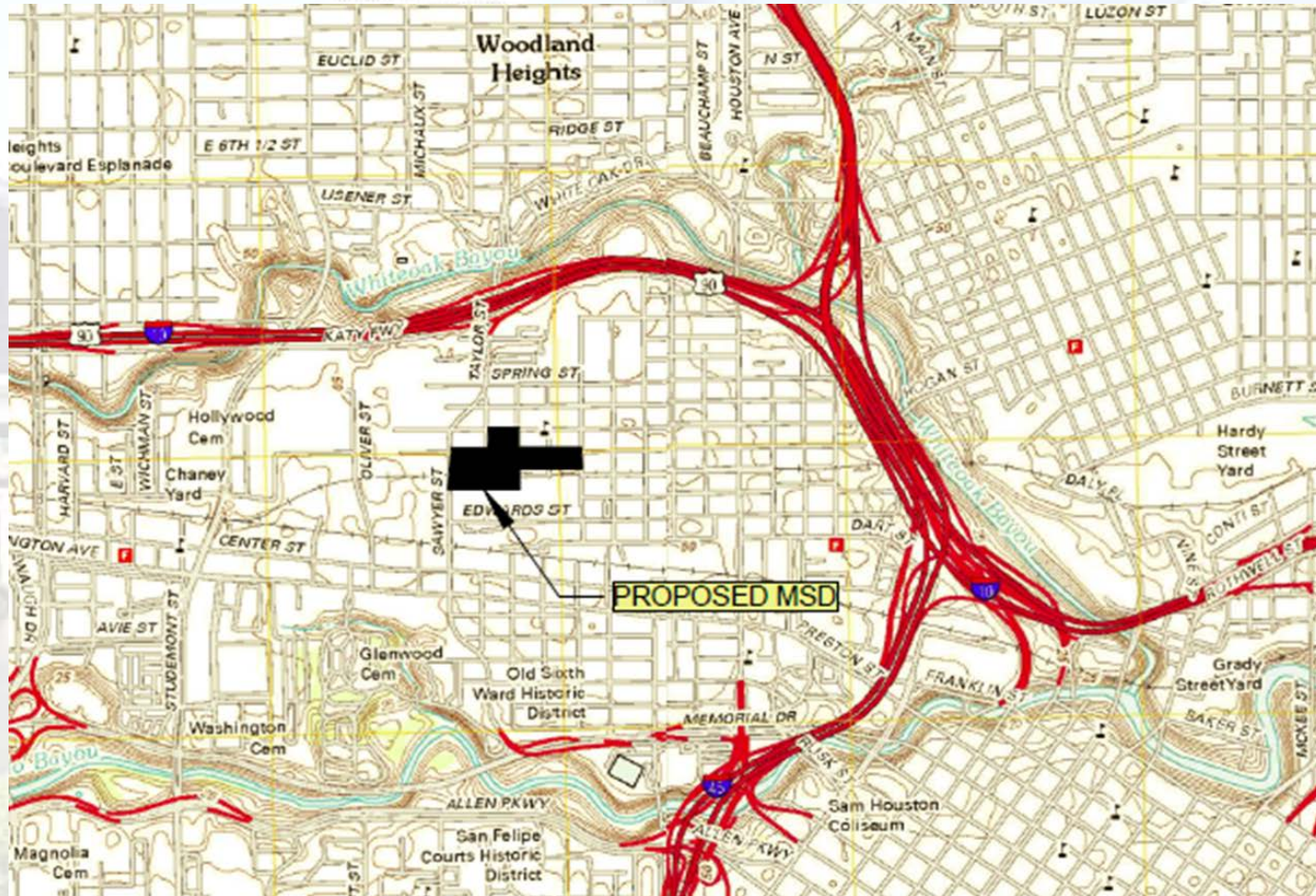


What is an MSD?

