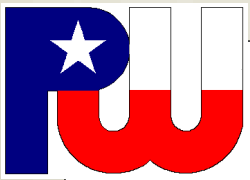


# Municipal Setting Designations

Mark A. Wooten Jr.  
Program Coordinator

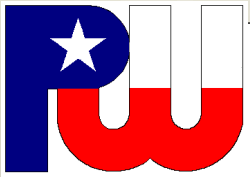




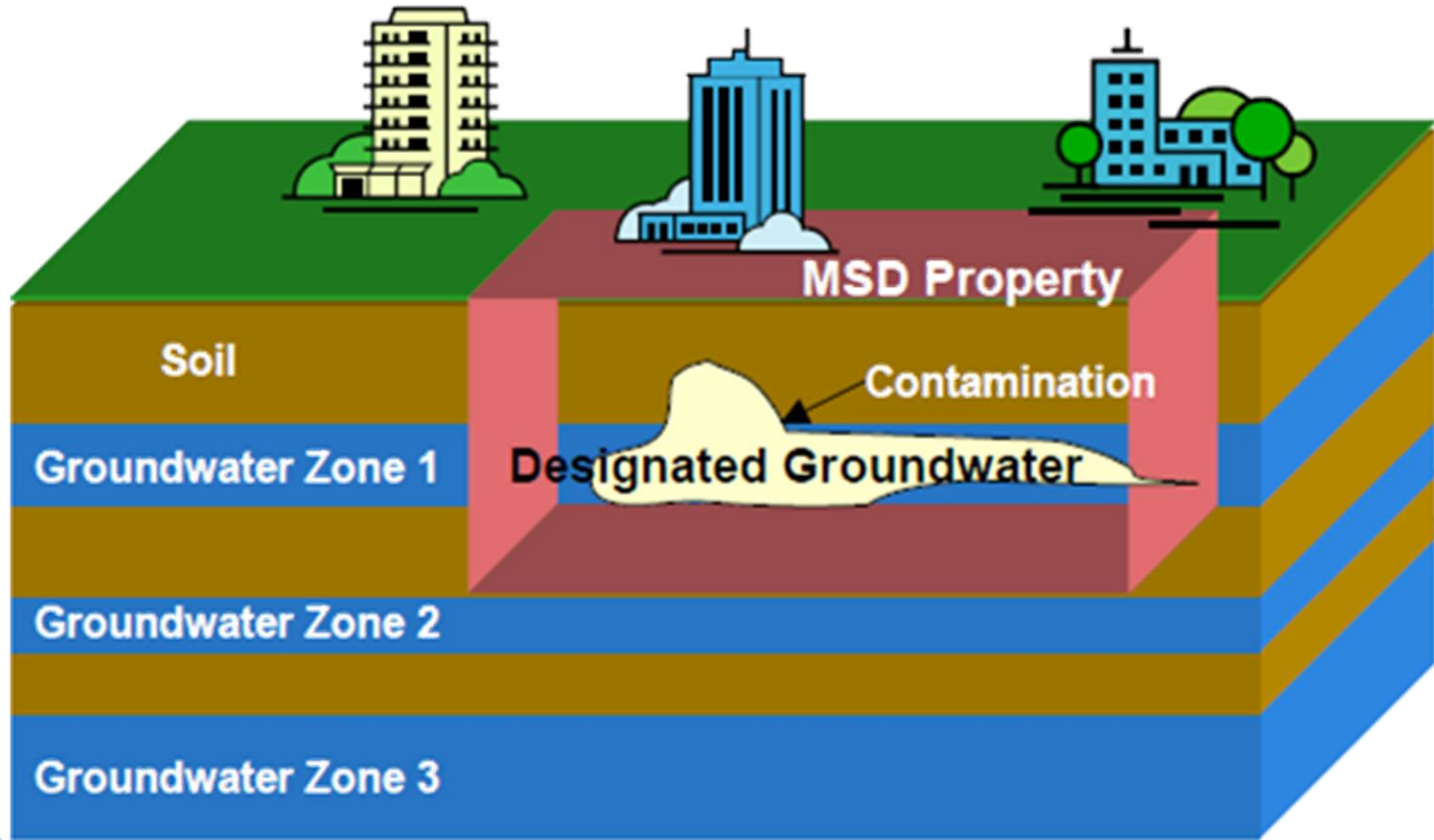
# What is an MSD?

