Municipal Setting Designations

Jennifer 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
- Designated Groundwater
- Contamination
- Groundwater Zone 2
- Groundwater Zone 3
- MSD Property
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
4310 Directors Row

Approximate Site Location
Tideland Signal Corporation

- Commercial and light industrial from the 1970s
- Tideland Signal has been operating at the site since the early 1980s
- Assembles and supplies marine navigation lanterns, buoys, fog signals, etc
- Future use to remain the same
Groundwater Impacts
MSD Notice Letters

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

Water Well Owners
Certified Mail
5-Mile Radius
State Requirement
Beeson Properties

• 1300 North Post Oak
  – Paper manufacturing facility from 1950s until mid-2000s.
  – Onsite structures demolished in 2012
  – Currently being redeveloped with multi-family housing

• 1255 North Post Oak
  – Operated by multiple oilfield service companies from 1980s until mid-2000s
  – Onsite structures demolished in 2005
  – Redeveloped with multi-family housing in 2009
Groundwater Impacts

[Diagram showing groundwater plume map with area of affected groundwater highlighted]
Groundwater Impacts

Area of Affected Groundwater
MSD Notice Letters

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

Water Well Owners
Certified Mail
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State Requirement
1015 South Shepherd Drive
R.R. Donnelly & Sons Company

- Operated as a commercial printing facility from 1949 through 2001
- Printing operations discontinued in 2001
- Administrative and financial services for R.R. Donnelly since 2001
- Property has been sold by R.R. Donnelly and has been proposed for redevelopment
Groundwater Impacts

Plume Map
MSD Notice Letters

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

Water Well Owners
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State Requirement
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