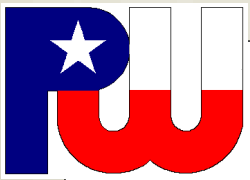


# Municipal Setting Designations

Mark A. Wooten Jr.  
Program Coordinator

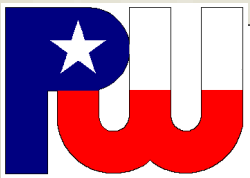




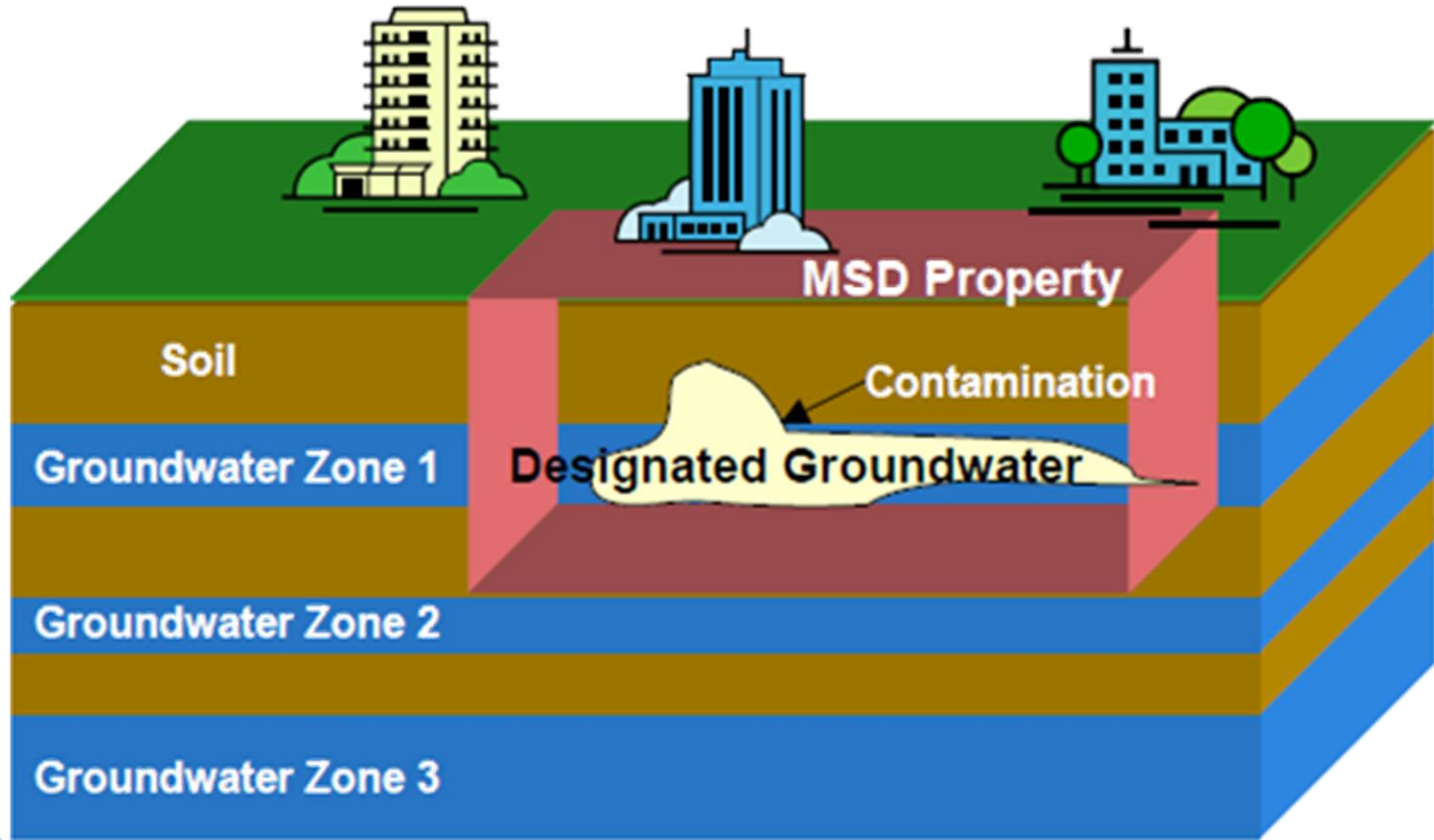
# What is an MSD?

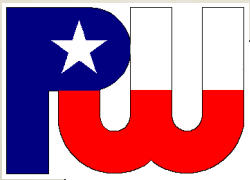
- A **voluntary** deed restriction that prohibits the use of impaired groundwater as potable water
  - A tool property owners can use to address environmental impairments to groundwater
  - Allows reinvestment and redevelopment of impaired properties
- A public health protection





# MSD Depiction

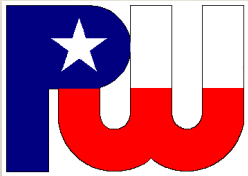




# What is an MSD?

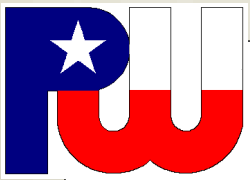
- It is a State Program
  - Administered by the Texas Commission on Environmental Quality (TCEQ)
  - Requires Local Support
- Article 13 of Chapter 47
  - Public Hearing Required