- 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



1702 Taylor Street & 1606 Henderson Street

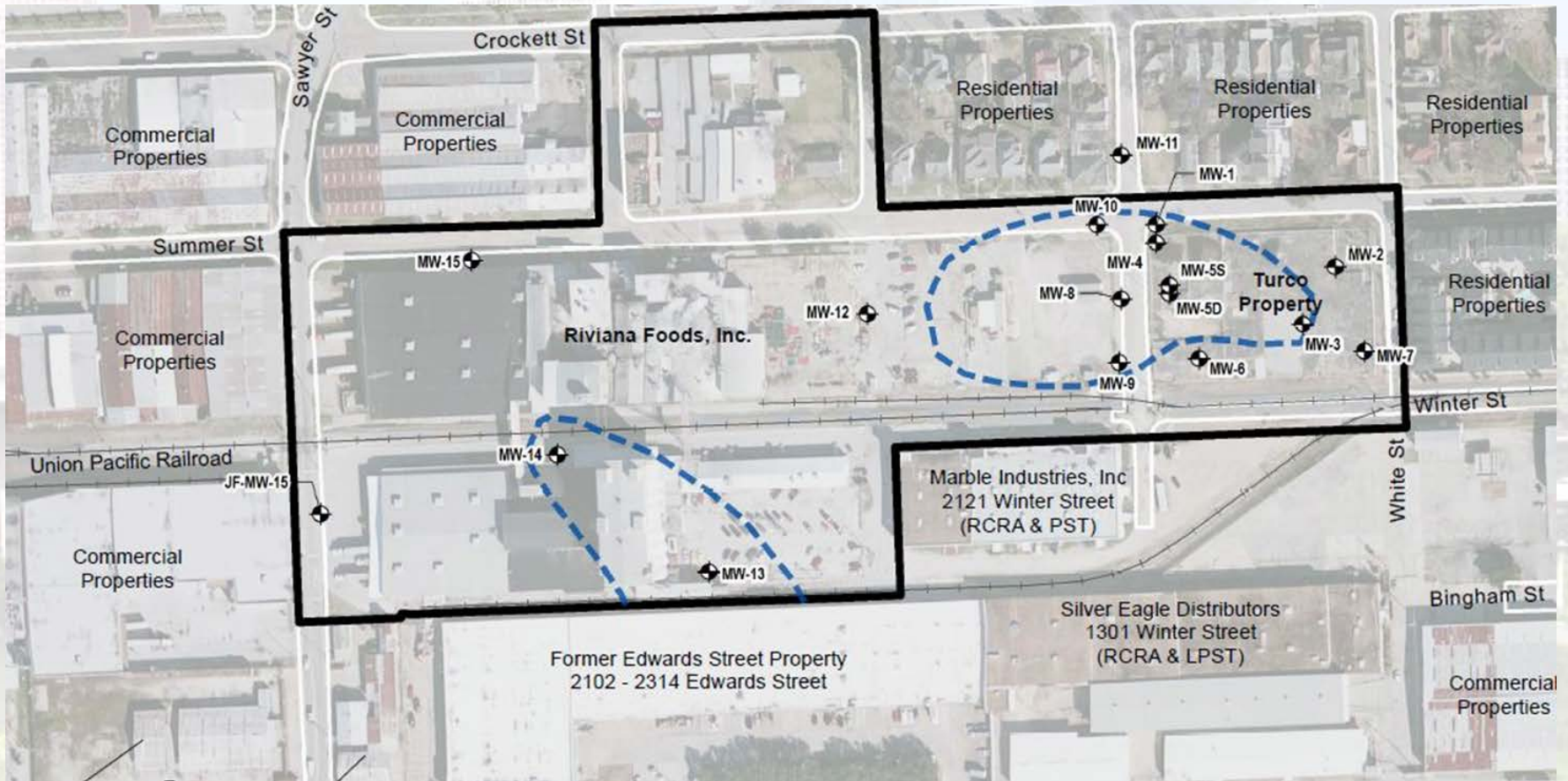


Riviana Foods, Inc. & Turkish Products, Inc.

