

SUP 13-05 (BridgeTex Pipeline)

Request	A Special Use Permit to construct, operate, and maintain a 24-inch crude oil pipeline within an existing 100-foot wide Centerpoint Energy / Interurban Right-of-Way easement
Applicant	Hannah L Jackson, Gullet & Associates
Owner	Rick Katterhenry, BridgeTex Pipeline Company, LLC
Site Description	The Centerpoint Energy / Interurban Right-of-Way easement, being approximately 32.4 acres of property Coned "OS" (Open Space) and "OS-CRC" (Open Space with a Commercial Revitalization Overlay)
Location	Generally located west of SH 3 and east of I-45, and extending a distance of approximately 3 miles from Clear Creek on the north to the City Limits south of FM 646 on the south.
City Council	Public Hearing & First Reading – January 14 th ; Second Reading – January 28 th
Citizen Response	416: Notices mailed to property owners within 500 feet 0: Letters of support received 0: Letter of opposition received
Attachments	1. Aerial map of pipeline showing proposed location of valve station 2. Zoning map/ property owner notification map 3. Photographs of pipeline corridor and proposed valve site

The Commission should consider the following criteria in its deliberation, which shall be utilized to substantiate its findings. To determine the extent to which the proposed use would be compatible with surrounding properties, the surrounding land uses and the performance impacts of the additional pipeline should be considered. Special Use Permits may allow certain uses of land, buildings or structures where adequate measures can be taken to assure compatibility with surrounding uses, public need and the City as a whole.

Pipeline Description An SUP is required as a result of requirements in Chapters 42 and 125 of the League City Code of Ordinances. 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 pipeline 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 applicant indicates that construction in League City is anticipated to begin in February 2014 and will be completed in 12 months. **If you would like a disc containing digital copies of the supporting documentation for the proposed pipeline, please contact the Planning Department at (281) 554-1079.**

The pipeline alignment follows the existing 100-foot wide Centerpoint easement corridor. There are several other pipelines already located within the corridor. The applicant indicates that this alignment is most preferable due to the location within the existing Centerpoint easement. The proposed pipeline itself will be located within a 24-inch wide easement. The pipe will be buried to a depth of at least 4 feet, and to a depth of at least 7 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 alignment sheets provided by the applicant show the exact depths of the pipeline throughout League City. Please contact the Planning Department if you would like a disc containing digital copies of the proposed alignment sheets.

The pipeline has been designed to have a maximum yield strength of 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 is requesting a variance to the requirement that all pipelines under City right-of-ways be cased (Sec. 42-383.c). 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.

Site Attributes & Surrounding Area	The character of the surrounding area around the pipeline corridor transitions between rural/suburban and urban throughout the League City. The urban character is typically located where the pipeline crosses FM 518, League City Parkway and FM 646 with the rural/suburban character located in between. The vegetation along the proposed project through League City and within the maintained corridor consists mainly of planted perennial grass. Most of the alignment of the pipeline will be in areas where the land was already cleared since the pipeline runs within existing easements and power line easements.
Valve Station Description	<p>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 8-foot chain link fence with an additional three strands of barbed wire atop the fence. It is preferred that bollards be installed around the fence to prevent tampering with the valve station.</p> <p>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.</p>
Pre-Application Conference	On August 8, 2013, BridgeTex Pipeline Company, LLC conducted an informational neighborhood meeting, as required by City ordinance. Approximately 8 citizens attended.
Pipeline Alignment	Staff has reviewed the proposed alignment sheets and road crossings and finds that they meet the minimum standards of the pipeline ordinance. If you would like to see the alignment sheets or road crossings, please contact the Planning Department.
Access Roads	The applicant indicates that access to the pipeline for construction will be from several pre-established state (TxDOT) and municipal roadways, including I-45, SH 96 (League City Parkway), SH 3, FM 518, Walker Street, and McKibben Lane. The applicant has requested to use a preexisting railcar bridge near the intersection of W. Independence Ave and Idaho Ave. The applicant will be coordinating with the Public Works Department and the Engineering Department to work out the specific details regarding the locations of access as well as to ensure that the temporary bridge is structurally sound. If the applicant utilizes municipal roadways, Access Maintenance and Road Damage fees will be assessed. The fees are determined by Public Works prior to issuance of the Pipeline permit.
Environmental Impact	No hazardous materials, federally protected species or cultural resources were found as a result of a Phase I Environmental Survey. Impact to the wetlands near Clear Creek will be minimized by utilizing the horizontal directional drilling method. The applicant states that the portions of the right-of-way that will necessitate open cutting will be returned to as near as possible preconstruction contours.
Nuisances	The applicant has indicated that there will be some noise generated during the installation of the pipeline, but none that will exceed allowable intensity levels. It is not anticipated that any objectionable or offensive odors will be generated by the proposed project. During operation of the pipeline any if a leak happened it would be detected via the 24-hour computer monitoring of the pipeline. The applicant indicates that, under normal conditions, the valve station will not make any noise. The applicant indicates that no construction methods will be utilized to create vibrations and no noticeable ground vibrations that can be detected without an instrument will be generated as a result of the proposed project.
Safety Measures	According to the United States Department of Transportation, pipelines are considered safer as a result of better materials and testing methods in which to verify integrity of the pipeline. The applicant has indicated that the pipeline will be designed, installed, tested, operated and maintained to meet or exceed regulatory standards established by the Pipeline and Hazardous Materials Safety Administration of the U.S. Department of Transportation and the Texas Railroad Commission.