# 1808 Jacquelyn Drive

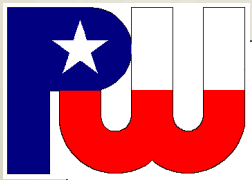




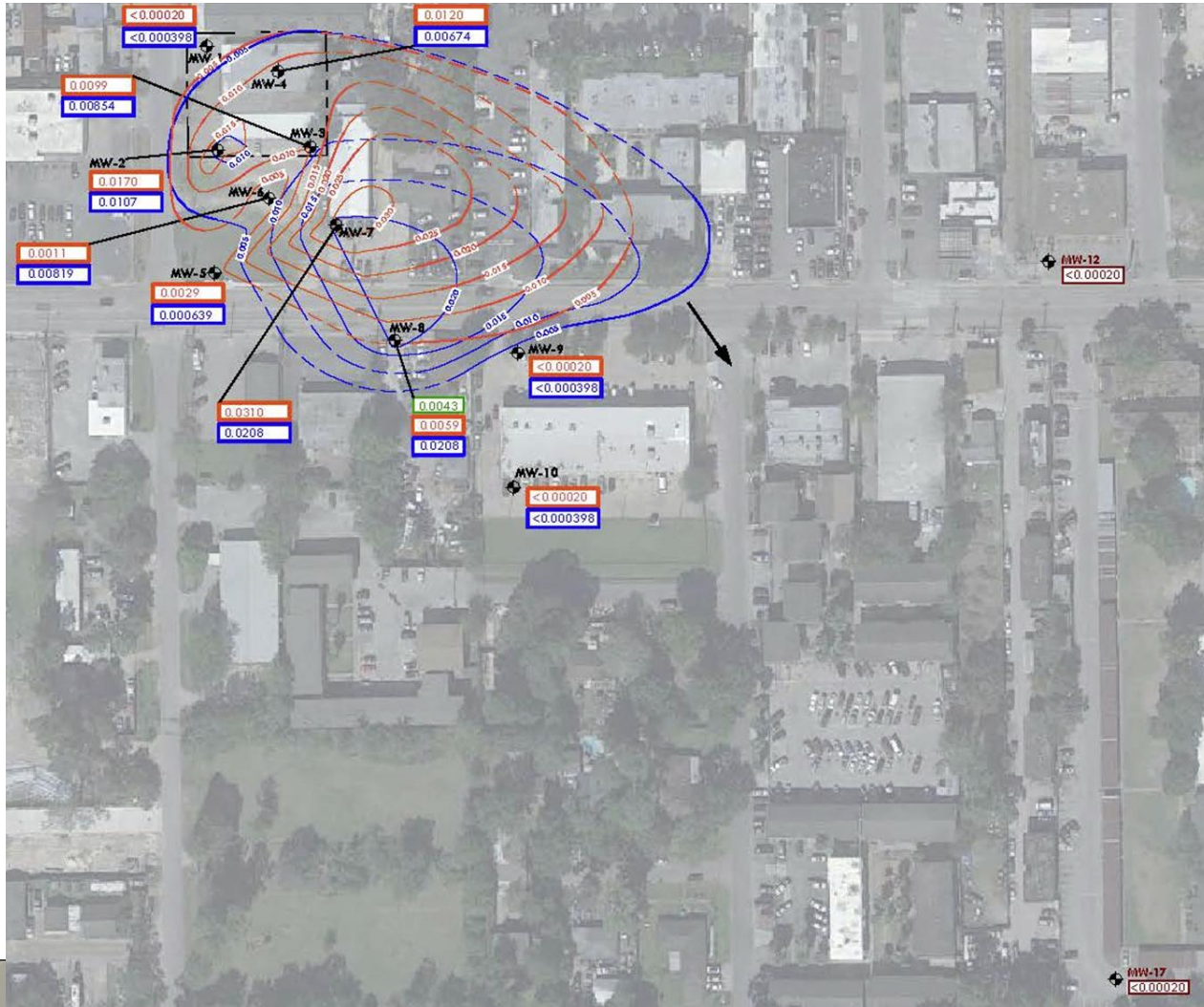
## GSCP Realty, LLC & 1808 Jacquelyn Drive, LLC

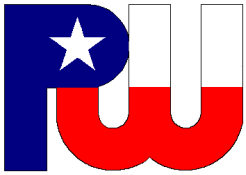
- 0.4315 Acres
- Property was vacant until 1976 when it was developed as a MAACO auto body repair shop
- Occupied by MAACO since initial development
- Future use of the property is anticipated to remain commercial.
- Voluntary Cleanup Program VCP 2823





# Groundwater Impacts





# MSD Notice Letters



CITY OF HOUSTON  
Houston Public Works

Sylvester Turner

Mayor

Carol Ellinger Haddock, P.E.  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562  
832.395.2500  
www.publicworks.houstontx.gov

November 19, 2018

RE: MSD Application #2017-112-MAC, 1808 Jacquelyn Drive, Houston, Texas 77055

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 1808 Jacquelyn Drive, Houston, Texas 77055 that has low levels of contaminated groundwater beneath their property. This application was submitted by GSCP Realty, 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. We welcome you to attend the public meeting to find out more about the site and cleanup efforts, but it is not mandatory that you come.

**Public Meeting Information:**

When: December 19, 2018 at 6:00 PM  
Where: Trini Mendenhall Center  
1414 Wirt Rd, Houston, TX 77055

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.