- Riviana Foods, Inc.
 - Rice processing and storage from 1907 until 2011
 - Has been unoccupied since May 2011
 - Will be sold for redevelopment
- Turkish Products, Inc.
 - Formulated and blended cleaning products, detergents, and floor coating products until 1987
 - Vacant since 1987 and all structures have been demolished



Groundwater Impacts



MSD Notice Letters



CITY OF HOUSTON
Public Works and Engineering Department

Annee D. Parker
Mayor

Michael S. Marotta, P.E., D.WRE, SCEE
Director
P.O. Box 1962
Houston, Texas 77251-1962

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 13057, MC-225
Austin, Texas 78711.

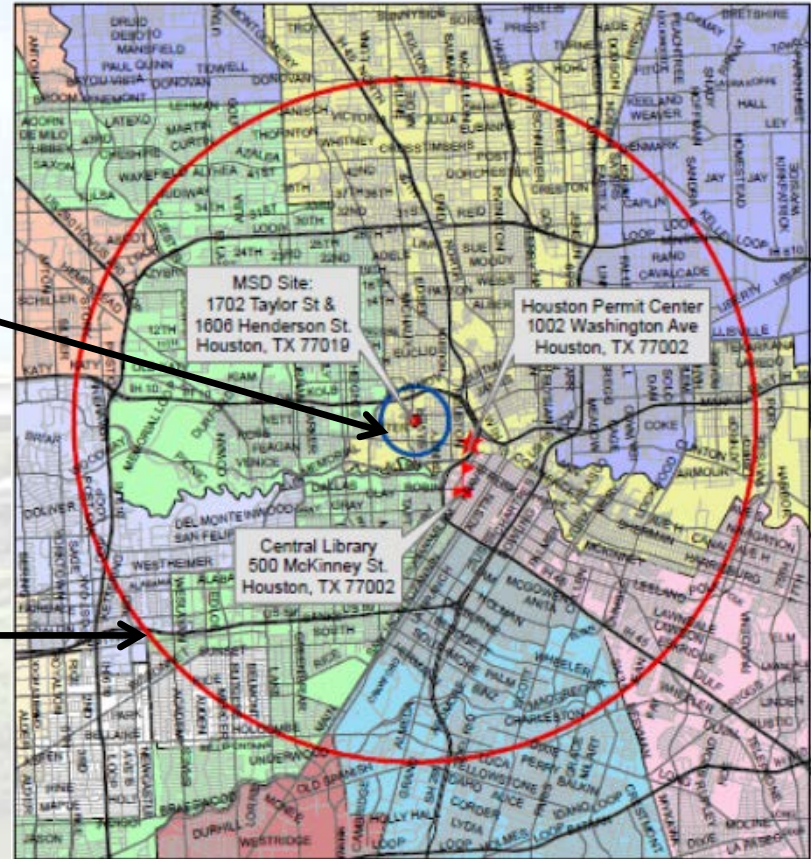
Richard Chapin
Public Works and Engineering Department
City of Houston
611 Walker, 19th Fl.
Houston, Texas 77002
msd@cityofhouston.net
(713) 837-0928

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.