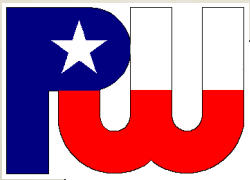
- A **voluntary** deed restriction that prohibits the use of impaired groundwater as potable water
  - A tool property owners can use to address environmental impairments to groundwater
  - Allows reinvestment and redevelopment of impaired properties
- A public health protection





# MSD Depiction



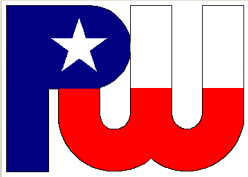


# What is an MSD?

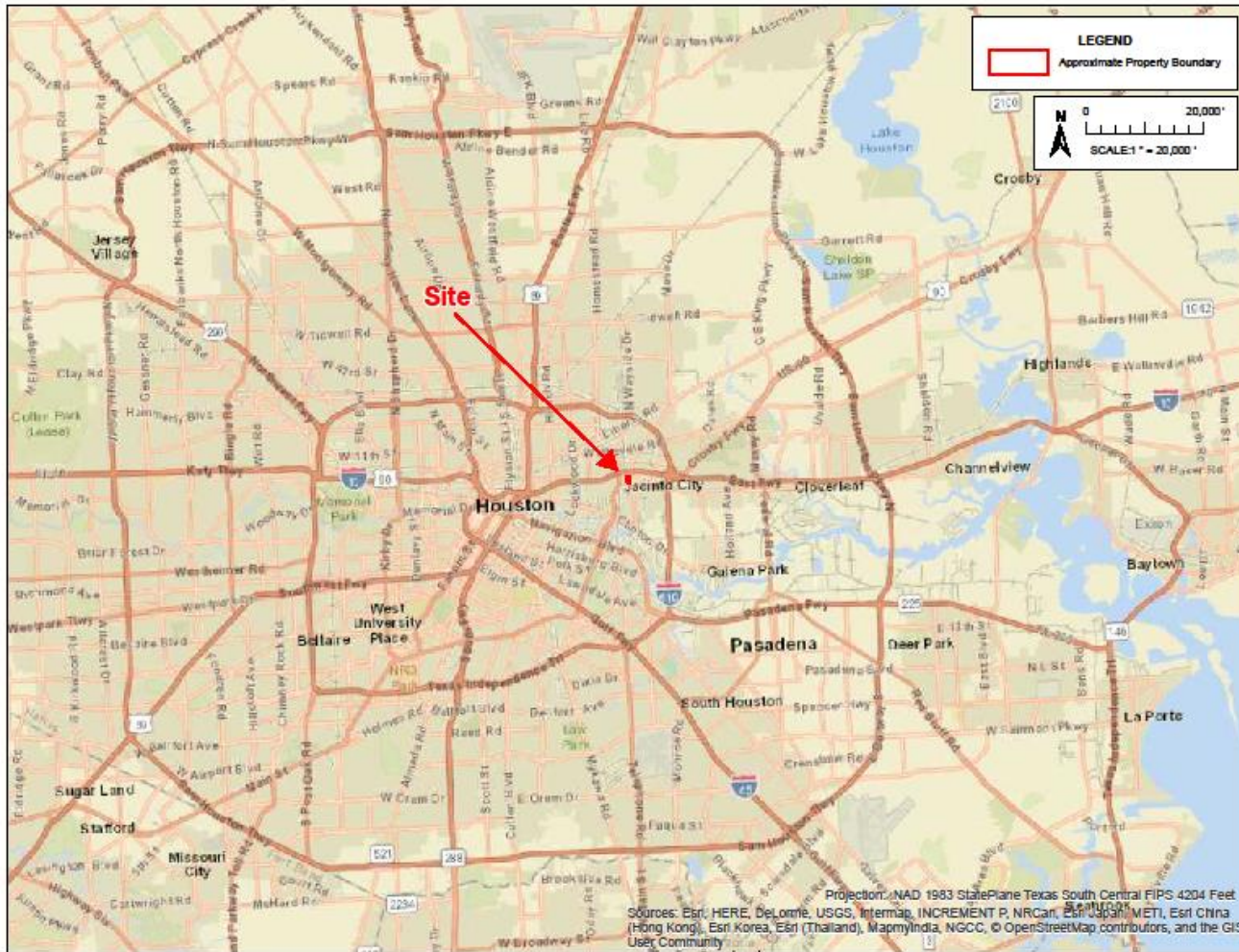
- It is a State Program
  - Administered by the Texas Commission on Environmental Quality (TCEQ)
  - Requires Local Support
- Article 13 of Chapter 47
  - Public Hearing Required