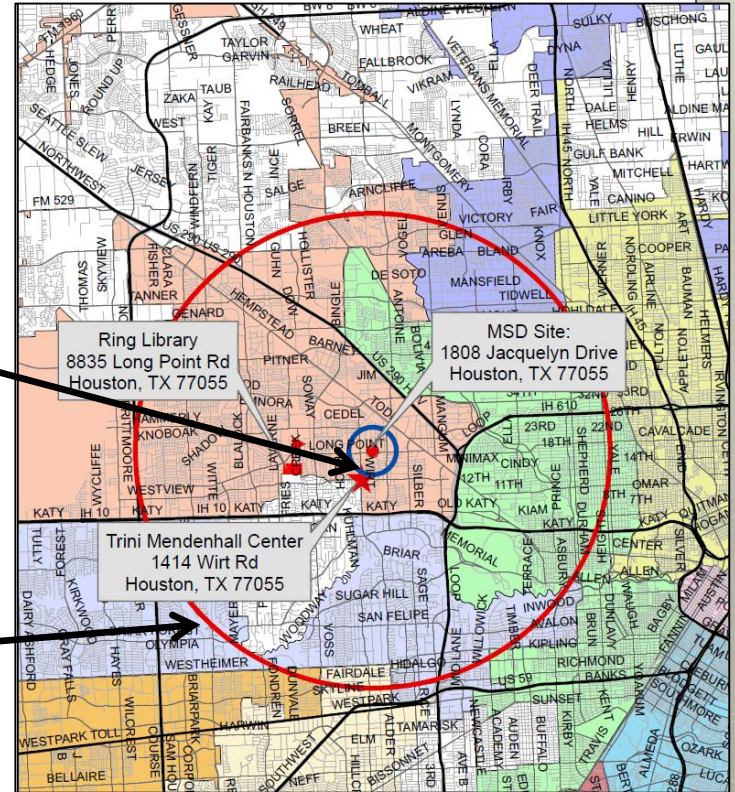
If you received a certified letter it is because public records show there is a registered water well on your property that is within five miles of the site and State law requires that you be notified by certified letter. You may have been notified even if you no longer use the well or it has been abandoned. 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/pds/municipal-settings-designation.html>), 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.

Council Members: Brenda Starrig, Jerry Davis, Ellen R. Cohen, Dwight A. Boykins, Dave Martin, Steve Le, Greg Travis, Karta Cisneros, Robert Gallegos, Mike Laster, Martha Castex-Tatum, Mike Knox, David W. Robinson, Michael Kubosh, Amanda K. Edwards, Jack Christie

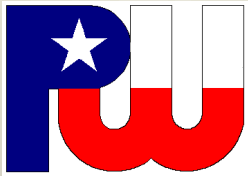
Comptroller: Chris B. Brown

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

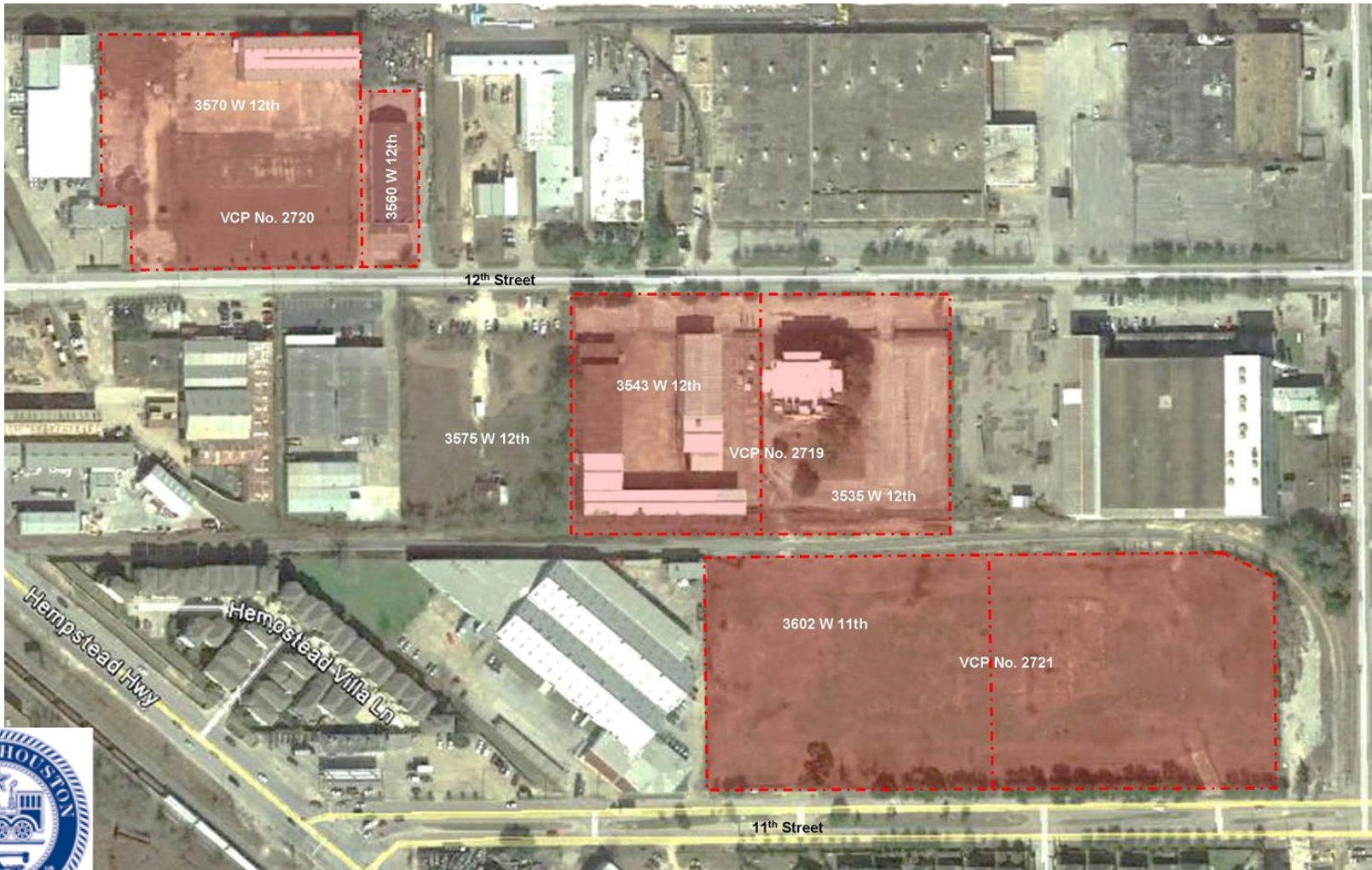
Water Well Owners  
Certified Mail  
5-Mile Radius  
State Requirement