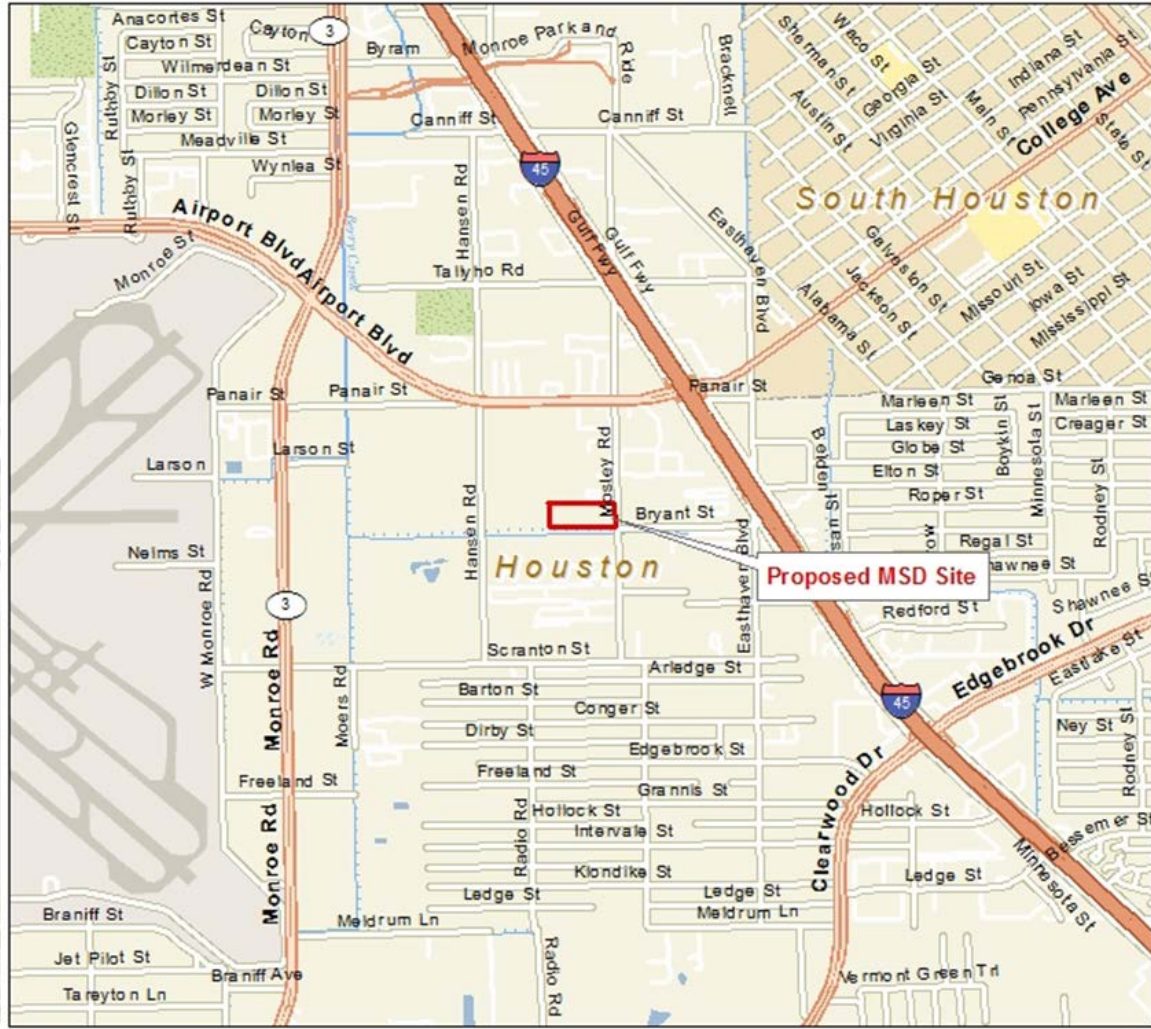
Council Members: Brenda Beards, Jenie Johnson, Anne Clatterbuck, Wanda Adams, Mike Sullivan, Ai Hoang, Oliver Pennington, Edward Gonzalez, James G. Rodriguez, Stephen C. Costello, Sue Lovell, Melissa Noriega, C.O. "Red" Bradford, Jolanda "Jr" Jones, Controller: Ronald C. Green

