

# Municipal Setting Designations



Jedediah Greenfield  
Program Manager

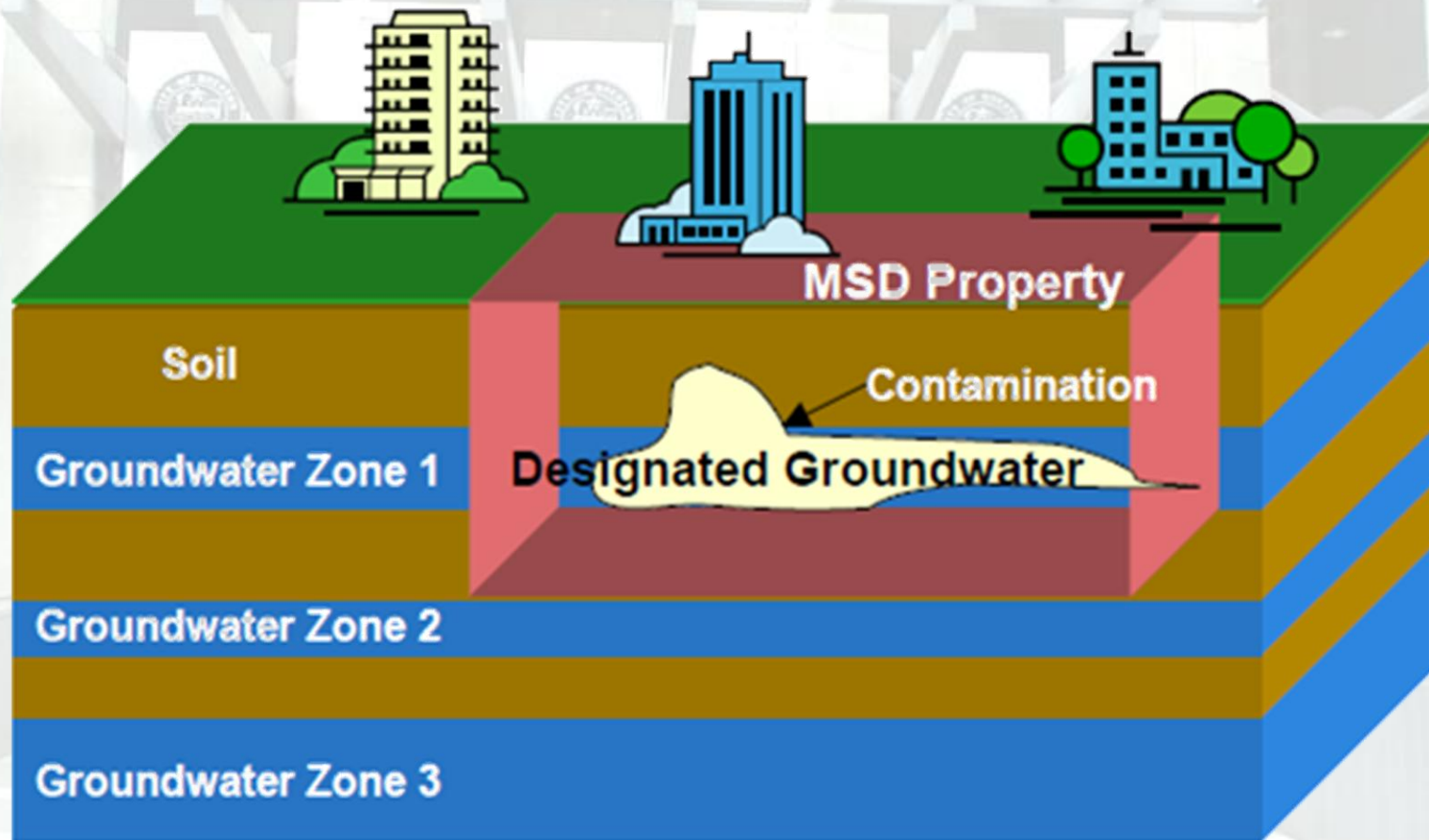
**Municipal Setting Designations (MSDs)**