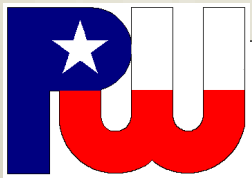






# 815 Dorsett Street

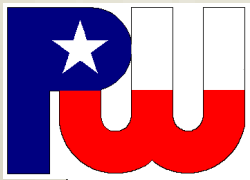




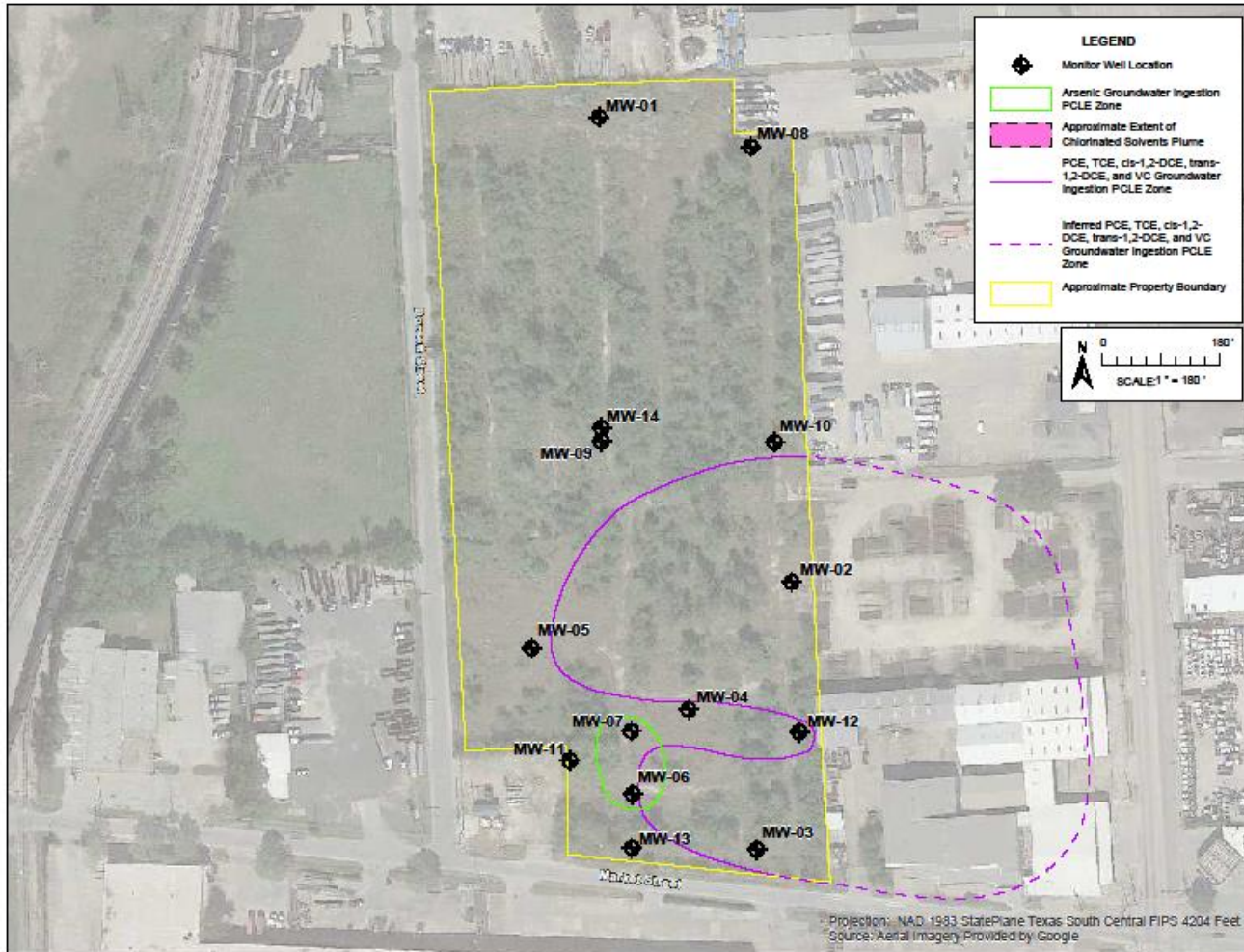
# HMR Group Property Holdings, LLC

- 14.357 acres
- Operated as an oilfield pipe salvage, refurbishing, and storage yard under the name of Cactus Pipe and Supply from 1953 through 1992.
- In 1986, the site was sold to the City of Houston, continued to operate as a pipe yard until 1992 when the property was vacated.
- The property has been vacant and unused land since 1992.
- 1997-2013: environmental investigations, response actions, and remediation efforts were completed at the site.
- Environmental assessment performed by:
  - U.S. Environmental Protection Agency (U.S. EPA)
  - Railroad Commission of Texas (RRC)
  - Texas Commission on Environmental Quality (TCEQ).
  - IHW Corrective Action Program

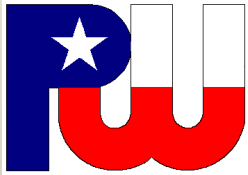





# Groundwater Impacts







# MSD Notice Letters

 **CITY OF HOUSTON**  
Houston Public Works

