

# Regulatory and Neighborhood Affairs Committee Meeting – November 12, 2020

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Council Member Sallie Alcorn, Chair  
Council Member Jerry Davis, Vice Chair  
This meeting will begin at 10:00 a.m.

## Agenda:

1. Welcoming remarks – Chair Alcorn and Vice Chair Davis
2. Municipal Setting Designation: Grant Prideco, L.P., for the site located at 6300 Navigation, Houston, Texas, 77011 (District H)
3. Municipal Setting Designation: Weingarten Realty Investors, LLC, for the site located at 4529 FM 1960 West, Houston, Texas 77069 (District A)
4. Municipal Setting Designation: Rexam Beverage Can Company, for the site located at 8501 East Freeway, Houston, Texas 77029 (District B)
5. Municipal Setting Designation: 340 West 26<sup>th</sup> Street, LLC, for the site located at 340 West 26<sup>th</sup> Street, Houston, Texas 77008 (District C)
6. Municipal Setting Designation: CIOC Remediation Trust, for the site located at 9700 Manchester, Houston, Texas 77017 (District I)
7. Municipal Setting Designation: GAG Reddy Family Ltd. Partnership, for the site located at 9417 S. Main, Houston, Texas 77025 (District K)
8. Public comments

# Municipal Setting Designations

Mark A. Wooten Jr.  
Program Manager

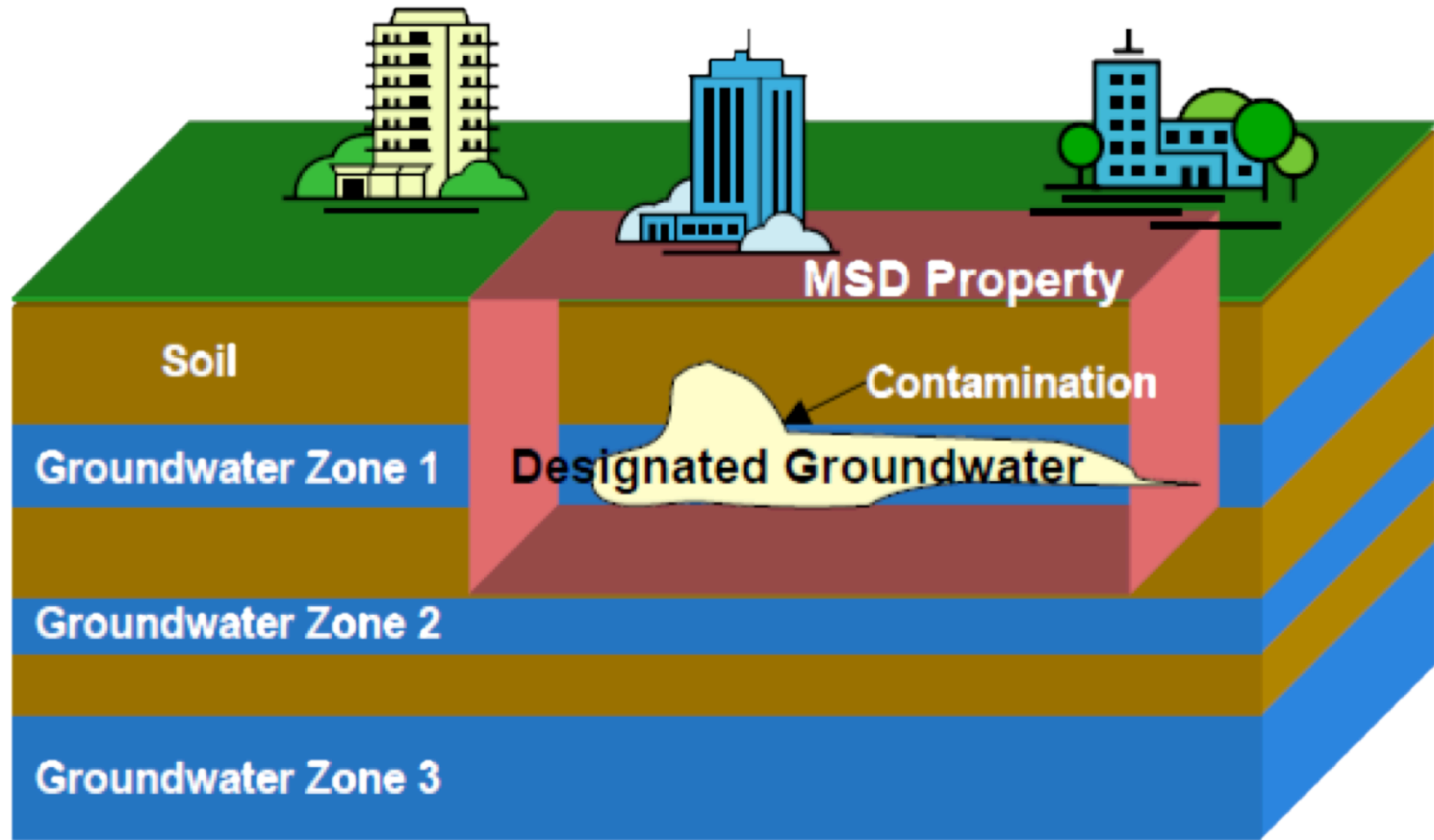
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# What is an MSD?