# 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



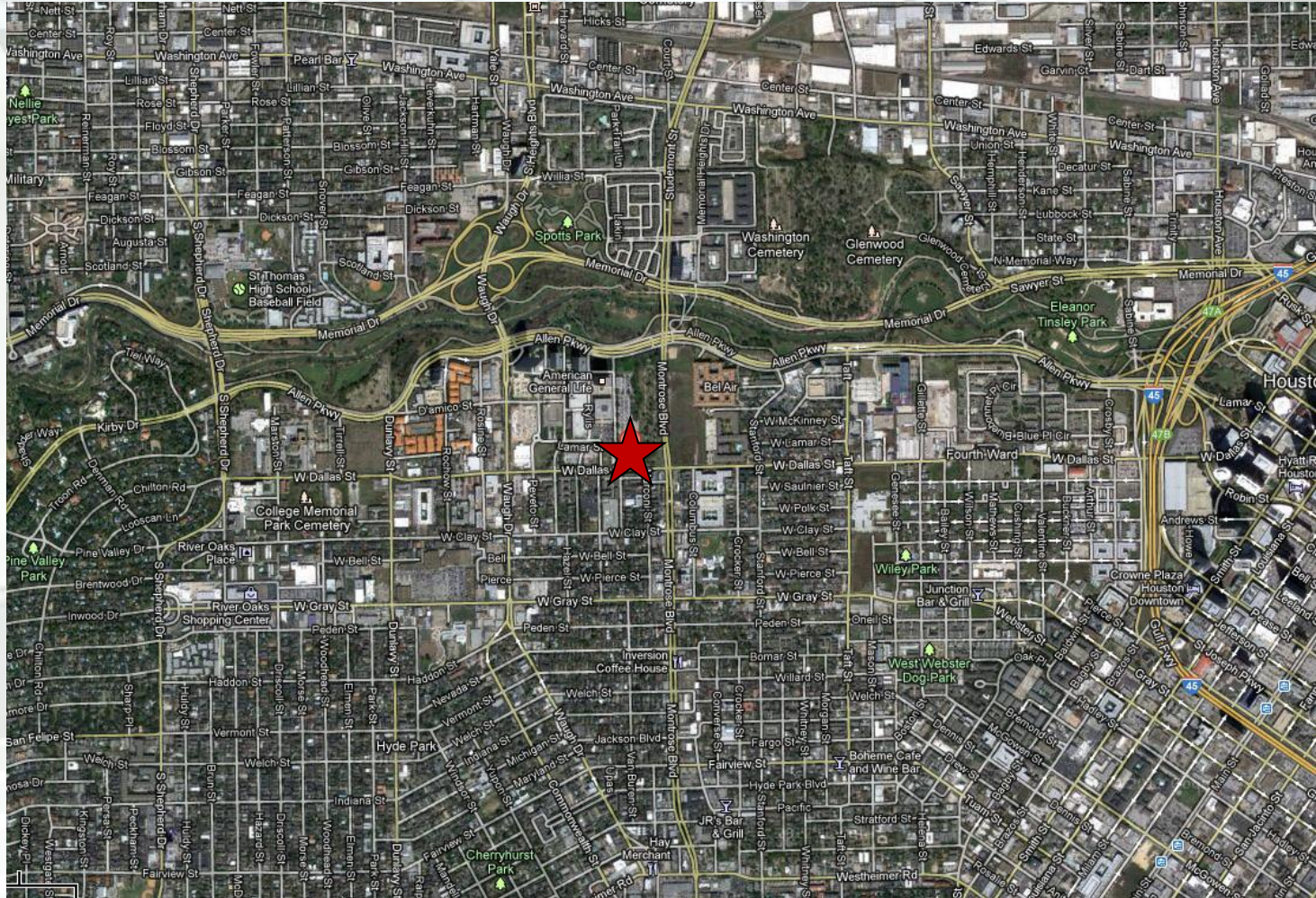


# What is an MSD?

- 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



# 2606 West Dallas

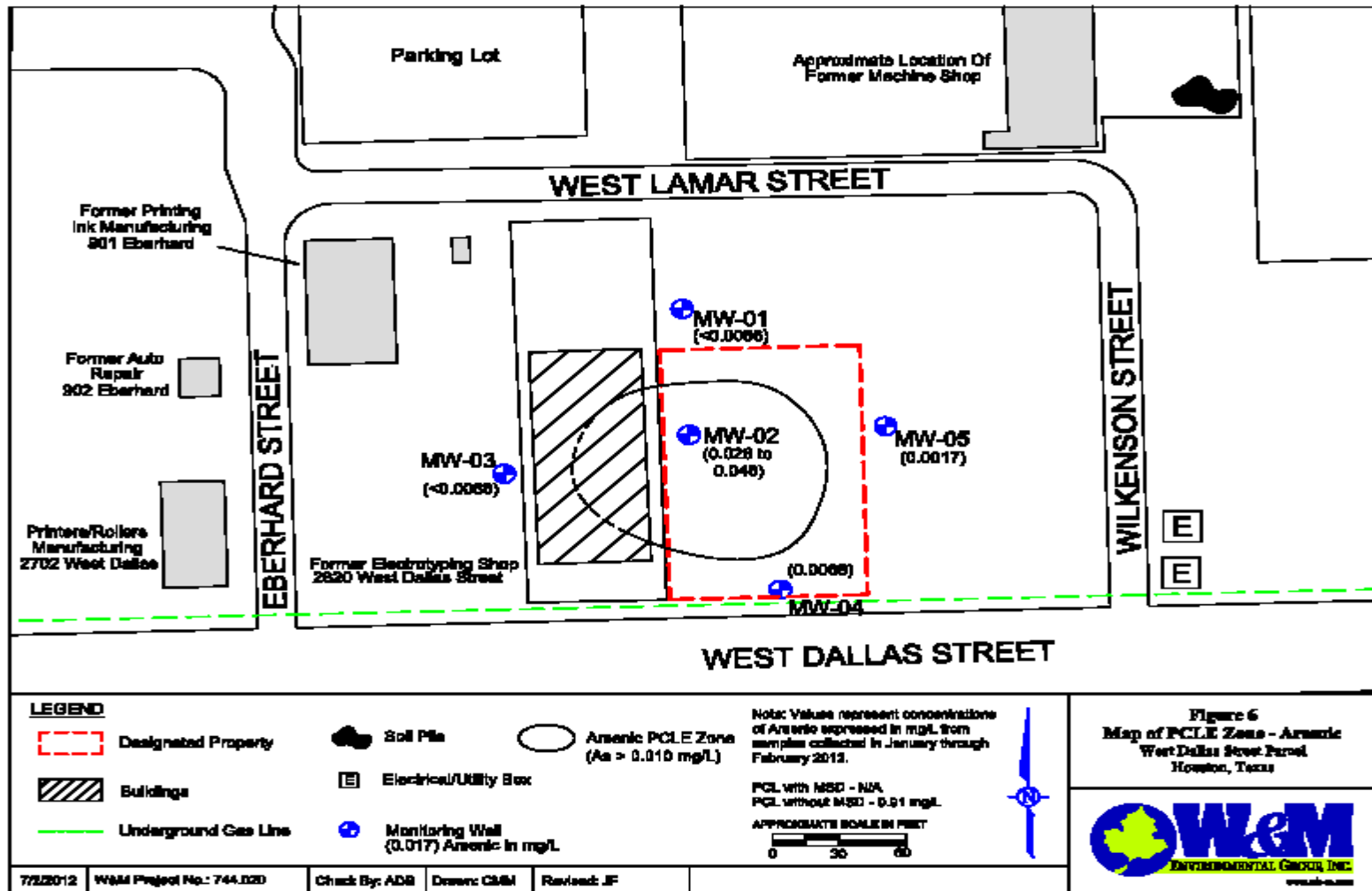


# JLB Realty, LLC



- Consists of approximately 0.25-acres
- Site is currently vacant and was historically developed as residential
- Site conditions were evaluated as part of a larger acquisition of 7-acres of surrounding land for re-development
- Anticipated future use of the larger site will be Class A residential apartments

# Groundwater Impacts



# MSD Notice Letters



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

**Annie D. Parker**  
Mayor

Michael S. Marcotte, P.E., D.WRE, BCEE  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

[www.houstontx.gov](http://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 13087, MC-225  
Austin, Texas 78711.