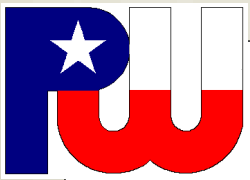






# 3560 & 3570 W. 12<sup>th</sup>, 3535 & 3543 W, 12<sup>th</sup>, 3602 W. 11<sup>th</sup>

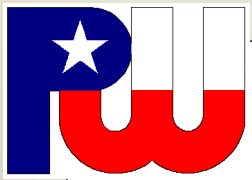




# LandLott, LLC

- 17.3145 acres
- The 3560 W 12th St property was occupied by Big Three Industries (1960s) for pipeline instrumentation and electrical materials storage and minor fabrication activities.
- The 3570 W 12th St property was also occupied by Big Three Industries as a cryogenics warehouse where tanks and vessels were constructed and/or repaired and as a cargo transport trailer maintenance facility.
- Air Liquide occupied the property after Big Three Industries and conducted similar business operations.
- These two properties encompass VCP Site No. 2720.

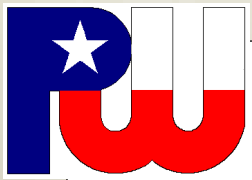




# LandLott, LLC

- The 3535 W 12th St property was occupied by Big Three Industries (1970s) and only used as office space with no reported industrial operations or chemical storage
- The 3543 W 12th St property was also occupied by Big Three Industries truck/tractor maintenance facility and a motor repair facility
- Air Liquide occupied the property after Big Three Industries and conducted similar business operations
- These two properties encompass VCP Site No. 2719

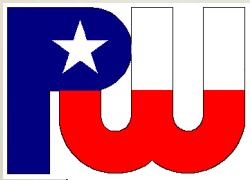




# LandLott, LLC

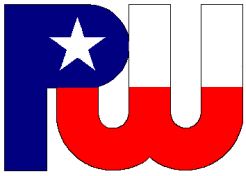
- The 3602 W 11th St property was also occupied by Big Three Industries which filled compressed gas cylinders, conducted maintenance and used this property for storage.
- Air Liquide occupied the property after Big Three Industries and conducted similar business operations.
- Three underground petroleum storage tanks were previously removed from the eastern portion of the property. This section was given closure by the TCEQ.
- This property encompasses VCP Site No. 2721.






# Groundwater Impacts





# MSD Notice Letters

 **CITY OF HOUSTON**  
Houston Public Works

**Sylvester Turner**  
Mayor

Carol Ellinger Haddock, P.E.  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562  
832.395.2500  
www.publicworks.houstontx.gov

November 2, 2018

RE: MSD Application #2017-114-FAL, 3560-3570 W. 12<sup>th</sup>, 3535-3543 W. 12<sup>th</sup>, 3602 W. 11th, Houston, TX 77009

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 3560-3570 W. 12<sup>th</sup>, 3535-3543 W. 12<sup>th</sup>, 3602 W. 11th, Houston, TX 77009 that has low levels of contaminated groundwater beneath their property. This application was submitted by LandLott, 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. We welcome you to attend the public meeting to find out more about the site and cleanup efforts, but it is not mandatory that you come.

**Public Meeting Information:**  
When: December 5, 2018 at 6:00 PM  
Where: Houston Permitting Center  
1002 Washington Ave, Houston, TX 77002

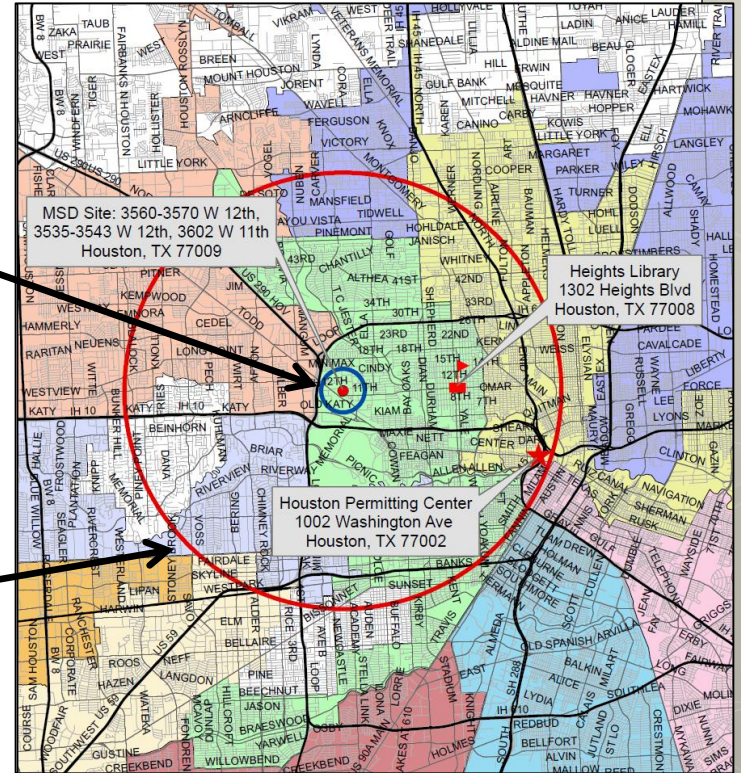
You are invited to this meeting because you either own property that is within a half-mile of the site, or state records show you own a water-well that is within five-miles of the site. Other cities, retail public utilities, and civic groups have also been invited to attend. If you received this letter 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.