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

Water Well Owners
Certified Mail
5-Mile Radius
State Requirement



8350 Mosley Road

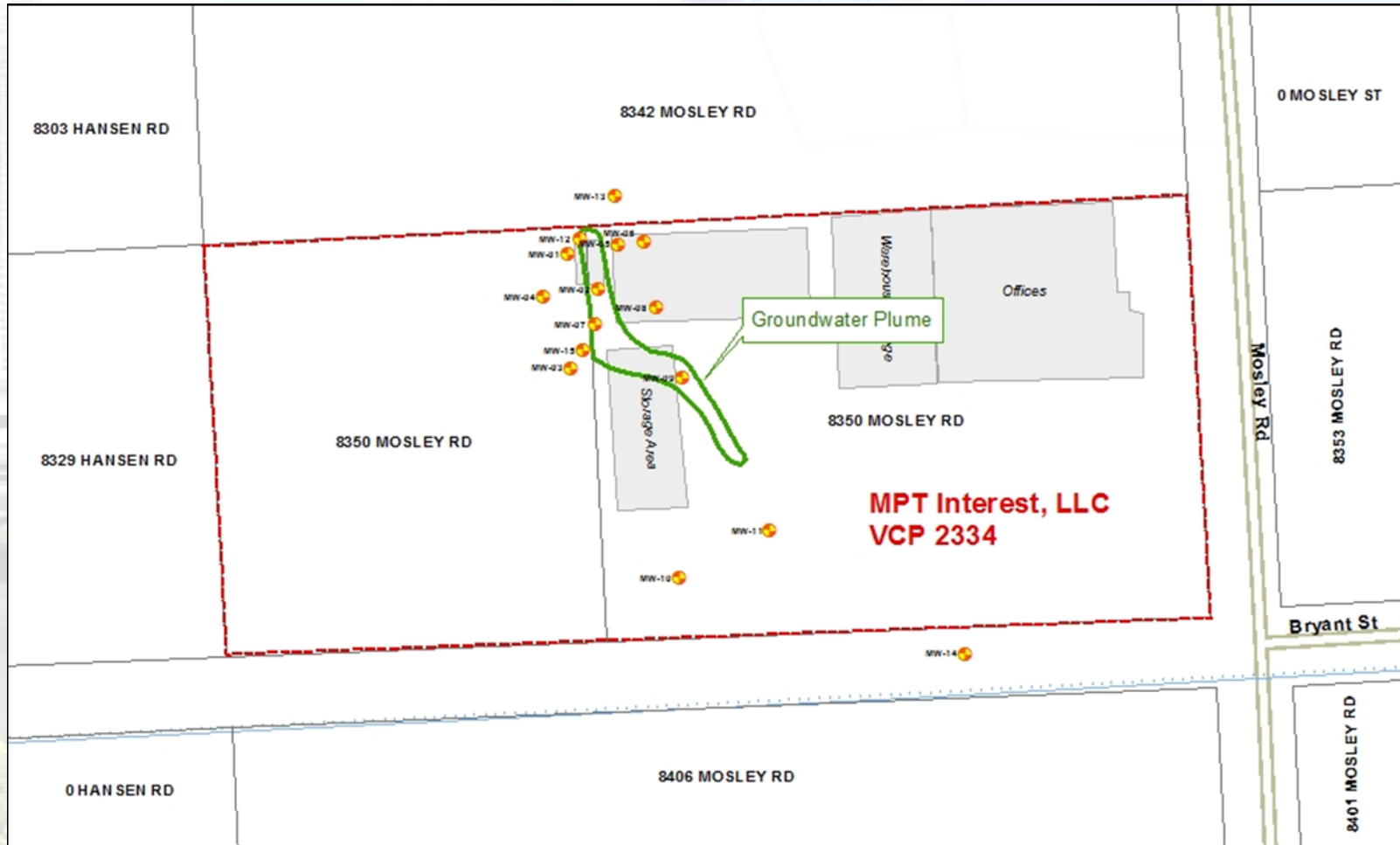


MPT Interest, LLC

- INECO, a light industrial/commercial facility, operated on site from 1964 until 2006
- Airgas acquired the property in 2006 and occupied it until 2010
- MPT Interest, LLC purchased the site in 2010
- Currently occupied by Walton Roofing, commercial and industrial roofing and waterproofing company
- Source of contamination was a wash-station; removed in 2010