- 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

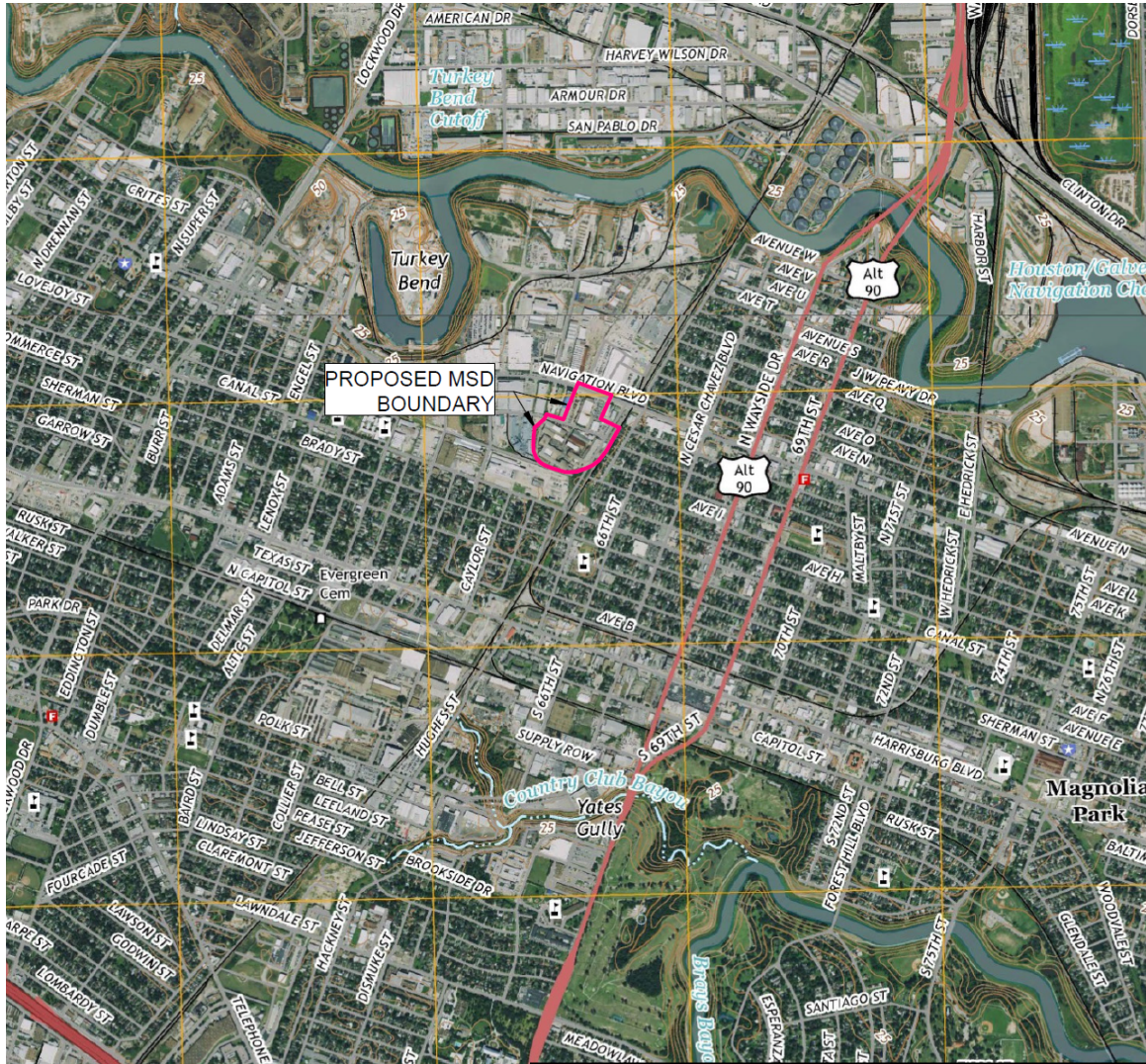


# What is an MSD?

- 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



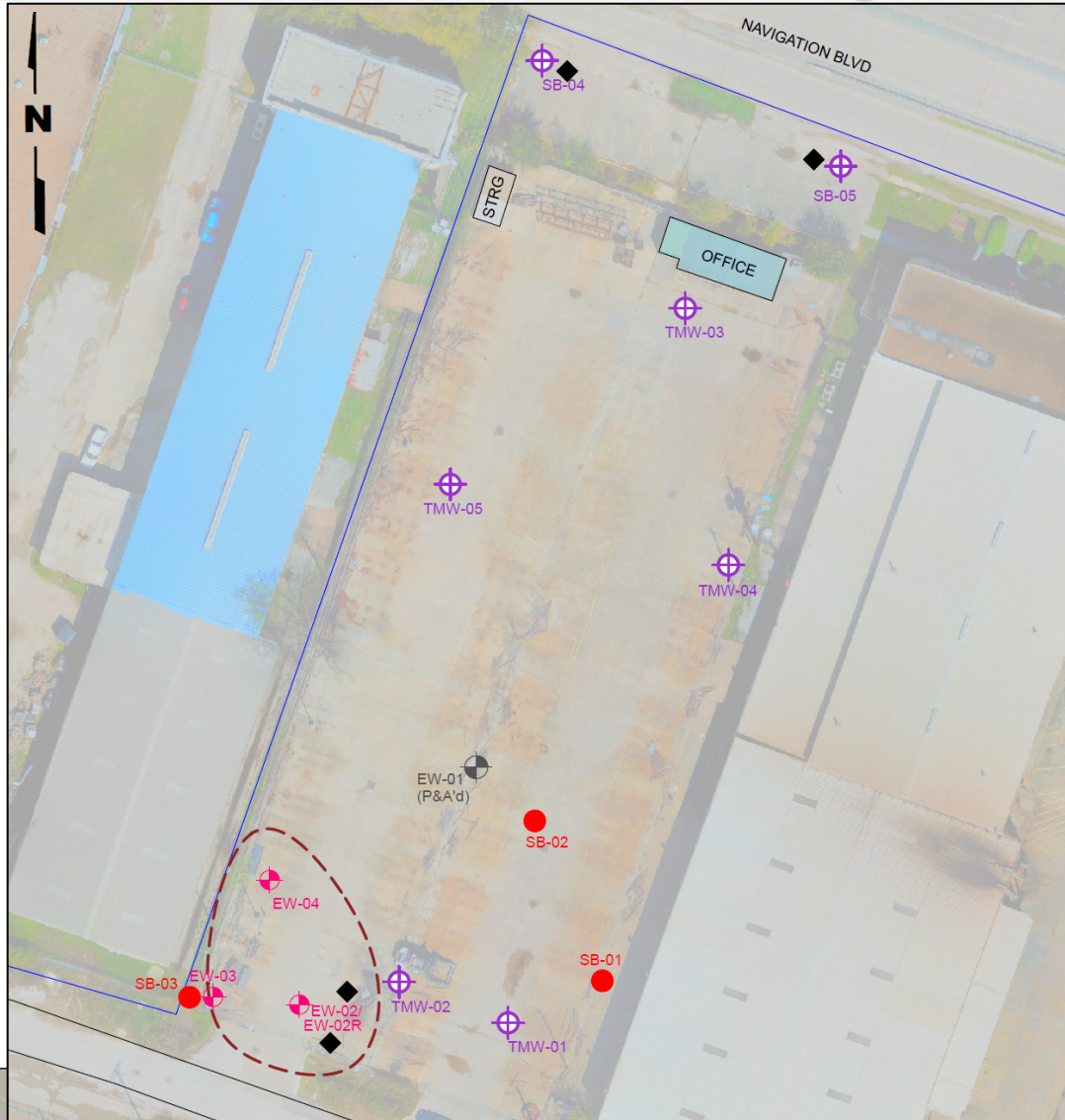
# 6300 Navigation



# Grant Prideco, LP

- 17.13 Acres
- Industrial Use for 80+ years
  - Onsite activities include old service stations, drill bit manufacturing, machining, etc.
- A historic fueling station operated in southwest corner of the property 1947-50
- Gasoline constituents identified in groundwater around 2006
- 2006 TCEQ Corrective Action Program No. 39537

# Groundwater Impacts





# MSD Notice Letters



September 11, 2020

RE: MSD Application #2019-132-FVF, 6300 Navigation, Houston, Texas 77011

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 6300 Navigation, Houston, Texas 77011 that has low levels of contaminated groundwater beneath their property. This application was submitted by Grant Prideco, LP (the applicant). The contamination from this site **does not affect your property** unless you have been specifically contacted by the applicant. Please note: the drinking water supplied by the City is **not** affected, nor are any of the local water wells affected by the contamination at this site.