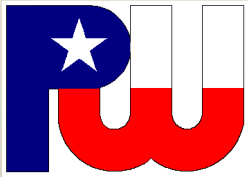
If you received a certified letter it is because public records show there is a registered water well on your property that is within five miles of the site and State law requires that you be notified by certified letter. You may have been notified even if you no longer use the well or it has been abandoned. 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/pds/municipal-settings-designation.html>), 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*

Council Members: Brenda Sturdy, Jerry Davis, Ellen R. Cohen, Dwight A. Soykins, Dave Martin, Steve Lu, Greg Travis, Kara Cisneros, Robert Cabezas, Mike Lanier, Martha Castro-Tatum, Mike Vines, David W. Robinson, Michael Kubacki, Amanda K. Edwards, Jack Christie  
Controller: Chris B. Brown

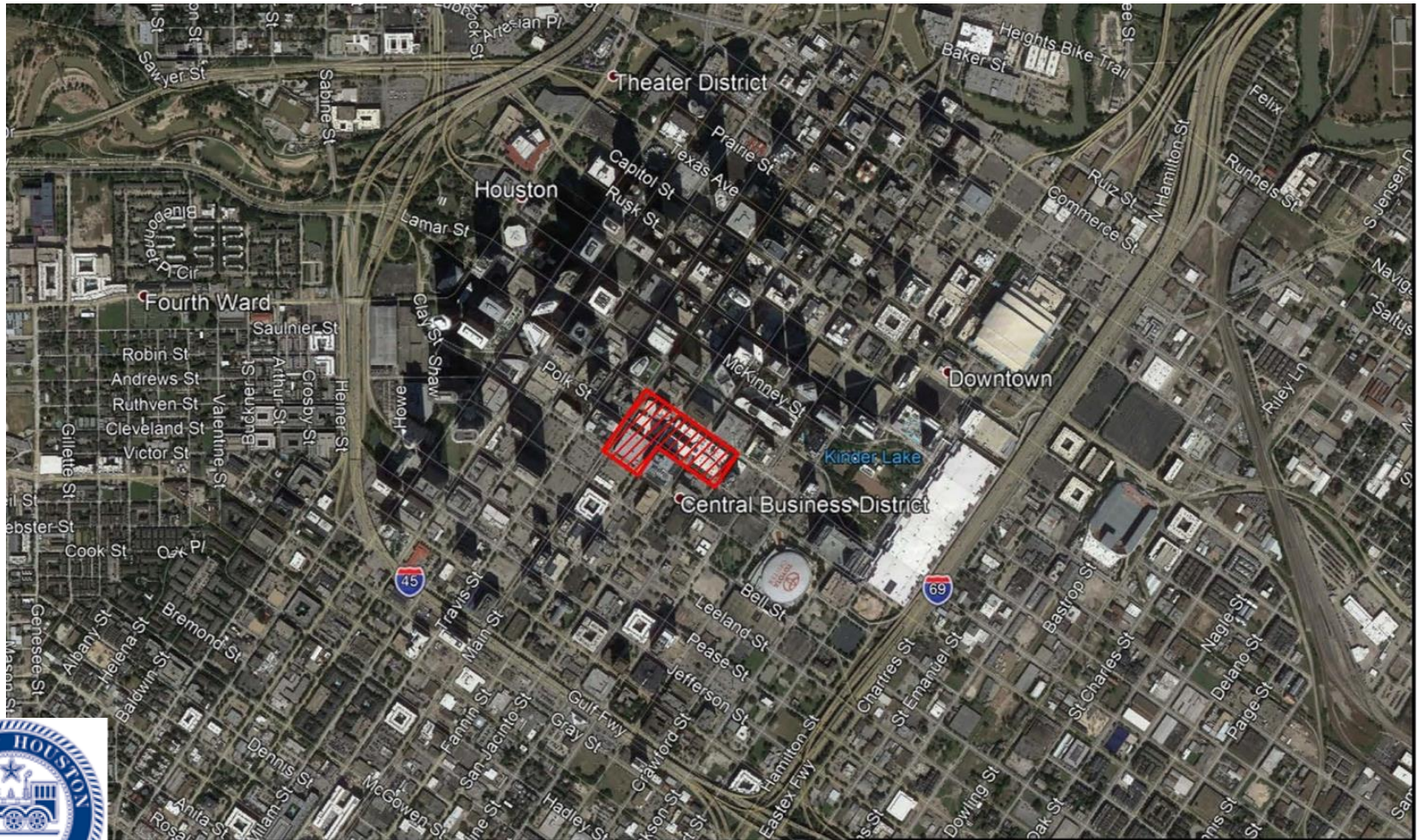
Property Owners  
First-Class Mail  
½-Mile Radius  
City Requirement

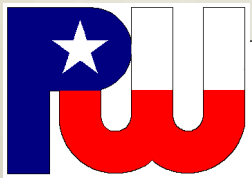
Water Well Owners  
Certified Mail  
5-Mile Radius  
State Requirement