BridgeTex Pipeline Company, LLC is in the process of generating a specific Emergency Response Procedures Manual for the pipeline. However, examples of the required safety procedures were submitted and have been reviewed by the Planning Department. If you would like to review examples of the Spill Prevention Control Plan, Emergency Action Response Plan, Risk Management Assessment, Hazard Mitigation Plan, or Incident Reports in their entirety, please contact the Planning Department.

Water & Sewer The Engineering Department has determined that public utilities are not necessary for the proposed use. However, water will be needed for equipment during construction of the pipeline. In addition, Water Production has indicated that the pipeline will be crossing several major municipal waterlines and has requested to be on-site when crossing the 24 and 42-inch water mains. As a result, a condition has been requested for the SUP.

Chapter 42 Environmental Code Article V. of Chapter 42 of the Code of Ordinances establishes the procedures for obtaining a pipeline permit. This is a separate review that is conducted by a Technical Advisor who is an expert in pipeline construction. The permit cannot be issued until a Special Use Permit has been approved by City Council and the pipeline requirements of Chapter 42 have been met.

Public Benefit vs. Imposed Hardship Based upon the information provided, the Commission will have to determine “the gain to public health, safety, welfare, due to denial of this application as compared to the hardship imposed upon the owner as a result of denial of the application.” It should be noted that the pipeline company has been given the authority to condemn property for the purposes necessary for the installation of this pipeline.