**Sylvester Turner**  
Mayor

Carol Ellinger Haddock, P.E.  
Director  
P.O. Box 1582  
Houston, Texas 77261-1582  
832.395.2500  
www.publicworks.houstontx.gov

October 3, 2018

RE: MSD Application #2018-118-DST, 815 Dorsett Street, Houston, Texas 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 815 Dorsett Street, Houston, Texas 77029 that has low levels of contaminated groundwater beneath their property. This application was submitted by HMR Group Property Holdings, 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: November 8, 2018 at 6:00 PM  
Where: Houston Permitting Center  
1002 Washington Ave, Houston, TX 77002

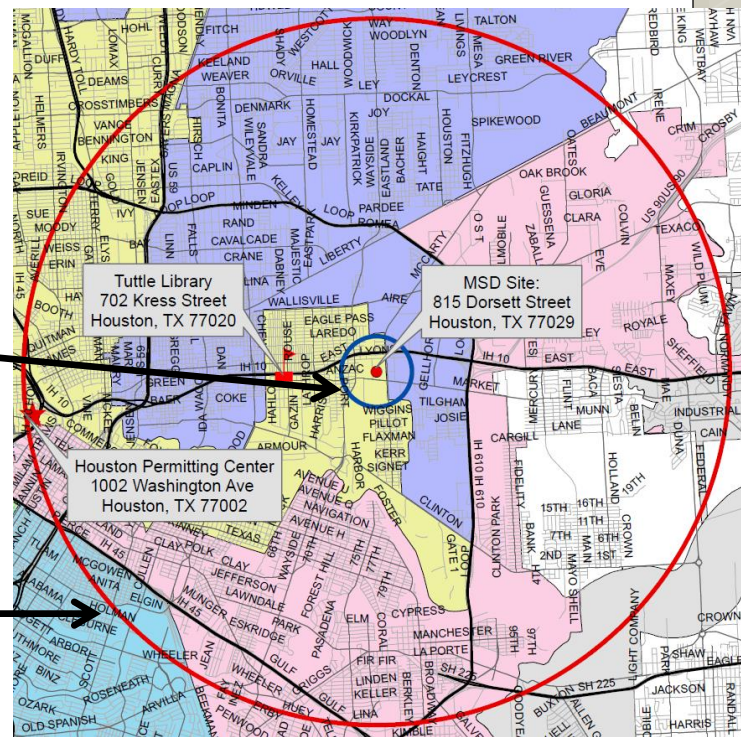
You are invited to this meeting because you either own property that is within a half-mile of the site, or state records show you own a water-well that is within five-miles of the site. Other cities, retail public utilities, and civic groups have also been invited to attend. If you received this letter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