The following notice will give you additional details about the type of contamination that has been found at the site. Due to the state order regarding public meetings, the public meeting related to this application will be held using a virtual facility – the Microsoft Teams Platform. This virtual meeting will comply with all requisite notice requirements, the Microsoft Teams Platform will allow for public participation, and a recording of the meeting will be provided to the public. We welcome you to attend the public meeting virtually to find out more about the site and cleanup efforts, but it is not mandatory that you come.

**Public Meeting Information:**

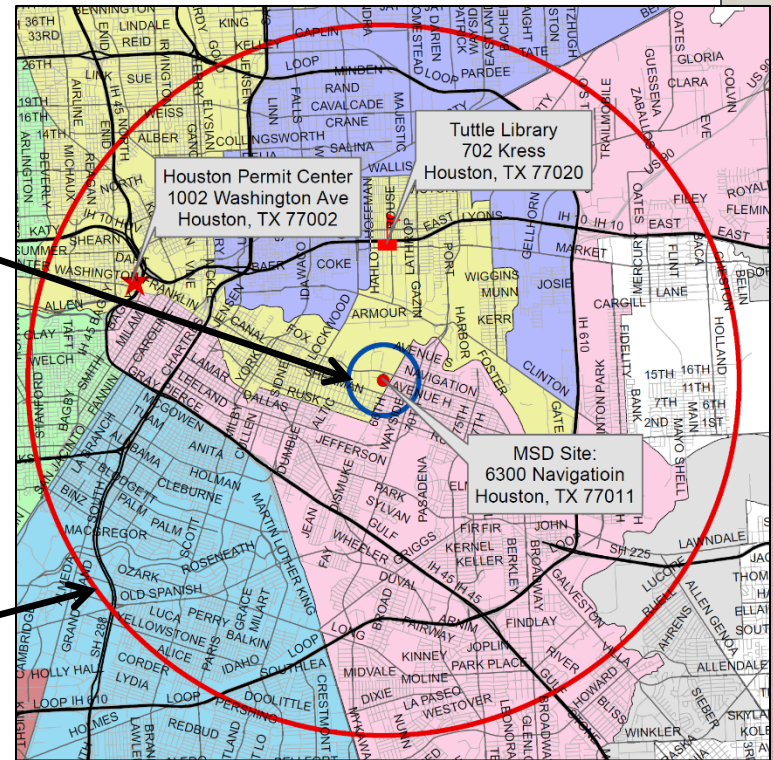
When: October 12, 2020 at 6:00 PM  
 Virtual: Microsoft Teams Platform  
 For meeting link and additional project information go to <https://www.publicworks.houstontx.gov/msd-calendar>

You are invited to this meeting because you either own property that is within a half-mile of the site, or state records show you own a water-well that is within five-miles of the site. Other cities, retail public utilities, and civic groups have also been invited to attend. If you received this letter by mistake, please ignore it. The enclosed map shows you the MSD site, meeting location, and library where a copy of the application may be viewed.

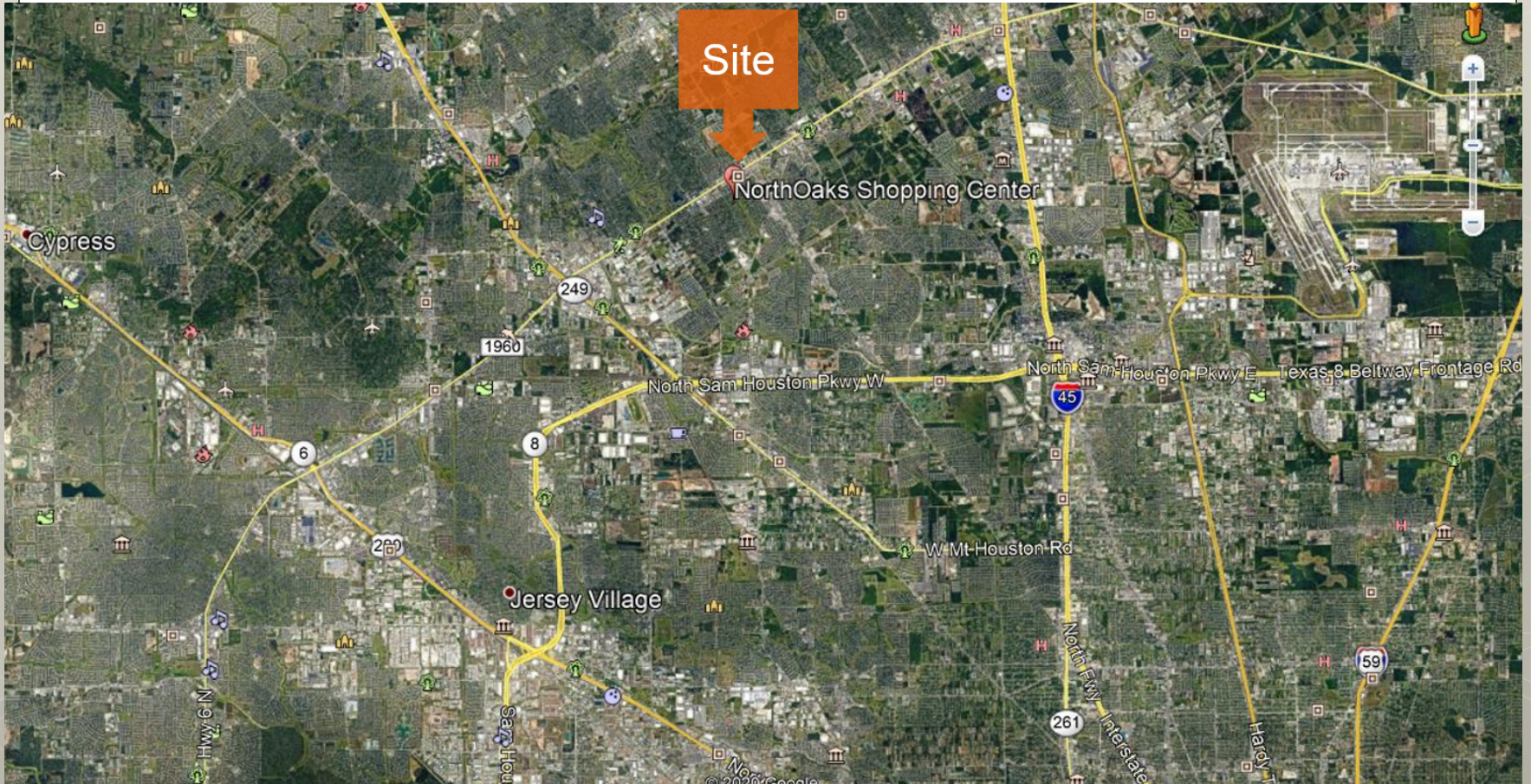
If you received a certified letter it is because public records show there is a registered water well on your property that is within five miles of the site and State law requires that you be notified by certified letter. You may have been notified even if you no longer use the well or it has been abandoned. If you feel like this is in error, please review Appendix P in the on-line application, located on the "MSD in Review" section of the MSD webpage (<https://www.publicworks.houstontx.gov/msd>), for the permitting agency that has provided information pertaining to your property and contact that agency. **The City of Houston does not maintain the water well databases and, therefore, cannot remove your name from any of the water well databases or correct the information.** If you received the notice through the regular mail it is because you own property within a half-mile of the site.

