



City of League City, TX

300 West Walker
League City TX 77573

Text File

File Number: 14-0083

Agenda Date: 2/11/2014

Version: 1

Status: Draft

In Control: Land Management

File Type: Agenda Item

Title

Hold a public hearing on a Special Use Permit, SUP13-05 (BridgeTex Pipeline), to construct a pipeline within an existing 100-foot wide easement being approximately 16,310 feet in length and containing approximately 32.4 acres on property zoned "OS" (Open Space) and "OS-CRC" (Open Space with a Commercial Revitalization Overlay), generally located north and south of Farm to Market Road 518, League City Parkway and Farm to Market Road 646, west of Highway 3 in the City of League City (Director of Planning & Development)

Planning & Zoning Commission recommended approval 6-0-0, on January 6, 2014.

..Background:

This item will allow for a public hearing in order to discuss and take action on a request for a Special Use Permit to construct a pipeline within the City, including a variance from casing requirements for pipelines placed under City rights-of-way (Sec. 42-383.c). The Planning & Zoning Commission has further requested that the following three conditions accompany approval of an SUP:

1. Bollards shall be installed around the perimeter of the valve station site outside of the fencing.
2. The Contractor must provide at least 48 hours notice to the Oil & Gas Coordinator prior to crossing any water mains measuring 24 inches or larger, in support of Water Production's request to be on-site during these crossings.
3. The applicant must provide as-built drawings to the Planning and Emergency Management departments upon completion of the pipeline.

Once an SUP is granted by City Council, the applicant must apply and receive a pipeline permit from the City to construct and operate the pipeline.

The proposed pipeline is to be located within the existing Centerpoint Energy/Interurban Right-of-Way easement, and will transport unrefined crude oil to the Houston area. It will begin near Colorado City in northern Texas, and will extend southeast to Texas City. The pipeline alignment in League City follows the existing 100-foot wide easement corridor. There are several other pipelines already located within the corridor. The proposed pipeline itself will be located within a 24-inch wide easement. The pipe will be buried to a minimum depth of least four feet and to a minimum depth of seven feet under all City right-of-ways, as required by the City ordinance (Sec. 42-383.d); however, in some places the pipeline will be as deep as 36 feet below ground. The pipeline has been designed to withstand pressure as high as 60,000 PSI, but will operate at a maximum operating pressure of 970 PSI. In addition, the pipeline will have an epoxy coating to prevent corrosion.

The applicant has proposed installing a valve station approximately 588 feet south of West Walker Street. The valve station will be the only above-ground portion of the pipeline, and it will stand approximately 14 feet above grade. It will be located within a fenced enclosure, which will measure approximately 50 feet long and 30 feet wide. The applicant has proposed installing an eight-foot chain

link fence with an additional three strands of barbed wire atop the fence. The property to the north and east of the proposed valve site is zoned "PS". This is also the location of the future League City Public Safety Building, which is currently under construction. To the south and west of the proposed valve site is vacant land which is zoned "OS". The nearest residence is approximately 665 feet to the east/northeast from the proposed valve site.

All road crossings will be installed using bore or directional drill method. The applicant is working to finalize the easement agreement with the City, as well as Galveston County and Clear Creek Independent School District. The applicant will be required to submit documentation that the easements were granted prior to obtaining the pipeline permit.

Origination:

Planning Department

Applicant: Hanna Jackson, Gullett & Associates

Owner: BridgeTex Pipeline Company, LLC

Attachments:

1. Data Sheet
2. Zoning Map
3. Excerpt of Minutes from January 6, 2014 Planning and Zoning Commission Meeting
4. Staff Report and Attachments

FUNDING

{ } NOT APPLICABLE

{ } Funds are available from Account # _____

{ } Requires Budget Amendment to transfer from Account # _____ to
Account # _____