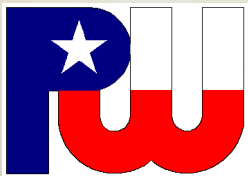
Council Members: Brenda Stardig, Jerry Davis, Ellen R. Cohen, Dwight A. Boykins, Dave Martin, Steve Le, Greg Travis, Karla Cisneros, Robert Gallegos, Mike Laster, Martha Castex-Tatum, Mike Knox, David W. Robinson, Michael Kubosh, Ananias K. Edwards, Jack Christie  
Controller: Chris B. Brown

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

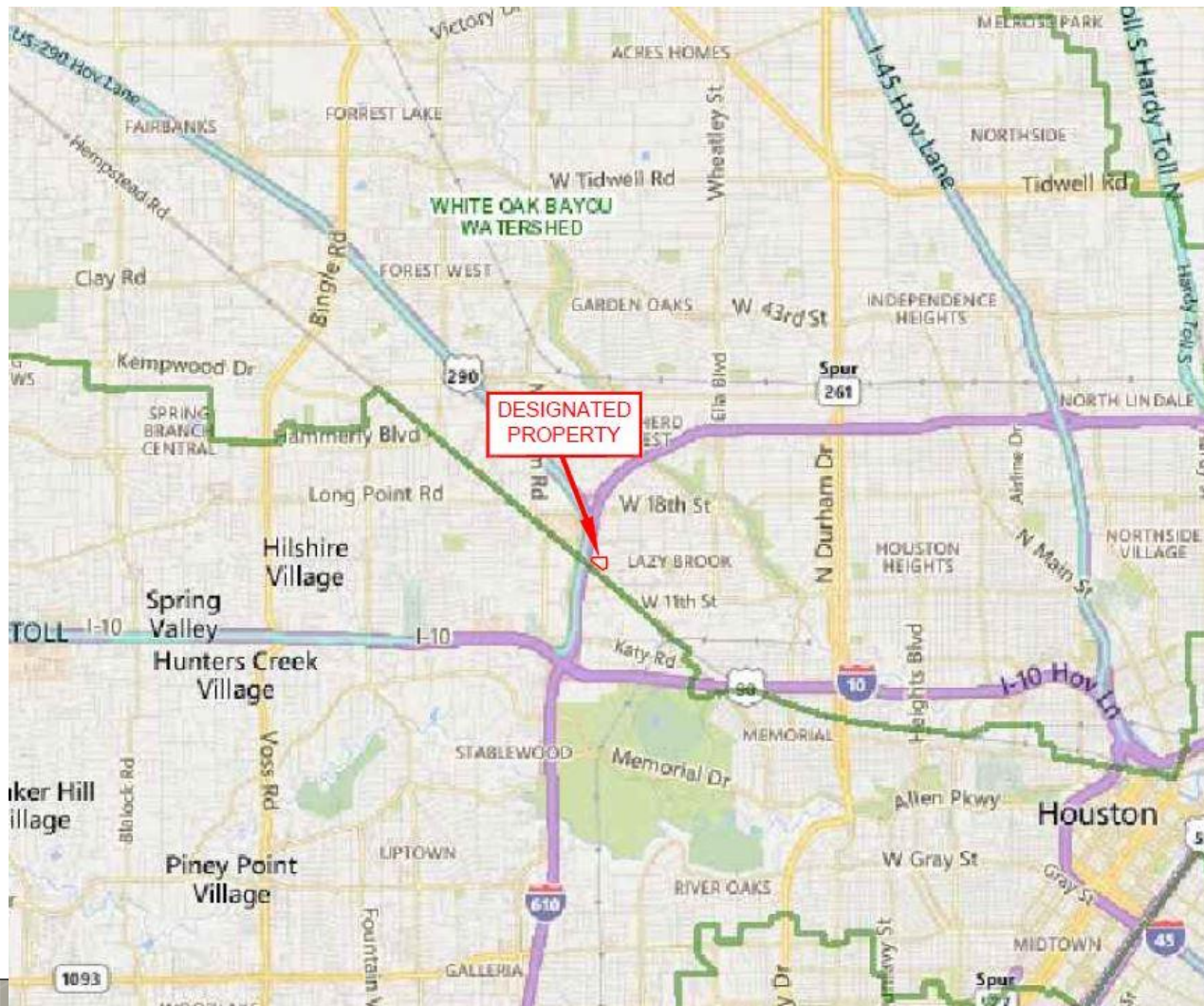
Water Well Owners  
Certified Mail  
5-Mile Radius  
State Requirement

