Municipal Setting Designations

Jennifer M. 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

- Soil
- Groundwater Zone 1
- Groundwater Zone 2
- Groundwater Zone 3

MSD Property
Contamination
Designated Groundwater
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
2902 West 12th Street
Ella W. 12th Ltd. & InTown Homes, Ltd.

- The northern portion of the site was developed as a multi-tenant shopping center beginning in 1960 until 2013. It is currently undeveloped.
- The southern portion was utilized by Koenig Iron Works and King Winch from 1956 until 1980s. Winches, cranes, truck bodies, and toolboxes were manufactured on the southern tract. It is currently occupied by West End Roofing Company.
- Site use is being developed as residential townhomes.
Groundwater Impacts

- TCE
- CIS-1,2-DCE/VC
- PCE/TCE
- Arsenic
MSD Notice Letters

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

Water Well Owners
Certified Mail
5-Mile Radius
State Requirement
Contact Information

Jennifer M. Clancey
Program Manager

Public Works & Engineering
City of Houston,
1002 Washington, 3rd Floor
Houston, Texas 77002

msd@houstontx.gov
(832) 394-9005