



**EXCERPT MINUTES
CITY OF LEAGUE CITY
PLANNING AND ZONING COMMISSION
Monday, December 21, 2015 at 6:00 P.M.
COUNCIL CHAMBERS
200 W WALKER ST.**

I. Call to Order and Roll Call of Members

Douglas Turner opened the meeting at 6:00 PM.

Members Present:

Doug Turner, Chair
Ron Wicker
William Arnold
Richard McCullough
Nghiem Doan, Ex Officio, City Attorney
Earl Smith, Ex Officio, City Engineer

Members Absent:

Gary Walding

Planning Staff:

Richard Werbiskis, Assistant Director of Planning & Development
Ryan Granata, Planning Manager
Paul Menzies, Director of Planning and Development

II. Public Hearing

- A.** Hold a public hearing and take action on a Special Use Permit, **SUP15-05 – Dow Hydrocarbons & Resources Pipeline**, to allow for the construction of an underground pipeline on properties zoned “OS” (Open Space), “CG” (General Commercial) and “RSF-10” (Residential Single Family with a Minimum Lot Size of 10,000 square feet), being located in the Centerpoint corridor, generally north and south of League City Parkway, south to the existing city limits of League City, north of FM 646, west of SH 146.

Ryan Granata, Planning Manager, presented for the City of League City, and City staff recommended approval of the SUP, with the following conditions: 1.) The Special Use Permit shall expire after a period of 12 months beginning upon the date of the adoption of the SUP ordinance if no building permits are issued for development of the site, 2.) The pipeline shall be constructed in conformity to the plan and profile, in terms of location, size, and depth, and the pipeline will be a 12-inch underground pipeline with a minimum depth of 4 feet below grade, 3.) The uses permitted on site will be limited to those permitted in the base zoning district and identified by the Special Use Permit which are for the construction of an underground pipeline, and 4.) The issuance of a pipeline permit by the Building Department shall be required prior to the commencement of construction of the pipeline.

Mr. Wicker asked how close the pipeline would be to the nearest residential, and if any resident had responded to the notification. Mr. Granata stated that the applicant mailed out letters twice to the surrounding residents, and there have been no complaints.

Mr. Wicker asked if there are setback requirements for residential properties near pipelines. Mr. Granata stated no.

Mr. Wicker asked if the City was going to work on creating safety controls for setbacks on pipeline easements. Mr. Granata stated that work was done on the Oil and Gas Ordinance; however, due to actions

taken by the City Council, work on the ordinance has not proceeded. Mr. Granata commented that the work on the ordinance did not include pipelines.

Mr. Wicker asked for the purpose of the offset that is not within the easement. Mr. Granata stated that was the City Limit line.

Mr. Wicker asked the applicant what other City's had approved the pipeline. Chico Negual, Wood Group Mustang, representing Dow Hydrocarbons and Resources, LLC, stated they received a pipeline permit from Kemah and Mont Belvieu, they are on the agenda to receive a permit from Baytown, Seabrook and La Porte in January, and are working with Texas City, and other cities to get the permits together.

Mr. Wicker asked what the working pressures are on the line. Jeff Hooks, Construction Manager with DOW, stated that the Maximum Operating Pressure (MOP) would be 2160, and be somewhere in the 1700 to 1800 pound range.

Mr. Arnold asked what kind of pipeline was being built and pressure. Mr. Hooks stated that the pipeline was a Design Factor, has a .5 safety factor, is good for 4300 pounds, and would be operating at 50 percent of its maximum pressure capability.

*The public hearing was opened at **6:19 P.M.***

*The public hearing was closed at **6:20 P.M.***

Mr. Arnold made a motion to approve the Special Use Permit, SUP15-05 – Dow Hydrocarbons & Resources Pipeline, with the conditions recommended by City staff.

Mr. McCullough seconded the motion.

*The motion passed unanimously by a vote of **4-0-0**.*