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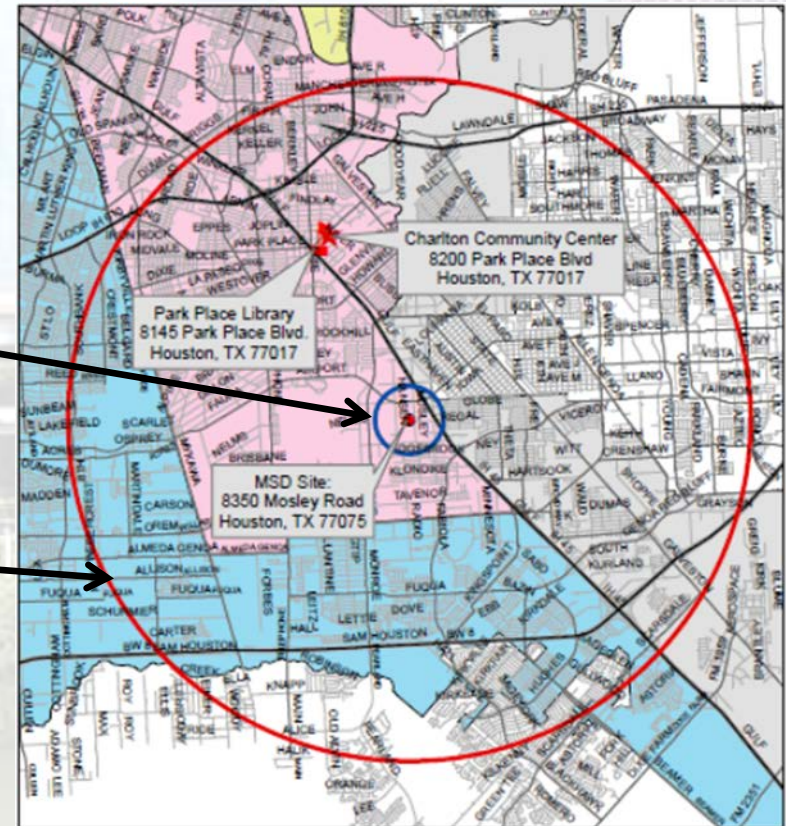
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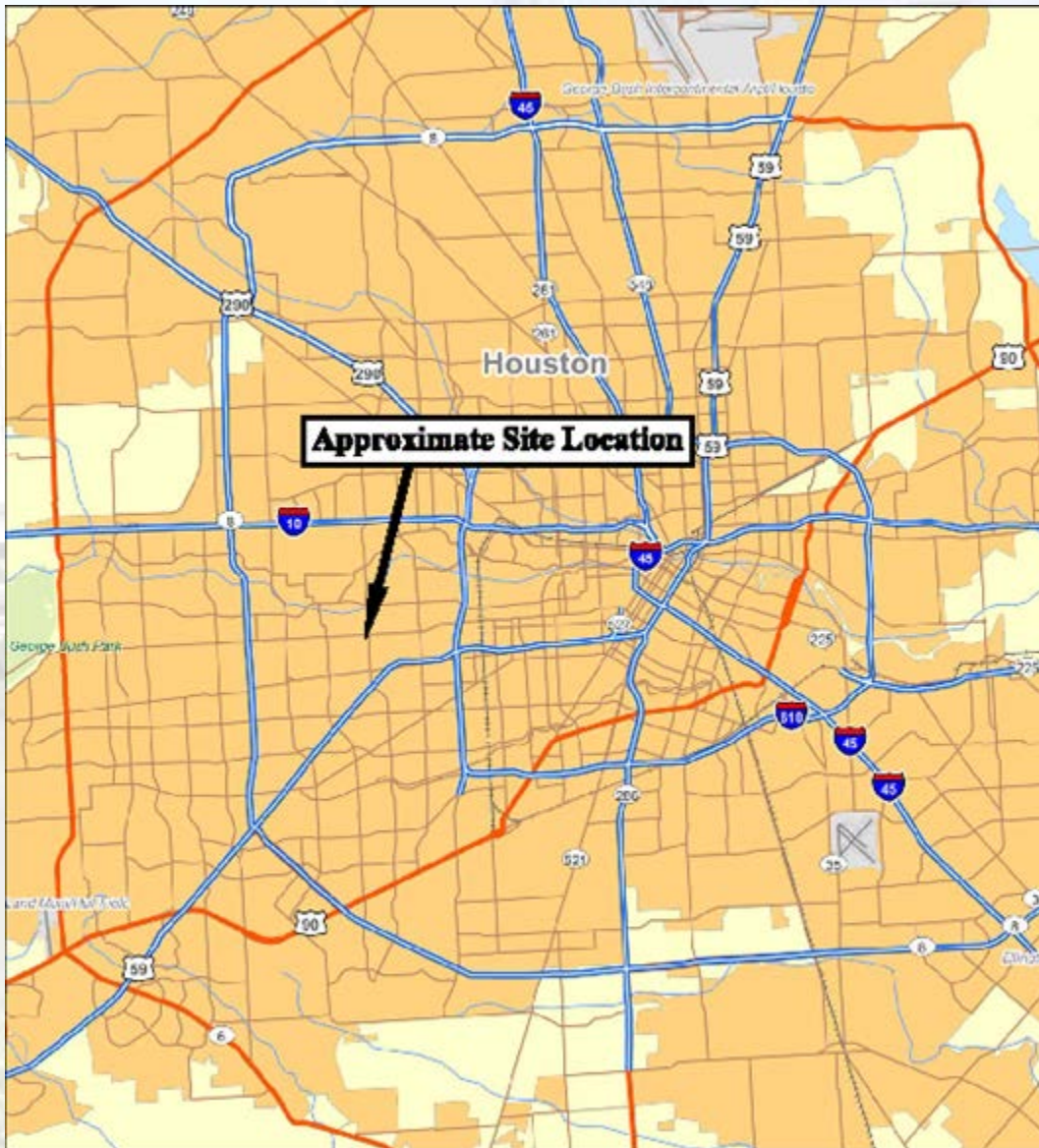
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7547 Westheimer Road