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

Water Well Owners  
 Certified Mail  
 5-Mile Radius  
 State Requirement



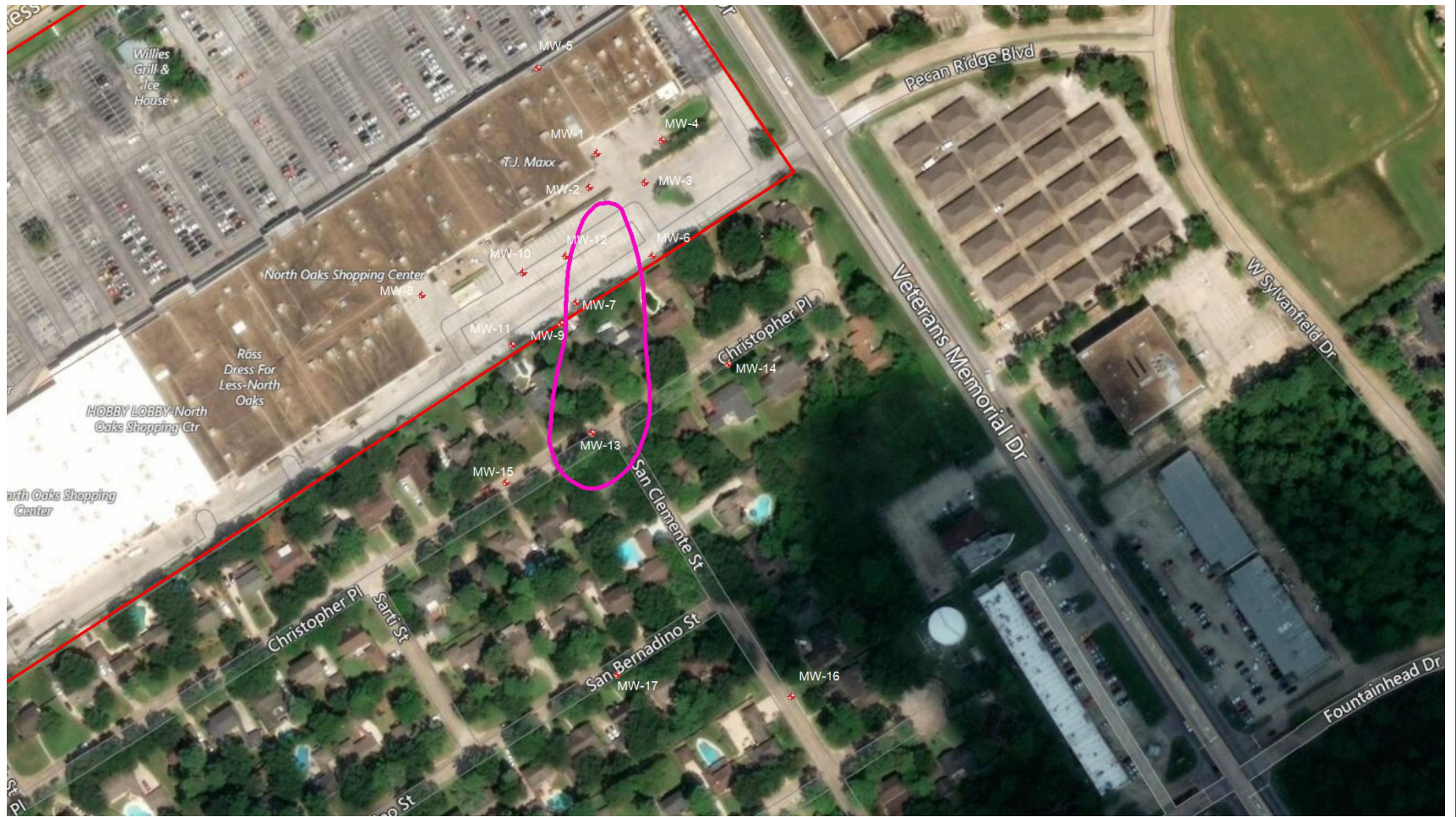
# 4529 FM 1960 West



# Weingarten Realty Investors, LLC.

- 37.7886 acres
- North Oaks Shopping Center developed in 1976
- Groundwater contamination originates from a tenant that conducted on-site dry cleaning activities from 1970s-1980s
- 2007 TCEQ Voluntary Cleanup Program No. 2105

# Groundwater Impacts



# MSD Notice Letters



September 18, 2020

RE: MSD Application #2017-109-NOS, 4529 FM 1960 West, Houston, Texas 77069

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 4529 FM 1960 West, Houston, Texas 77069 that has low levels of contaminated groundwater beneath their property. This application was submitted by Weingarten Realty Investors, LLC (the applicant). The contamination from this site **does not affect your property** unless you have been specifically contacted by the applicant. Please note: the drinking water supplied by the City is **not** affected, nor are any of the local water wells affected by the contamination at this site.

The following notice will give you additional details about the type of contamination that has been found at the site. Due to the state order regarding public meetings, the public meeting related to this application will be held using a virtual facility – the Microsoft Teams Platform. This virtual meeting will comply with all requisite notice requirements, the Microsoft Teams Platform will allow for public participation, and a recording of the meeting will be provided to the public. We welcome you to attend the public meeting virtually to find out more about the site and cleanup efforts, but it is not mandatory that you come.

**Public Meeting Information:**

When: October 19, 2020 at 6:00 PM

Virtual: Microsoft Teams Platform

For meeting link and additional project information go

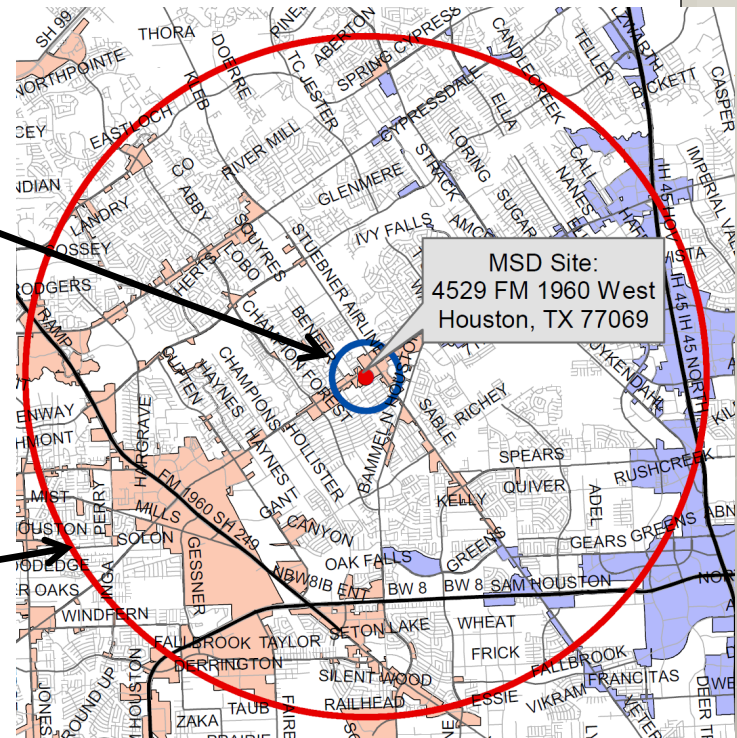
to: <https://www.publicworks.houstontx.gov/msd-calendar>