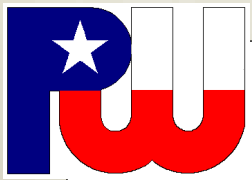






# 1500 West Loop North

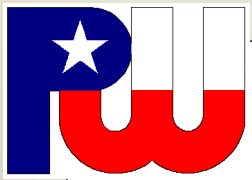




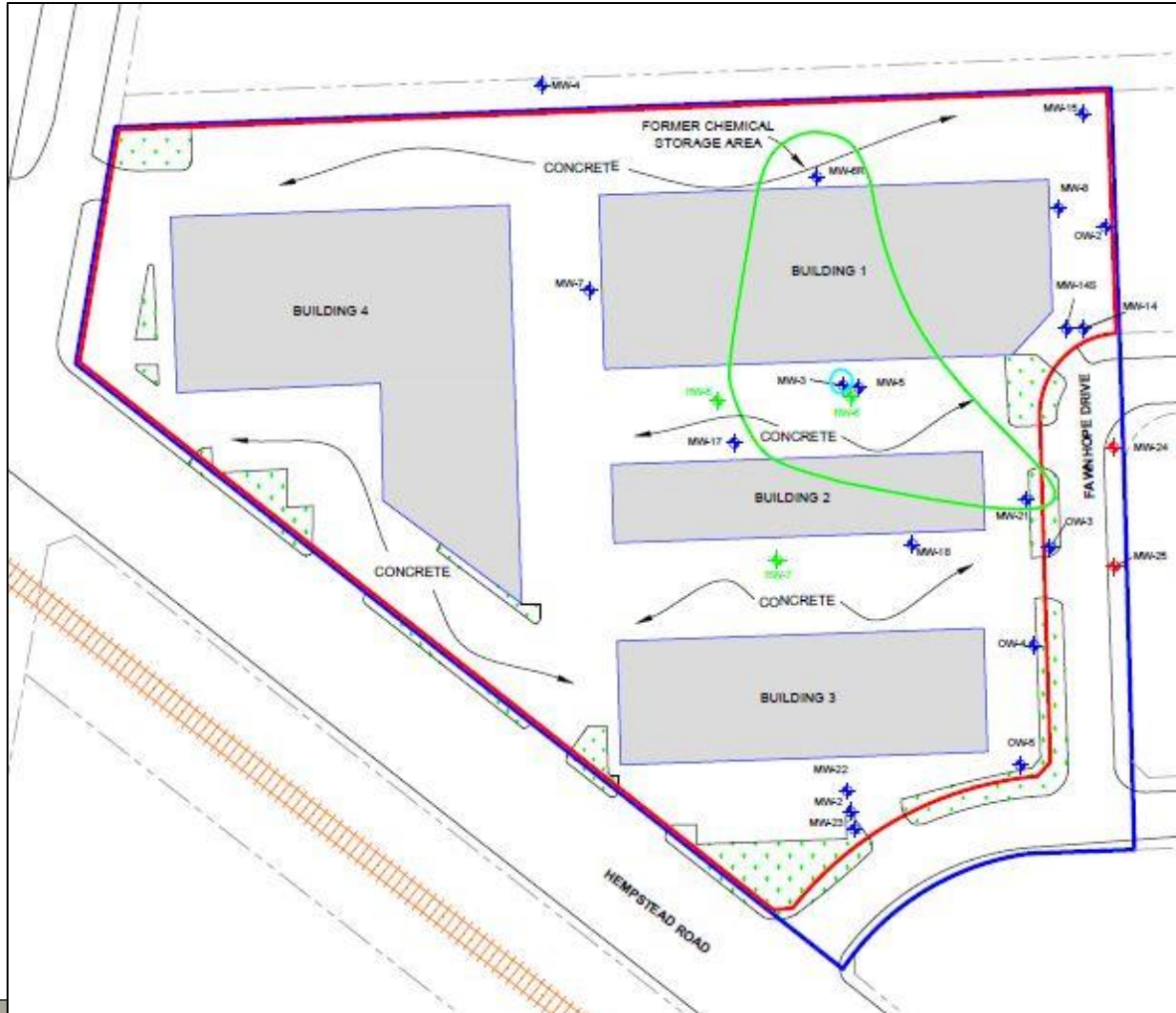
# Zebra Technologies Corporation

- 7.864 acres
- Warehouse park since the mid-1970s.
- Telxon Corporation occupied the northeastern building (Building 1) from mid-1980s to mid 1990s.
  - Assembled hand-held computing and printing devices
  - Utilized chlorinated solvents in their operations.
- Subsurface investigations began in 1994.
- Groundwater on the eastern portion of the property impacted with chlorinated solvents.
- Telxon Corporation ceased operations in the mid 1990s.
- Voluntary Cleanup Program

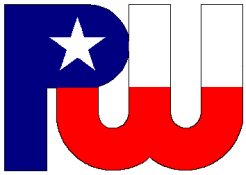




# Groundwater Impacts







# 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

October 11, 2018

RE: MSD Application #2018-119-WLB, 1500 West Loop North, 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 1500 West Loop North, Houston, Texas 77008 that has low levels of contaminated groundwater beneath their