



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:
District F
Item Creation Date: 7/3/2019

20UPA387 - TJM Real Estate Management

Agenda Item#:

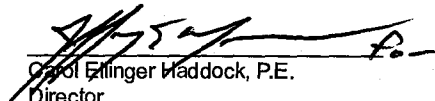
Background:

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).

TJM Real Estate Management Application: TJM Real Estate Management is seeking a Municipal Setting Designation (MSD) for 3.0561 acres of land located at 3930 Westholme, Houston, TX 77063. The contamination consists of tetrachloroethylene, trichloroethylene, vinyl chloride and 1,1-dichloroethene. Litton Resources operated on the subject property in the 1980s and 1990s. Chlorinated solvents were used in their operations and stored onsite. A licensed Professional Geologist has certified that the area of contamination has been thoroughly investigated, is fully delineated and is stable.

TJM Real Estate Management 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 May 29, 2019 at the Sharpstown Community Center, and a public hearing was held on June 13, 2019 during the Regulation 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 TJM Real Estate Management site located at 3930 Westholme, Houston, TX 77063, and support issuance of an MSD by the Texas Commission on Environmental Quality


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ATTACHMENTS:

Description	Type
RCA Attachments #2017-104-WHO	Backup Material