You are invited to this meeting because you either own property that is within a half-mile of the site, or state records show you own a water-well that is within five-miles of the site. Other cities, retail public utilities, and civic groups have also been invited to attend. If you received this letter by mistake, please ignore it. The enclosed map shows you the MSD site, meeting location, and library where a copy of the application may be viewed.

If you received a certified letter it is because public records show there is a registered water well on your property that is within five miles of the site and State law requires that you be notified by certified letter. You may have been notified even if you no longer use the well or it has been abandoned. If you feel like this is in error, please review Appendix P in the on-line application, located on the "MSD in Review" section of the MSD webpage (<https://www.publicworks.houstontx.gov/msd>), for the permitting agency that has provided information pertaining to your property and contact that agency. **The City of Houston does not maintain the water well databases and, therefore, cannot remove your name from any of the water well databases or correct the information.** If you received the notice through the regular mail it is because you own property within a half-mile of the site.

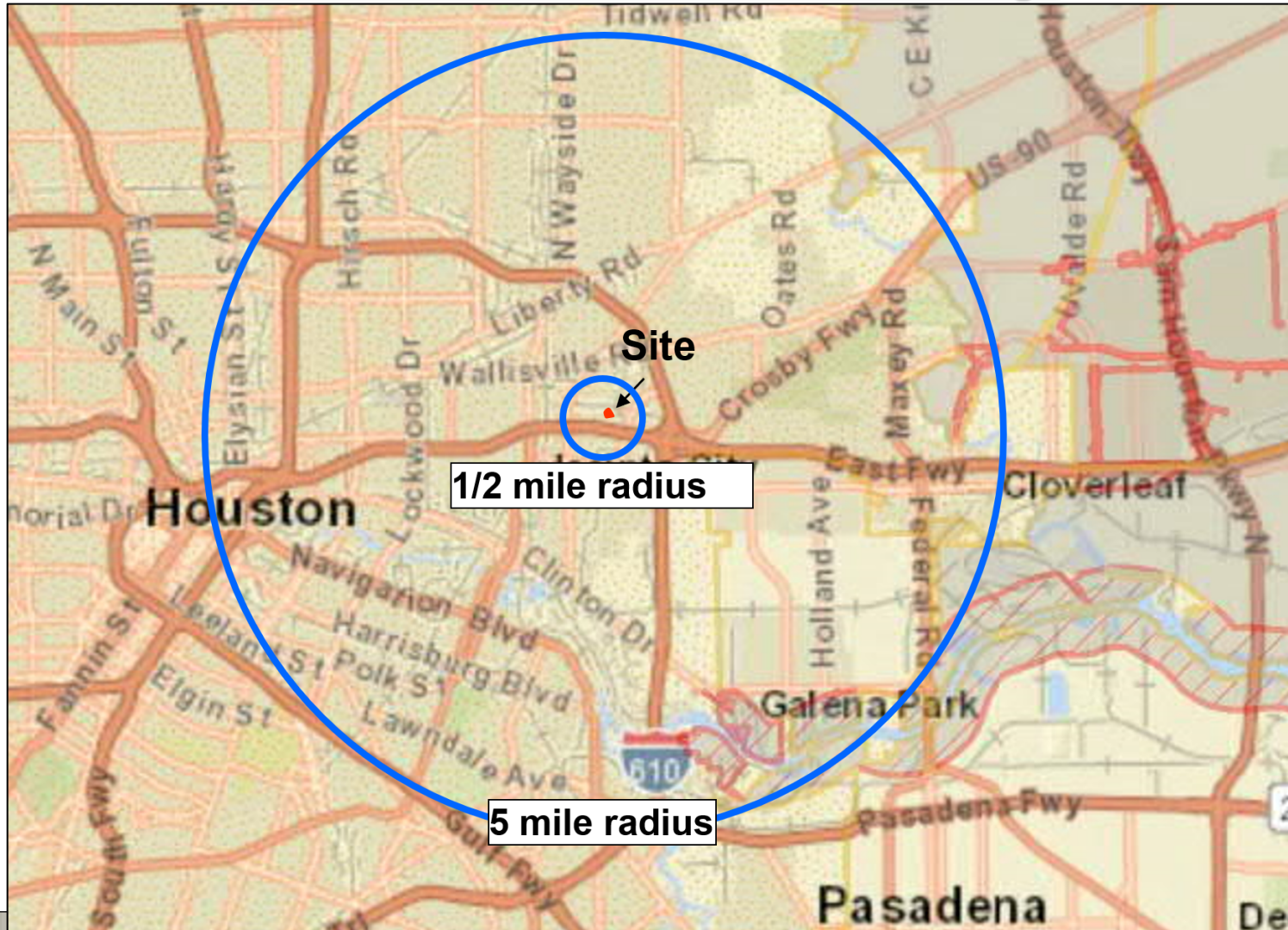
Property Owners  
First-Class Mail  
½-Mile Radius  
City Requirement

Water Well Owners  
Certified Mail  
5-Mile Radius  
State Requirement



MSD Site:  
4529 FM 1960 West  
Houston, TX 77069

# 8501 East Freeway



# Rexam Beverage Can Company

- 14 acres
- Property developed as an aluminum can manufacturing facility in 1966, ceased operations in 2001.
- No active manufacturing since 2001
- Since 2004, utilized as a warehouse
- 2005 TCEQ Voluntary Cleanup Program No. 1882

# Groundwater Impacts





# MSD Notice Letters



September 21, 2020

RE: MSD Application #2019-127-FRB, 8501 East Freeway, Houston, TX 77029

Dear Recipient,

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 8501 East Freeway, Houston, TX 77029 that has low levels of contaminated groundwater beneath their property. This application was submitted by Rexam Beverage Can Company (the applicant). The contamination from this site **does not affect your property** unless you have been specifically contacted by the applicant. Please note: the drinking water supplied by the City is **not affected**, nor are any of the local water wells affected by the contamination at this site.

The following notice will give you additional details about the type of contamination that has been found at the site. Due to the state order regarding public meetings, the public meeting related to this application will be held using a virtual facility – the Microsoft Teams Platform. This virtual meeting will comply with all requisite notice requirements, the Microsoft Teams Platform will allow for public participation, and a recording of the meeting will be provided to the public. We welcome you to attend the public meeting virtually to find out more about the site and cleanup efforts, but it is not mandatory that you come.