# 1200-1201 Fannin, 1070 Dallas, 1212 San Jacinto, 1315 Main St



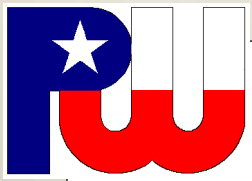


# LVA4 Houston GreenStreet, LP

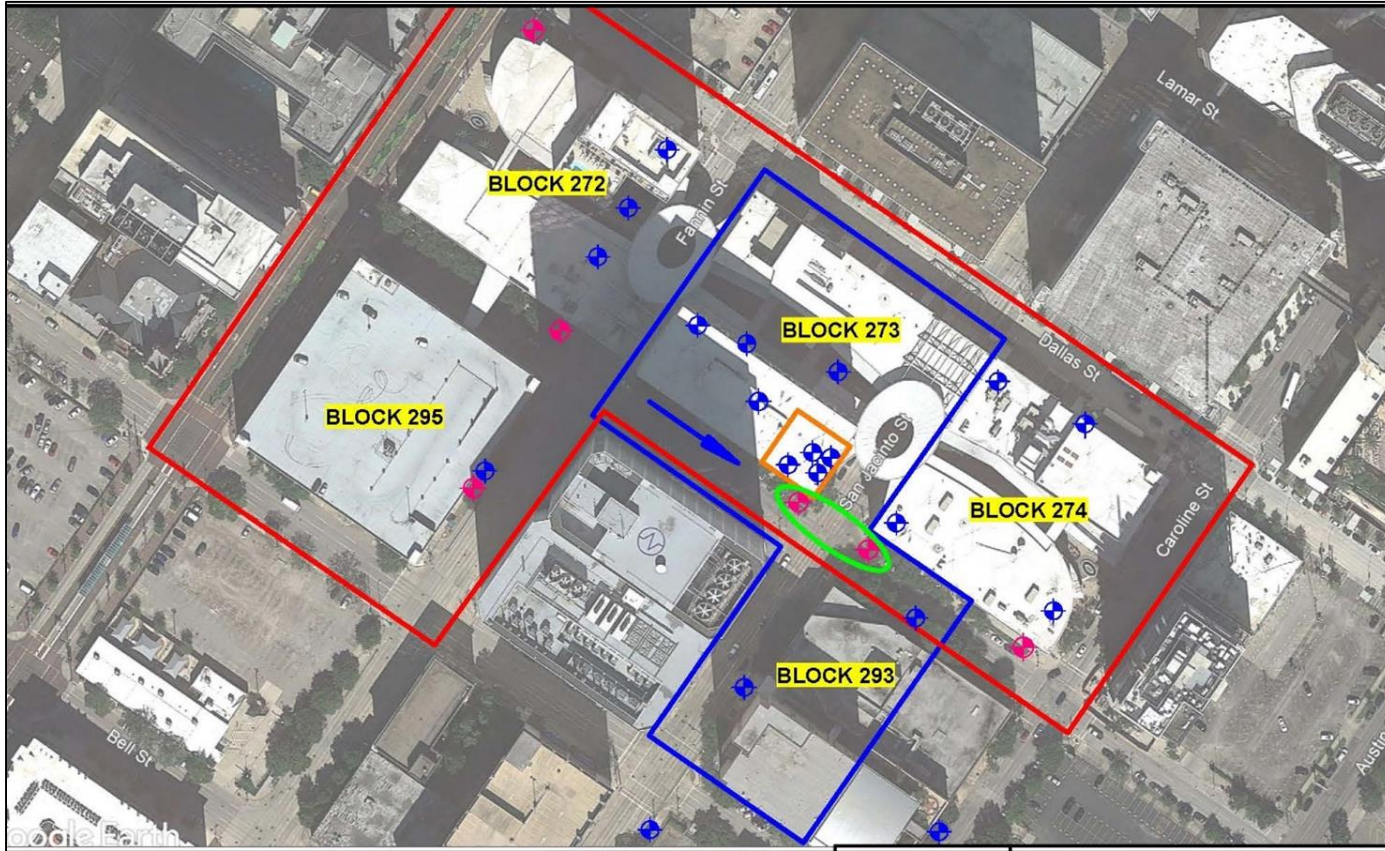
- 13.3936 acres (7.5352 COH Right- of- way)
- Blocks 272, 273 and 274 were used as 24-hour surface parking lots from 1980 to redevelopment in 2007.
- Blocks 272, 273 and 274 were redeveloped as GreenStreet in 2007 (formerly Houston Pavilions)
- Block 295 is an above-ground, multi-story parking garage constructed in 1979
- Voluntary Cleanup Program VCP 2769

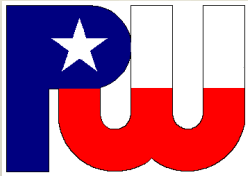






# Groundwater Impacts





# MSD Notice Letters



**CITY OF HOUSTON**  
Houston Public Works

**Sylvester Turner**

Mayor

Carol Ellinger Haddock, P.E.  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562  
832.395.2500  
www.publicworks.houstontx.gov

November 13, 2018

RE: MSD Application #2018-116-HGS, 1200-1201 Fannin, 1070 Dallas, 1212 San Jacinto, Houston, TX 77002

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 1200-1201 Fannin, 1070 Dallas, 1212 San Jacinto, Houston, TX 77002 that has low levels of contaminated groundwater beneath their property. This application was submitted by LV44 Houston GreenStreet, 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. We welcome you to attend the public meeting to find out more about the site and cleanup efforts, but it is not mandatory that you come.

