



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:
District C, District J
Item Creation Date: 6/4/2025

HPW20TP10301/Sale of 3 City fee-owned tracts out of the Southwest Wastewater Treatment Plant, in exchange for conveyance to the City of a 76.084 acre tract of land situated in the H.T. & B.R.R. Company Survey, Abstract 397/Parcels SY24-044A-C and LY23-014

Agenda Item#:

Background:

SUBJECT: Purchase and Sale Agreement between the City of Houston and the City of Bellaire for the sale of: 1) a ± 4.544 acre tract of land, 2) a ± 6.537 acre tract of land, and 3) a ± 2.069 acre tract of land, all being out of a 60.891 acre tract conveyed to City of Houston by Frank K. Meyer by deed dated April 30, 1954, recorded under Volume 2746, Page 619, in the J.D. Owens Survey, in exchange for conveyance to the City of a 76.084 acre tract of land situated in the H.T. & B.R.R. Company Survey, Abstract 397. Parcels SY24-044A, SY24-044B, SY24-044C, and LY23-014

RECOMMENDATION: It is recommended City Council approve an ordinance authorizing a Purchase and Sale Agreement between the City of Houston and the City of Bellaire for the sale of: 1) a ± 4.544 acre tract of land, 2) a ± 6.537 acre tract of land, and 3) a ± 2.069 acre tract of land, all being out of a 60.891 acre tract conveyed to City of Houston by Frank K. Meyer by deed dated April 30, 1954, recorded under Volume 2746, Page 619, in the J.D. Owens Survey, in exchange for conveyance to the City of a 76.084 acre tract of land situated in the H.T. & B.R.R. Company Survey, Abstract 397. Parcels SY24-044A, SY24-044B, SY24-044C, and LY23-014

SPECIFIC EXPLANATION: The City of Houston (Houston) acquired the 60.891 acre tract by deed in 1954 for the Southwest Wastewater Treatment Plant site. Houston Public Works - Houston Water - Drinking Water Operations (DWO) owns and operates the Southwest Wastewater Treatment Plant (Southwest WWTP) located at 4211 Beechnut Street, Houston, Texas 77096. DWO determined that the three tracts (Parcels SY24-044A, SY24-044B, and SY24-044C) that are outside the boundary of the Southwest WWTP were surplus to its needs and transferred the three tracts to Houston Public Works - Transportation and Drainage Operations (TDO). TDO has declared the three tracts as surplus to its needs and determined that the tracts may be sold to the City of Bellaire. The City of Bellaire (Bellaire) is the owner of a 76.084 acre tract of land located at 9720 Ruffino Road, Houston, Texas 77031, and a wastewater treatment plant located at 4401 Edith Street, Bellaire, Texas 77401.

Houston desires to acquire the property located at 9720 Ruffino Road from Bellaire for the expansion of a regional stormwater detention project to help mitigate flooding in Houston. In 2022, Houston acquired a 73.081 acre tract from the City of West University Place adjacent to LY23-014 for the Ruffino Hills Detention Pond site under WBS M-430296-0019-2. The two contiguous tracts of land will contain approximately 149.165 acres. Bellaire desires to acquire Parcels SY24-044A, SY24-044B, and SY24-044C, for a regional stormwater detention project to help mitigate flooding in Bellaire and the Gulfport area of Houston. Bellaire desires to send its wastewater flows to the Southwest WWTP for treatment by Houston for the purpose of redeveloping the existing Bellaire WWTP site for the regional stormwater. Houston is willing to accept Bellaire's wastewater flows for treatment at the Southwest WWTP under the terms and conditions set forth in a Sanitary Service Agreement to be executed at the closing of the real property. Bellaire will be given a credit of \$5,140,000.00 against the impact fees owed under the Agreement.

The City of Houston will sell to the City of Bellaire:

Parcels SY24-044A

197,935 square feet of fee-owned land	\$3,310,000.00 (R)
Valued at \$17.00/PSF less \$56,800.00 in demolition costs	

Parcel SY24-044B

284,764 square feet of fee-owned land	\$3,880,000.00 (R)
Valued at \$13.75/PSF less \$33,600.00 in demolition costs	

Parcel SY24-044C

90,120 square feet of fee-owned land	\$1,420,000.00 (R)
Valued at \$15.75/PSF	

TOTAL SALE:	\$8,610,000.00
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In addition, the City of Houston will apply a credit to the City of Bellaire:

Impact Fees Assessed for FY2025	\$5,140,000.00
TOTAL SALE AND CREDITS:	\$13,750,00.00

In exchange, the City of Bellaire will convey to the City of Houston:

Parcel LY23-014

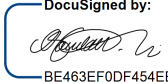
3,314,208 square feet of fee-owned land	\$11,600,000.00 (R)
Valued at \$3.50/PSF	

In addition, City of Bellaire will share in a one-time improvement cost for the Cypress Ditch:

Bellaire's one-time improvement to Cypress Ditch	\$2,150,000.00
TOTAL CONVEYANCE AND OTHER GOODS:	\$13,750,000.00

Since Houston and Bellaire have a mutual desire to improve regional stormwater detention needs by facilitating the construction of the two projects through an exchange of real property, it is recommended City Council approve an ordinance authorizing a Purchase and Sale Agreement between the City of Houston and the City of Bellaire for the sale of: 1) a ±4.544 acre tract of land, 2) a ±6.537 acre tract of land, and 3) a ±2.069 acre tract of land, all being out of a 60.891 acre tract conveyed to City of Houston by Frank K. Meyer by deed dated April 30, 1954, recorded under Volume 2746, Page 619, in the J.D. Owens Survey, in exchange for conveyance to the City of a 76.084 acre tract of land situated in the H.T. & B.R.R. Company Survey, Abstract 397.

FISCAL NOTE: Revenue for this item is included in the FY2026 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

DocuSigned by:

 6/25/2025
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Randall V. Macchi, JD
 Director
 Houston Public Works

Amount and Source of Funding:

REVENUE
 FUND 8300
 Water and Sewer Operating Fund

Contact Information:

Name	Service Line	Contact No.
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ATTACHMENTS:

Description

LY23-014 Council District Map J
 Aerial Map - Beechnut - SYs
 SY24-044 Council District Map
 LY23-014 Aerial Map

Type

Backup Material
 Backup Material
 Backup Material
 Backup Material