



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:

District D

Item Creation Date: 8/4/2020

HPW - 20UPA402 4922 Holdings, LLC

Agenda Item#:

**Background:**

In 2003, the Texas Legislature authorized the creation of Municipal Setting Designations (MSD), which designate an area in which the use of contaminated groundwater is prohibited for use as potable water. The law is administered by the Texas Commission on Environmental Quality (TCEQ) and requires local City support to designate an MSD. The intent of the legislation is to encourage redevelopment of vacant or abandoned properties while protecting public health. On August 22, 2007, City Council approved an ordinance amending Chapter 47 of the Code of Ordinances by adding Article XIII relating to groundwater, which provides a process to support or not support an MSD application to the State (ordinance amended 7/14/2010).

**4922 Holdings, LLC Application:** 4922 Holdings, LLC is seeking a Municipal Setting Designation (MSD) for 10.82 acres of land located at 4910, 4912, 4918, 4922, 4924 Griggs Road and 0 Grace Lane, Houston, TX 77021. Tract 1 was developed with single family homes between the 1930s to 1950s. Historic operations on the site included mobile homes, a hardware store, realty company, donut shop, dry cleaning facility, school and church. Tract 2 was developed with single family homes between the 1940s to 1990s. Historic operations on the site included tool rental/repair, automotive repair, rubber stamp, and furniture manufacturer. Tract 3 was developed with single family homes between the 1960s to 1970s. Tract 4 has always been unimproved vacant land. The contamination consists of tetrachloroethene and trichloroethene. A licensed Professional Engineer has certified that the area of contamination has been thoroughly investigated, is fully delineated and is stable.

4922 Holdings, LLC is seeking an MSD for this property to restrict access to groundwater to protect the public against possible exposure to the contaminants. There is a public drinking water supply system that meets state requirements that supplies or is capable of supplying drinking water to the MSD property and all properties within one-half mile of the MSD property. A public meeting was held on February 20, 2020 at the Mancuso Neighborhood Library, and a public hearing was held on July 14, 2020 during the Regulatory and Neighborhood Affairs Council Committee. Both meetings are necessary steps prior to City Council's consideration of support.

**Recommendations:** It is recommended that City Council adopt a Municipal Setting Designation (MSD) ordinance prohibiting the use of designated groundwater at the 4922 Holdings, LLC site located at 4910, 4912, 4918, 4922, 4924 Griggs Road and 0 Grace Lane, Houston, TX 77021, and support issuance of an MSD by the Texas Commission on Environmental Quality.

DocuSigned by:

8/21/2020

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**ATTACHMENTS:**

Description	Type
RCA Attachments #2019-130-JTC	Backup Material