**Public Meeting Information:**

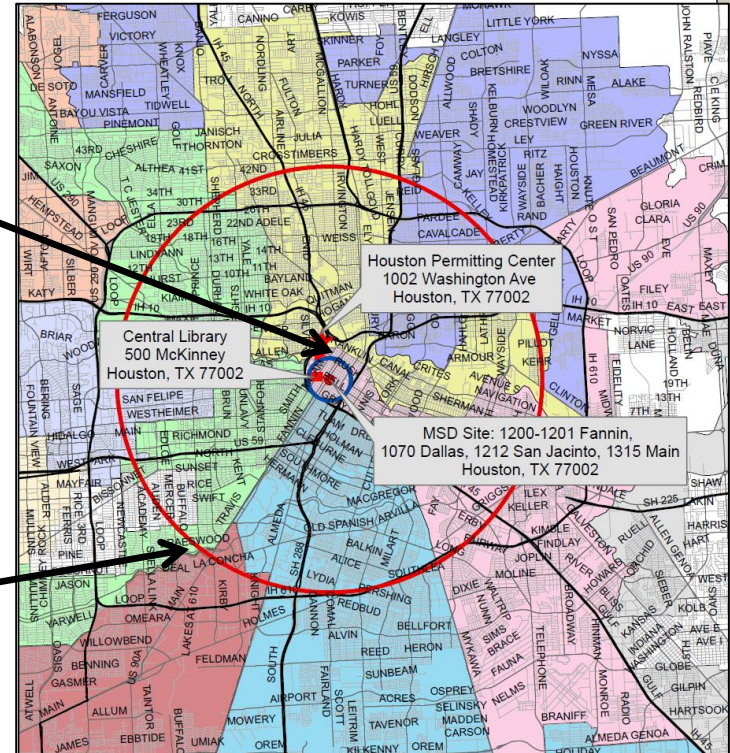
When: December 13, 2018 at 6:00 PM  
Where: Houston Permitting Center  
1002 Washington Ave, Houston, TX 77002

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/pds/municipal-settings-designation.html>), 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

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

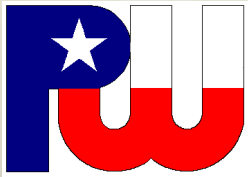
Water Well Owners  
Certified Mail  
5-Mile Radius  
State Requirement



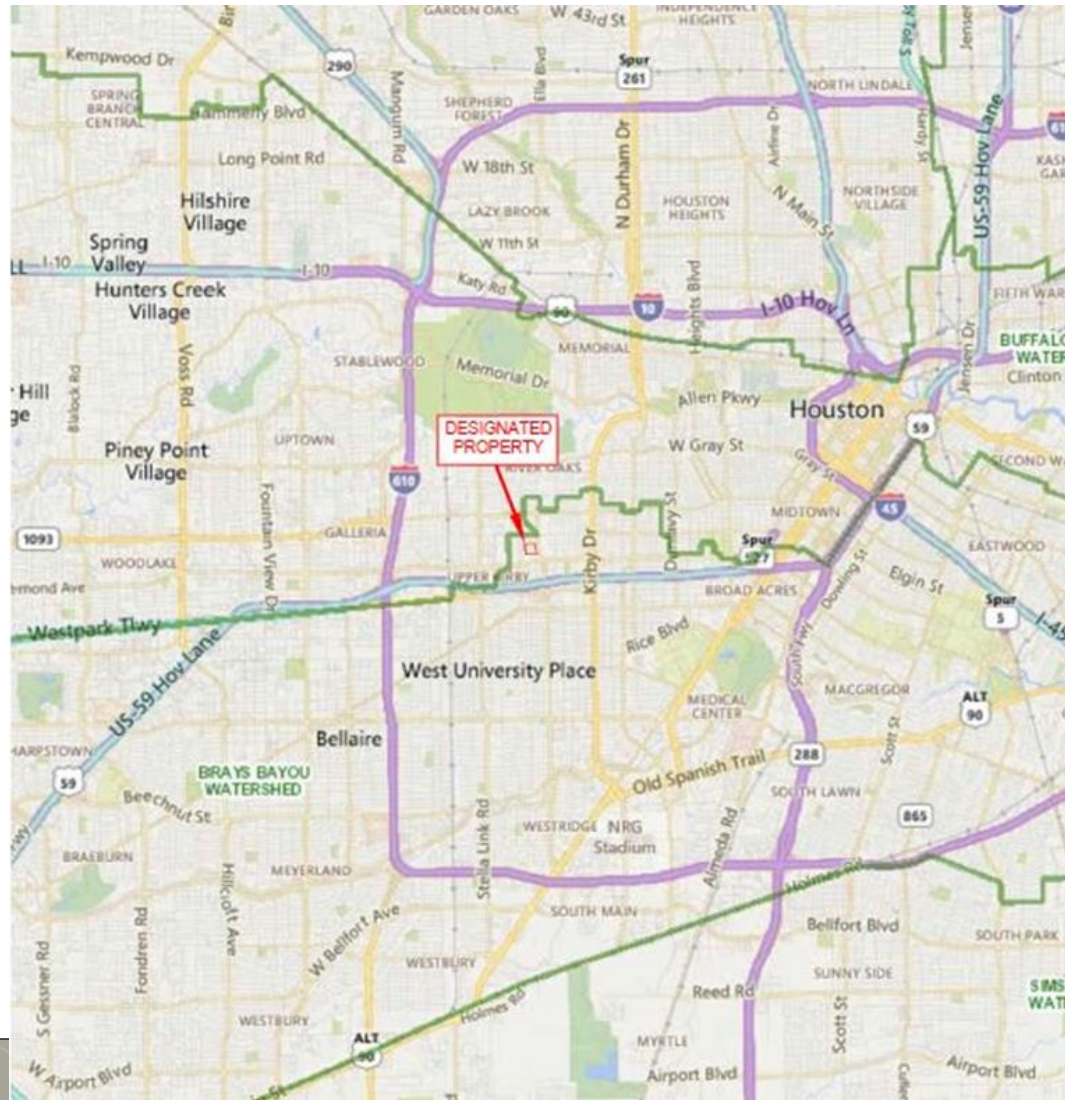
Council Members: Brenda Stardig, Jerry Davis, Ellen R. Cohen, Dwight A. Boykins, Dave Martin, Steve Le, Greg Travis, Karla Cisneros, Robert Gallegos, Mike Lester, Martha Castej-Tatum, Mike Knox, David W. Robinson, Michael Kubosh, Amanda K. Edwards, Jack Christie