property. This application was submitted by Zebra Technologies Corporation (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: November 14, 2018 at 6:00 PM  
Where: Trini Mendenhall Community Center  
1414 Wirt Road, Houston, TX 77055

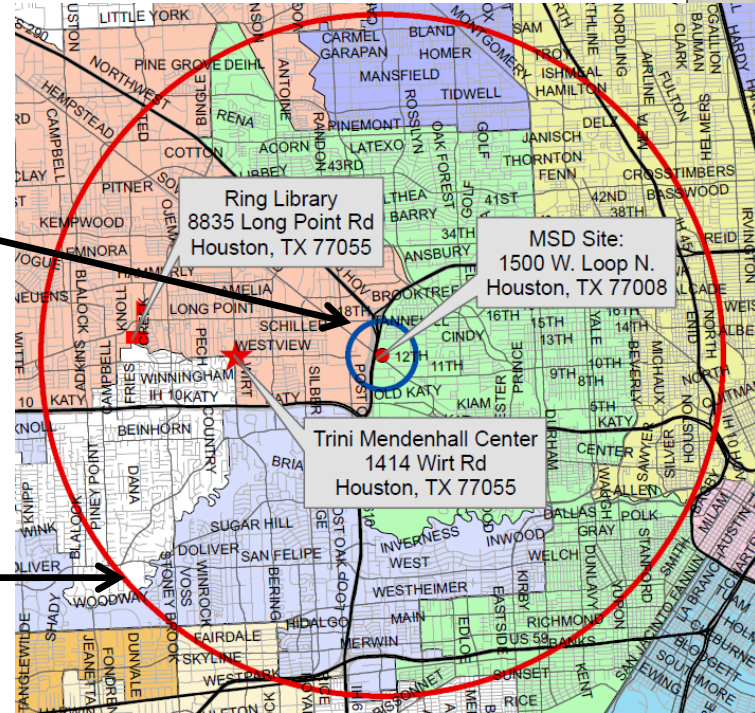
You are invited to this meeting because you either own property that is within a half-mile of the site, or state records show you own a water-well that is within five-miles of the site. Other cities, retail public utilities, and civic groups have also been invited to attend. If you received this letter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

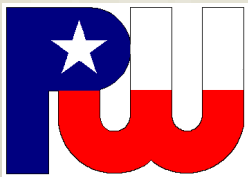
Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins Dave Martin Steve Le Greg Travis Karla Cisneros  
Robert Gallegos Mike Laster Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Amanda K. Edwards Jack Christie  
Controller: Chris B. Brown

Property Owners  
First-Class Mail  
1/2-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) 394-9003**