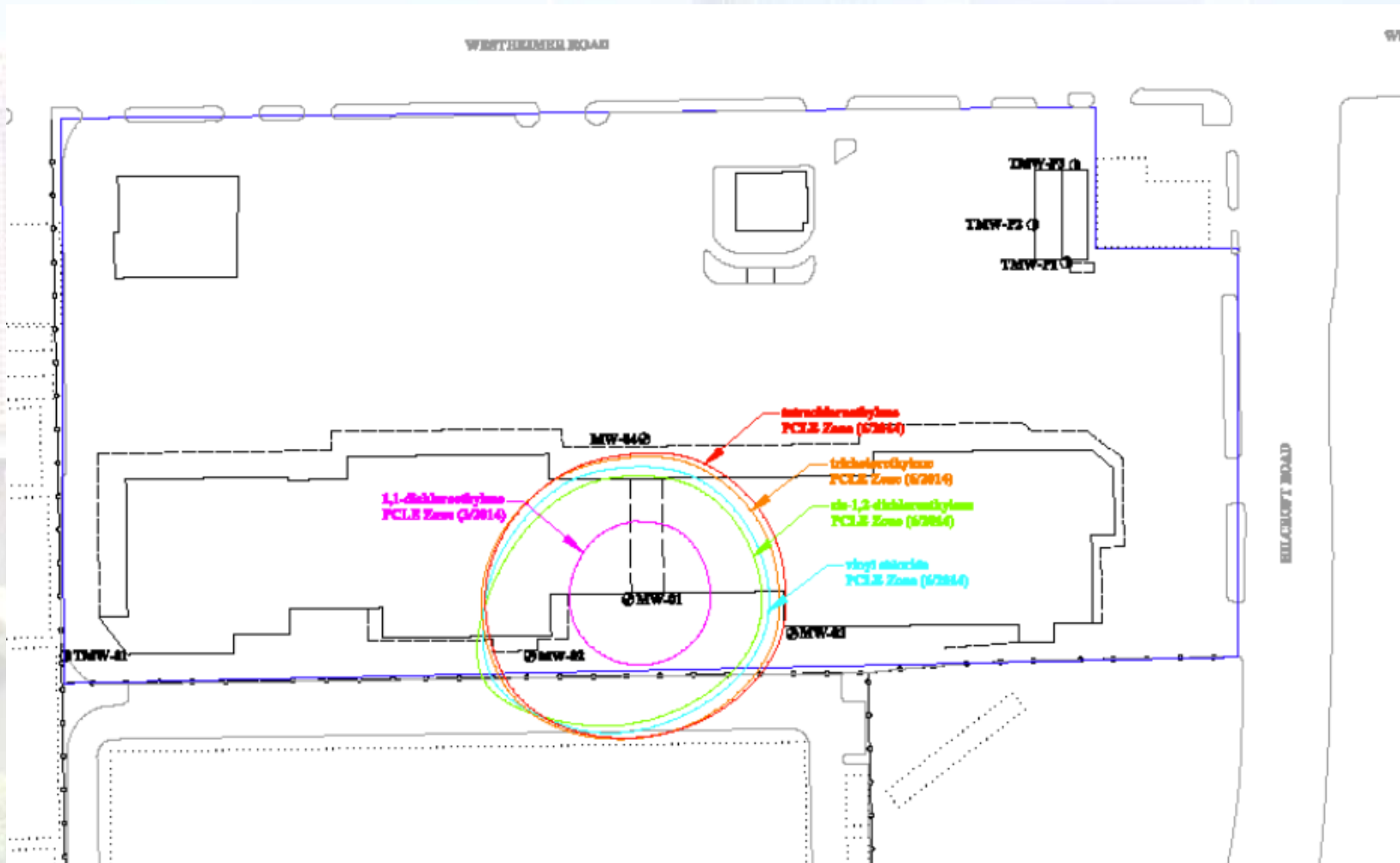


Weingarten Realty

- Commercial multi-tenant business park since 1968
 - Dry cleaning facility operating in same suite
- Source of contamination was dry cleaning solvents
 - Former machine was removed in 2006 and replaced with a process that does not use chlorinated solvents