**Public Meeting Information:**

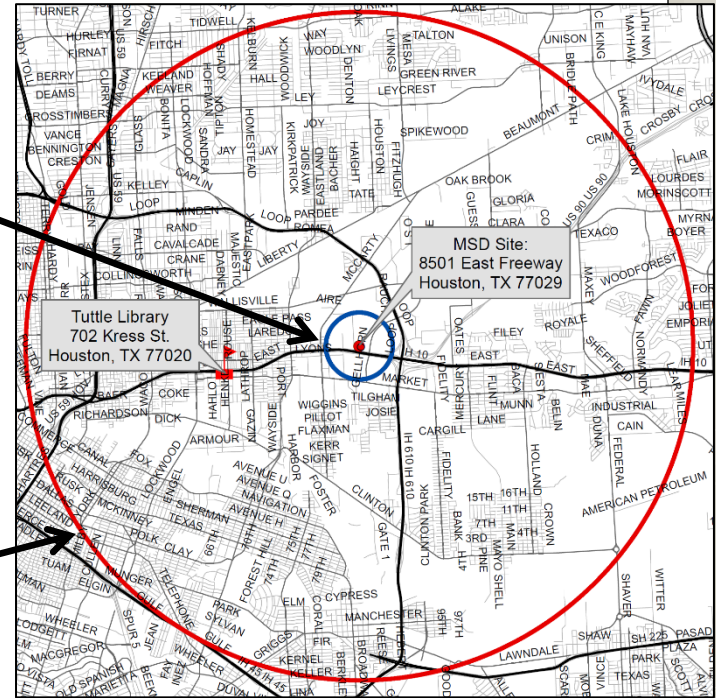
When: October 21, 2020 at 6:00 PM  
 Virtual: Microsoft Teams Platform  
 For meeting link and additional project information go to <https://www.publicworks.houston.tx.gov/msd-calendar>

You are invited to this meeting because you either own property that is within a half-mile of the site, or state records show you own a water-well that is within five-miles of the site. Other cities, retail public utilities, and civic groups have also been invited to attend. If you received this letter by mistake, please ignore it. The enclosed map shows you the MSD site, meeting location, and library where a copy of the application may be viewed.

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

Water Well Owners  
 Certified Mail  
 5-Mile Radius  
 State Requirement



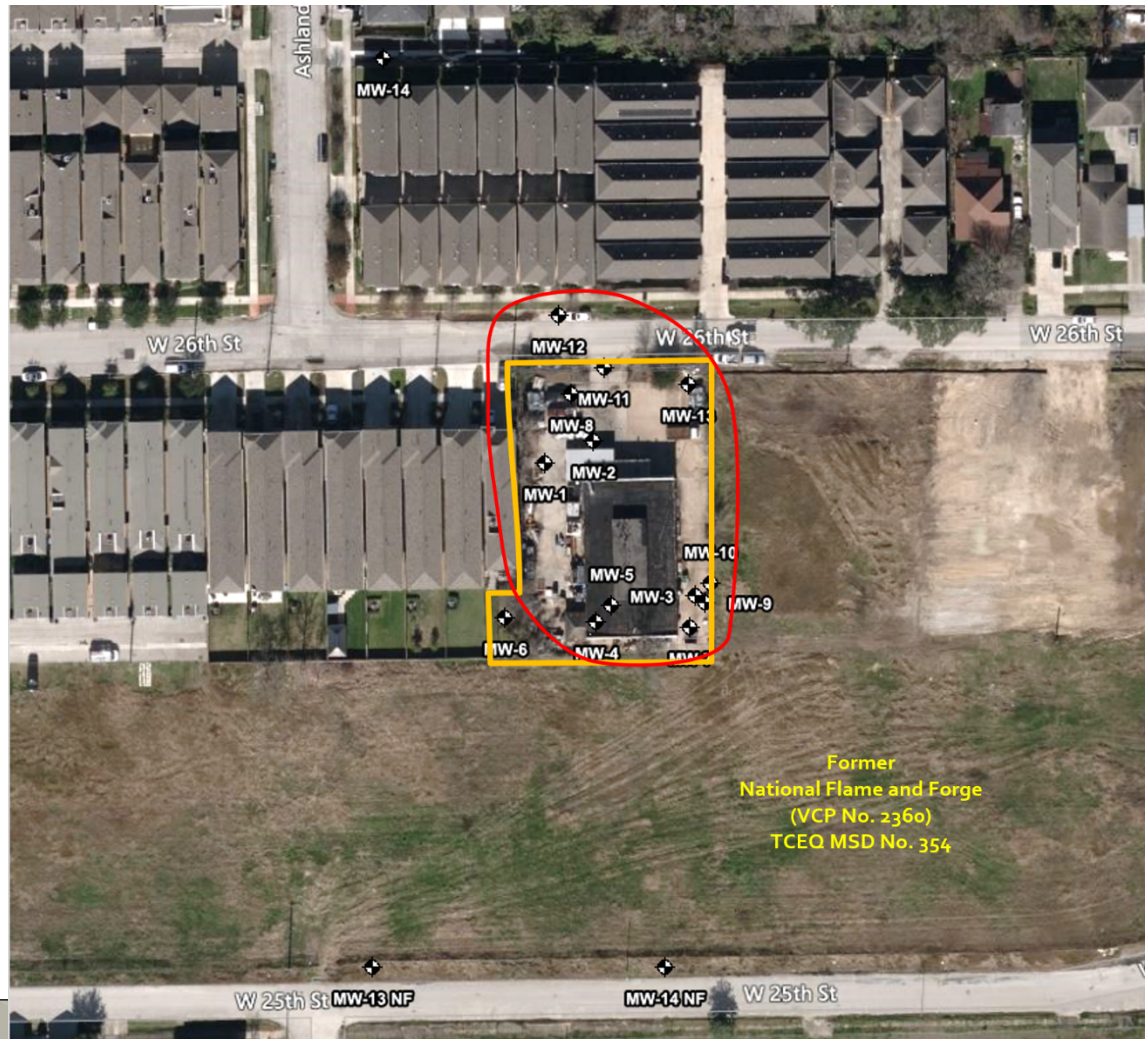
# 340 West 26<sup>th</sup> Street



# 340 West 26<sup>th</sup> Street, LLC

- 0.45 acres
- Heights Ice Company occupied the property from the early 1920s – 1960s
- Corrosion Protection Processes operated onsite the late 1960s
- Chlorinated solvents have not been used on site for more than 30 years
- 2014 TCEQ Voluntary Cleanup Program No. 2703

# Groundwater Impacts



# MSD Notice Letters



September 29, 2020

**RE: MSD Application #2019-133-2019, 340 West 26th Street, Houston, Texas 77008**

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 340 West 26th Street, Houston, Texas 77008 that has low levels of contaminated groundwater beneath their property. This application was submitted by 340 West 26th Street, LLC (the applicant). The contamination from this site **does not affect your property** unless you have been specifically contacted by the applicant. Please note: the drinking water supplied by the City is **not** affected, nor are any of the local water wells affected by the contamination at this site.