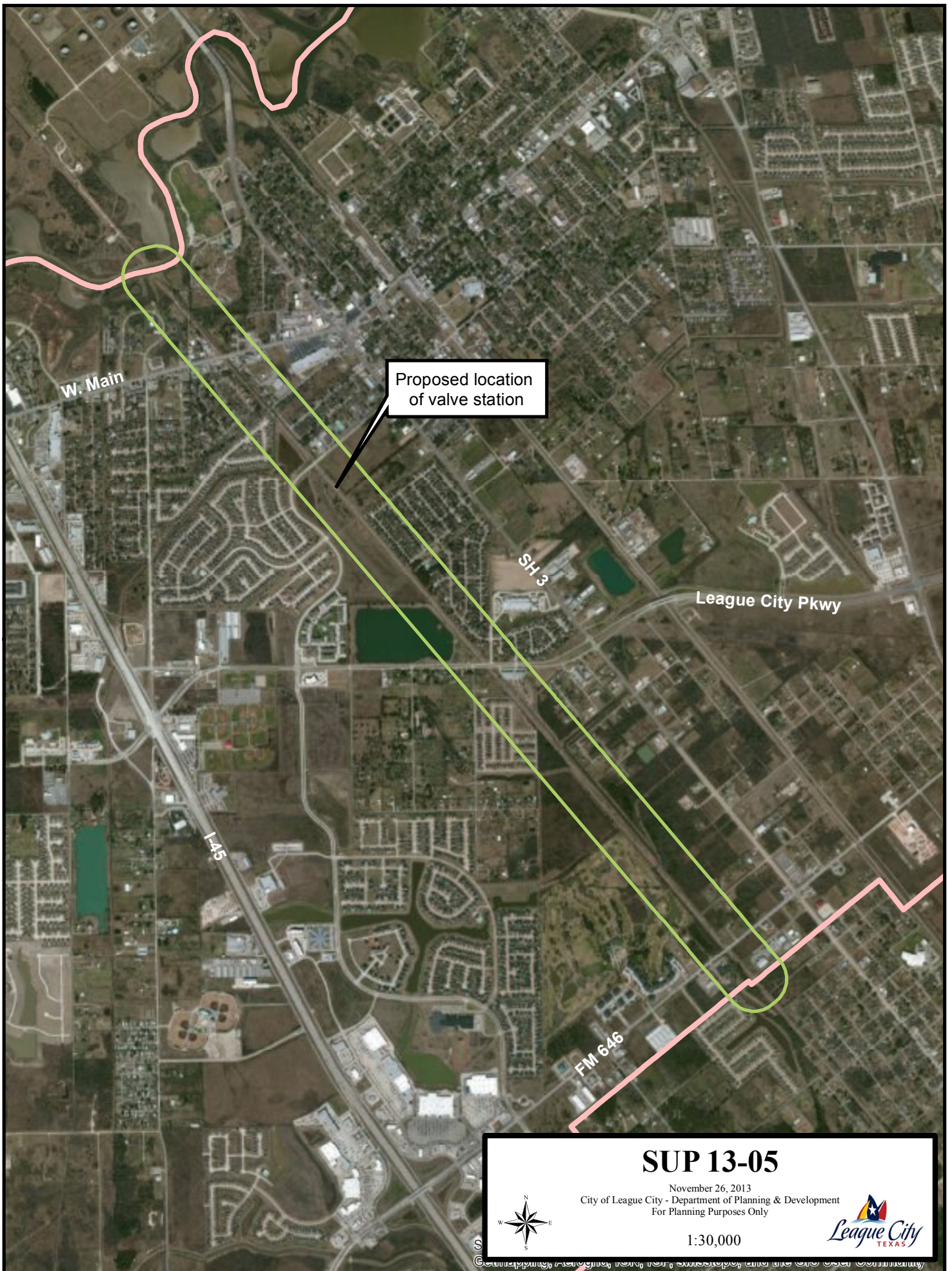
Chapter 125-90.H. outlines three items of consideration that the Planning and Zoning Commission and City Council shall decide when hearing a Specific Use Permit request:

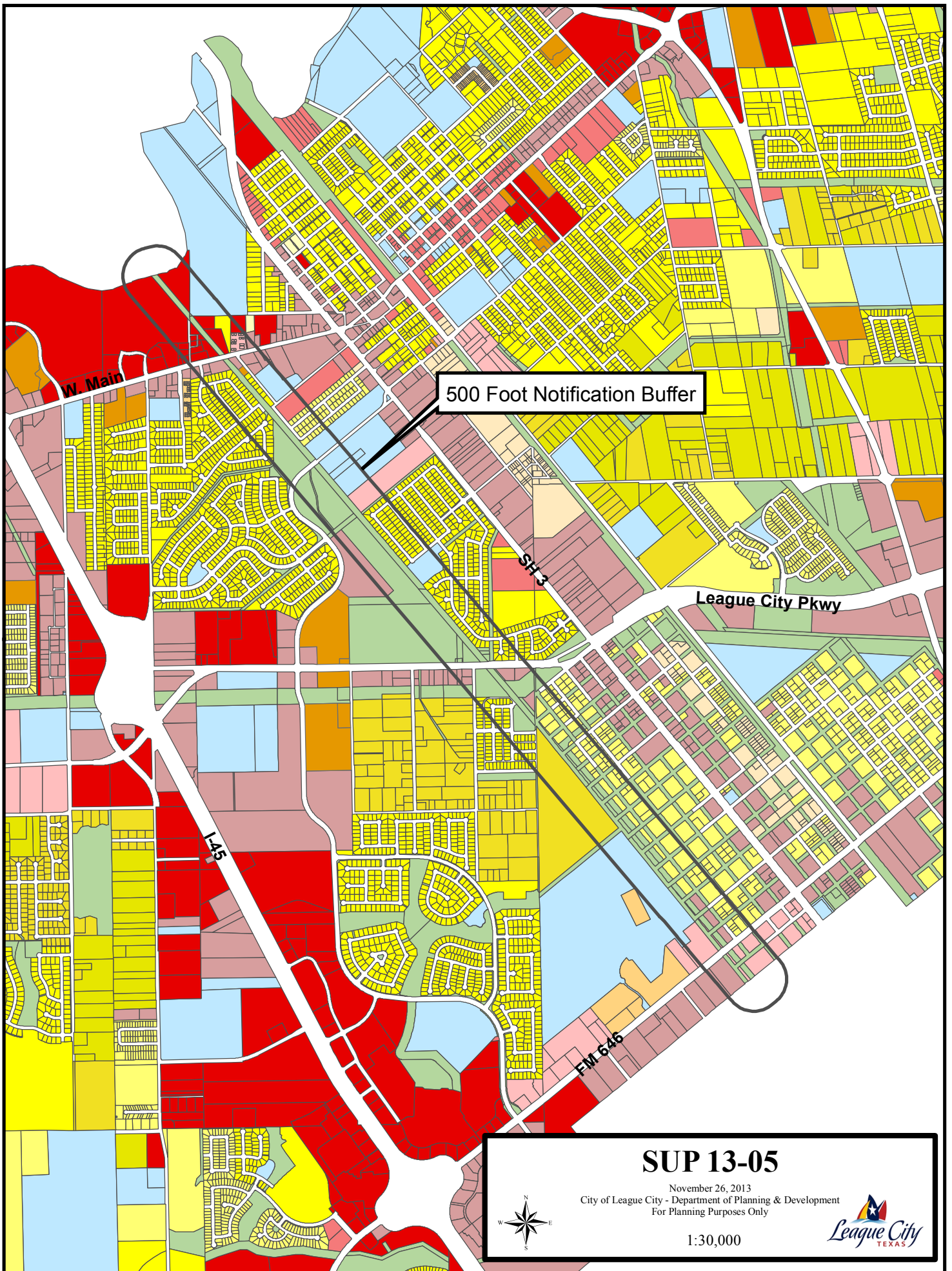
- A. Whether the operations of the proposed pipeline are reasonable under the circumstances and conditions prevailing in the area considering the particular location and the character of the improvements located there.
The pipeline is proposed to be located within an existing 100-foot wide Centerpoint Energy easement to minimize the proximity with protected uses and where at least five other pipelines are located.
- B. Whether there are other alternative pipeline alignment locations.
As previously mentioned, the proposed pipeline is being located in an existing energy corridor where the proposed pipeline alignment is routed to minimize the distance within the City.
- C. Where the operations are consistent with the health, safety and welfare of the public when and if conducted in accordance with the pipeline operation permit conditions to be imposed.
The operator will be required to meet all federal and state requirements as well as Chapter 42 along with any conditions placed on this SUP request.

Potential SUP Condition

- 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 Department and Emergency Management Department upon completion of the pipeline.

If you would like to request a disc containing the supporting documentation for the pipeline, or if you need any additional information, please contact Wallis McMillin, Planner at (281) 554-1079 or at wallis.mcmillin@leaguecity.com.





SUP 13-05

November 26, 2013
City of League City - Department of Planning & Development
For Planning Purposes Only



1:30,000



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(BridgeTex Pipeline)
Planning and Zoning Commission



PHOTOGRAPH 1



Looking southeast from W. Walker St. toward the location of the proposed valve station

PHOTOGRAPH 2



Looking northwest from the site of the proposed valve station toward W. Walker St.

PHOTOGRAPH 3



Looking south from the site of the proposed valve station toward the adjacent parcel zoned "OS"

PHOTOGRAPH 4



Looking north from the site of the proposed valve station toward the future League City public safety building, zoned "PS"