- Site use is expected to remain the same



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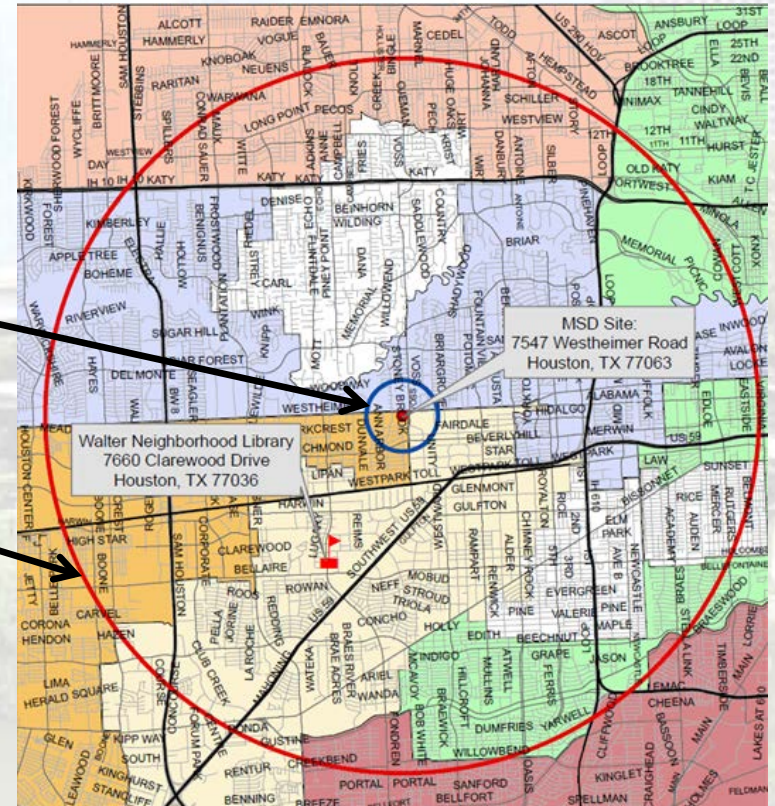
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1002 Washington, 3rd Floor
Houston, Texas 77002



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(832) 394-9005