The following notice will give you additional details about the type of contamination that has been found at the site. Due to the state order regarding public meetings, the public meeting related to this application will be held using a virtual facility – the Microsoft Teams Platform. This virtual meeting will comply with all requisite notice requirements, the Microsoft Teams Platform will allow for public participation, and a recording of the meeting will be provided to the public. We welcome you to attend the public meeting virtually to find out more about the site and cleanup efforts, but it is not mandatory that you come.

**Public Meeting Information:**

When: October 28, 2020 at 6:00 PM

Virtual: Microsoft Teams Platform

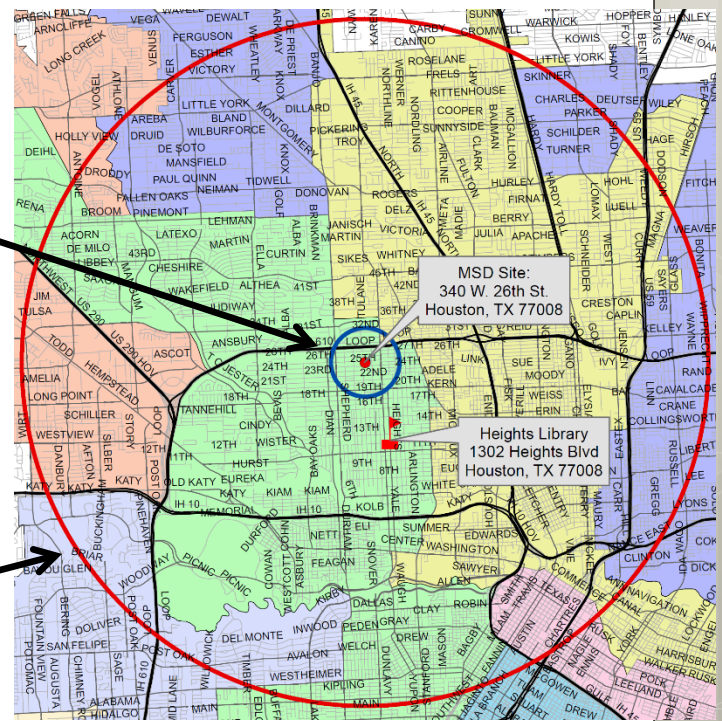
For meeting link and additional project information go to: <https://www.publicworks.houstontx.gov/msd-calendar>

You are invited to this meeting because you either own property that is within a half-mile of the site, or state records show you own a water-well that is within five-miles of the site. Other cities, retail public utilities, and civic groups have also been invited to attend. If you received this letter by mistake, please ignore it. The enclosed map shows you the MSD site, meeting location, and library where a copy of the application may be viewed.

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

Water Well Owners  
Certified Mail  
5-Mile Radius  
State Requirement



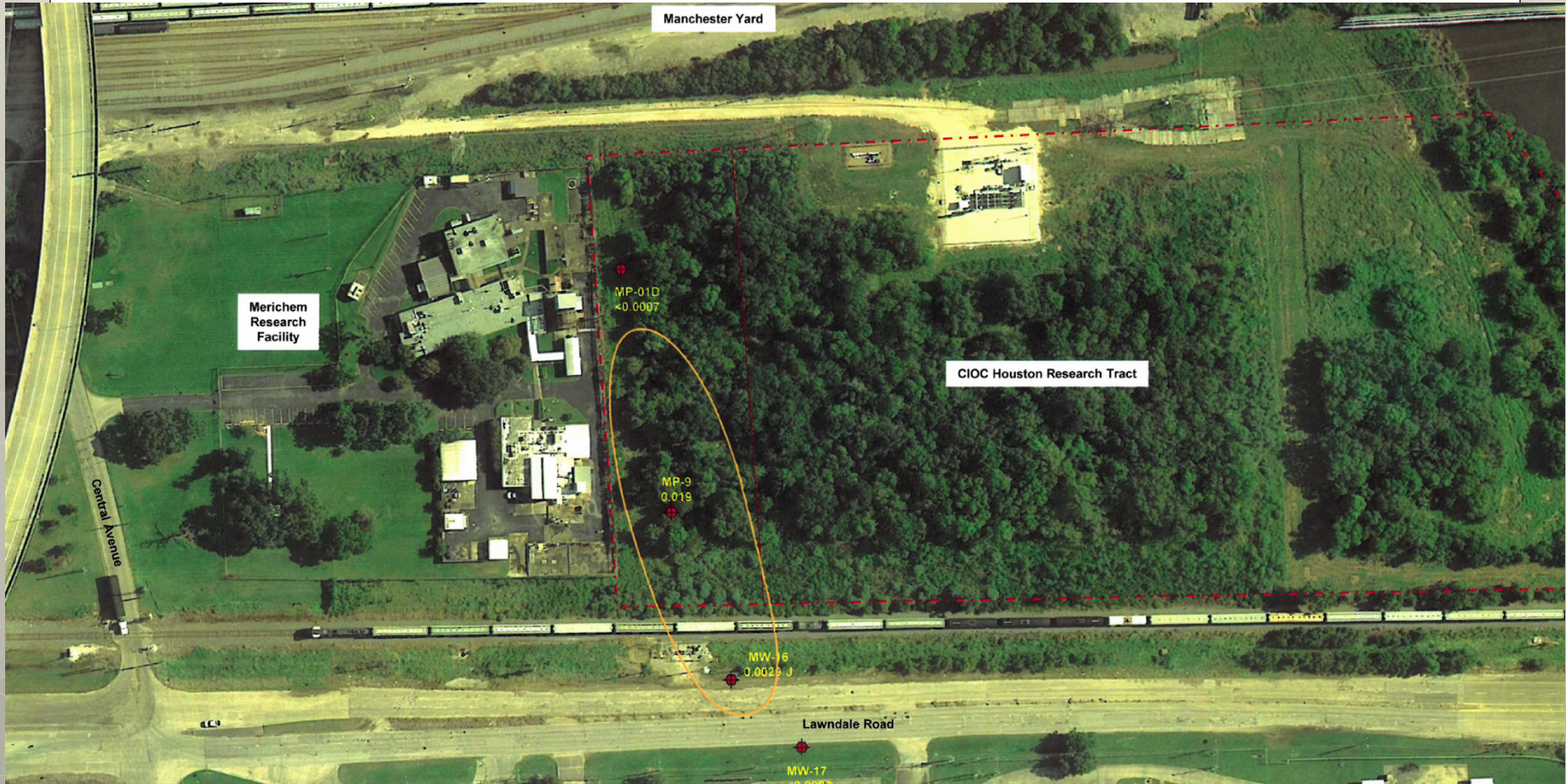
# 9700 Manchester



# CIOC Remediation Trust

- 12.2375 acres
- Merichem (a chemical facility) operates to the west
- The site was divided into two Partial Response Action Areas (PRAAs)
  - PRAA 1, on the eastern portion, is not affected
  - PRAA 2, on the western portions, is affected by chemicals that migrated onto the site from the Merichem facility.
- 1998 TCEQ Voluntary Cleanup Program No. 887

# Groundwater Impacts





# MSD Notice Letters



**HOUSTON**  
PUBLIC WORKS

October 5, 2020

**RE: MSD Application #2019-134-CIO, 9700 Manchester, Houston, TX 77017**

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 9700 Manchester, Houston, TX 77017 that has low levels of contaminated groundwater beneath their property. This application was submitted by CIOC Remediation Trust (the applicant). The contamination from this site **does not affect your property** unless you have been specifically contacted by the applicant. Please note: the drinking water supplied by the City is **not affected**, nor are any of the local water wells affected by the contamination at this site.