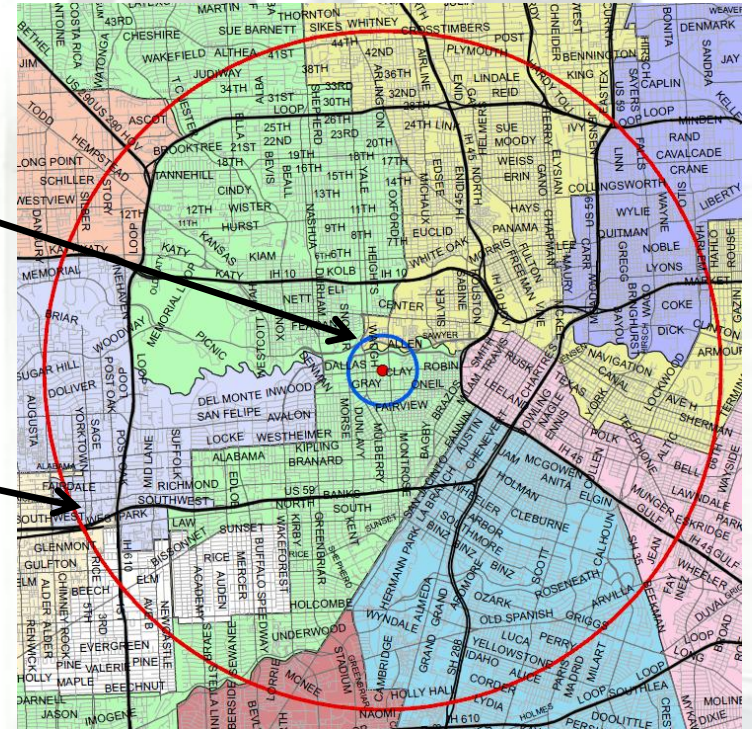
Richard Chapin  
Public Works and Engineering Department  
City of Houston  
611 Walker, 19th Fl.  
Houston, Texas 77002  
[msd@cityofhouston.net](mailto:msd@cityofhouston.net)  
(713) 837-0928

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 Stierig, Janis Johnson, Anne Claitor, Michelle Adams, Mike Sullivan, Al Huang, Oliver Pennington, Edward Gonzalez, James G. Rodriguez, Stephen C. Calleso, Sus Lovell, Melissa Hortsger, C.O. "Smif" Bradford, Yolanda Jof 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*





# Contact Information



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Program Manager

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**City of Houston,**  
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**Houston, Texas 77002**



**[msd@houstontx.gov](mailto:msd@houstontx.gov)**  
**(832) 394-9005**

**Municipal Setting Designations (MSDs)**