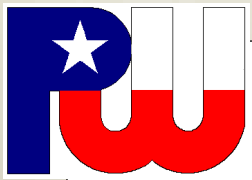
Controller: Chris B. Brown





# 3120 Buffalo Speedway

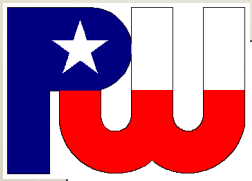




# 3120 Buffalo Speedway, LP

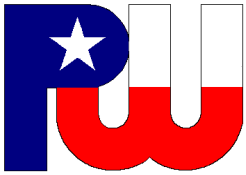
- MSD Property is ±10.71 acres that consists of:
  - ±9.107 acres of a privately-owned commercial tract.
  - ±1.608 acres of publicly-owned Buffalo Speedway right-of-way.
- Formerly occupied by the Exxon Upstream Research Center (URC) facility from the 1950s to 2015.
- In February 2017, demolition of all structures and buildings began. Currently vacant without structures and buildings.
- Voluntary Cleanup Program VCP 2868





# Groundwater Impacts





# MSD Notice Letters



**CITY OF HOUSTON**  
Houston Public Works

**Sylvester Turner**

Mayor

Carol Ellinger Hadcock, P.E.  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562  
832.395.2500  
www.publicworks.houstontx.gov

November 2, 2018

RE: MSD Application #2018-117.BSA, 3120 Buffalo Speedway, Houston, TX 77098

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 3120 Buffalo Speedway, Houston, TX 77098 that has low levels of contaminated groundwater beneath their property. This application was submitted by 3120 Buffalo Speedway Associates, 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. We welcome you to attend the public meeting to find out more about the site and cleanup efforts, but it is not mandatory that you come.

**Public Meeting Information:**

When: December 6, 2018 at 6:00 PM  
Where: Houston Permitting Center  
1002 Washington Ave, Houston, TX 77002

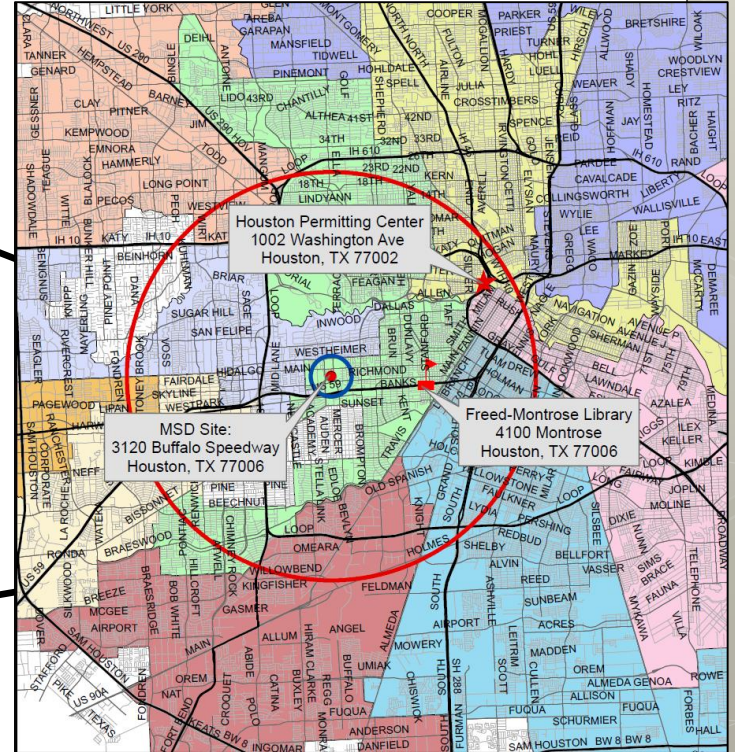
You are invited to this meeting because you either own property that is within a half-mile of the site, or state records show you own a water-well that is within five-miles of the site. Other cities, retail public utilities, and civic groups have also been invited to attend. If you received this letter 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.

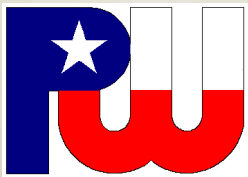
If you received a certified letter it is because public records show there is a registered water well on your property that is within five miles of the site and State law requires that you be notified by certified letter. You may have been notified even if you no longer use the well or it has been abandoned. 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/sds/municipal-settings-designation.html>), 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.

Council Members: Brenda Stangid, Jerry Davis, Ellen R. Cohen, Dwight A. Boykins, Dave Martin, Steve Le, Greg Travis, Karla Cisneros, Robert Gallegos, Mike Lester, Martha Casse-Tatum, Mike Knox, David W. Robinson, Michael Kubosh, Amanda K. Edwards, Jack Christie  
Controller: Chris B. Brown

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 Coordinator**

**Houston Public Works**

**1002 Washington, 3<sup>rd</sup> Floor**

**Houston, Texas 77002**

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

**(832) 394-9005**