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**Public Meeting Information:**

When: November 2, 2020 at 6:00 PM

Virtual: Microsoft Teams Platform

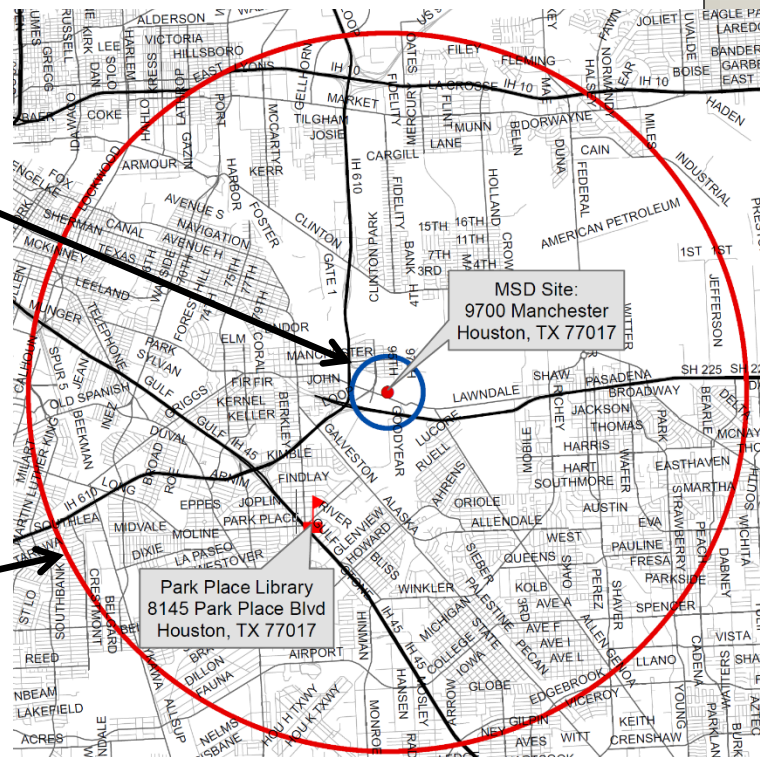
For meeting link and additional project information go to: <https://www.publicworks.houstontx.gov/msd-calendar>

You are invited to this meeting because you either own property that is within a half-mile of the site, or state records show you own a water-well that is within five-miles of the site. Other cities, retail public utilities, and civic groups have also been invited to attend. If you received this letter by mistake, please ignore it. The enclosed map shows you the MSD site, meeting location, and library where a copy of the application may be viewed.

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

Water Well Owners  
Certified Mail  
5-Mile Radius  
State Requirement



# 9417 S. Main



# GAG Reddy Family Ltd.

- 12.3211 acres
- Undeveloped prior to 1974
- Developed with a multi-tenant shopping center in 1974
- One of the former tenants operated a dry cleaner from 1984-1986
- A phase I ESA identified the dry cleaner as an environmental concern
- 1996 TCEQ Voluntary Cleanup Program No. 207

# Groundwater Impacts



# MSD Notice Letters



October 7, 2020

**RE: MSD Application #2019-135-LSC, 9417 S. Main St., Houston, TX 77025**

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 9417 S. Main St., Houston, TX 77025 that has low levels of contaminated groundwater beneath their property. This application was submitted by GAG Reddy Family Ltd. Partnership, L.P. (the applicant). The contamination from this site **does not affect your property** unless you have been specifically contacted by the applicant. Please note: the drinking water supplied by the City is **not** affected, nor are any of the local water wells affected by the contamination at this site.

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**Public Meeting Information:**

When: November 4, 2020 at 6:00 PM

Virtual: Microsoft Teams Platform

For meeting link and additional project information go to: <https://www.publicworks.houstontx.gov/msd-calendar>

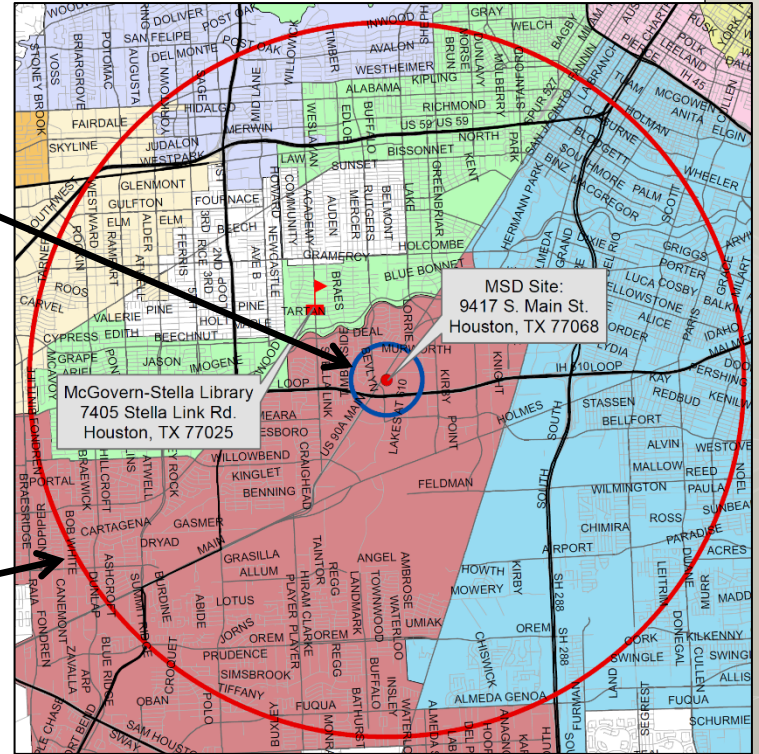
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PO Box 1562 | Houston, Texas 77251-1562 | [HoustonPublicWorks.org](http://HoustonPublicWorks.org)  
 Capital Projects | Customer Account Services | Houston Permitting Center | Houston Water | Transportation & Drainage Operations

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

Water Well Owners  
 Certified Mail  
 5-Mile Radius  
 State Requirement



# **Contact Information**

**Mark A. Wooten Jr.**

**Program Manager**

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

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

**(832) 394-9003**



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Questions?



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# Public Comment