
Special Use Permit SUP15-05 (Dow Hydrocarbons & Resources Pipeline)

Request	<p>Hold a public hearing and make a recommendation to City Council on Special Use Permit Application, SUP15-05 (Dow Hydrocarbons & Resources Pipeline), to permit the construction of an underground pipeline.</p> <p>The applicant proposes to construct a 12-inch underground pipeline, approximately 10,400 feet in length within the Centerpoint Transmission Corridor, located west of State Highway 146, parallel to the eastern city limits of League City, crossing League City Parkway (SH 96) and extending southwards to the southeastern city limits of League City.</p> <p>A Special Use Permit (SUP) is being requested in accordance with Section 125-90.H. because <i>Pipeline</i> uses require special use permits on all properties in the City of League City.</p>
Applicant	Chico Negual – Wood Group Mustang, Representing Dow Hydrocarbons and Resources, LLC
Owner	(1) Centerpoint Energy; (2) Theodore H. Strauss Trustee; (3) Weems & Kelsey Management Company
Acreage	69.17 acres
Location	Within the Centerpoint transmission corridor, approximately 250 feet west of and parallel to SH 146, parallel to the eastern city limits of League City, crossing League City Parkway (SH 96) and extending southwards to the southeastern city limits of League City.
City Council	Public Hearing & First Reading – <i>January 12th, 2016</i> ; <i>Second Reading – January 26th, 2016</i>
Citizen Response	56 – Notices Mailed to Property Owners within 500 feet 0 – Letters of Support Received 0 – Letter of Opposition Received
Attachments	1. Property Owner’s Notification Map / Zoning Map 2. Aerial Map 3. Plan and Profile

Background Pipelines that are installed or modified within the City of League City require the approval of a Special Use Permit by the City Council. This Special Use Permit is in addition to the required Pipeline Permit, for the installation and operation of a pipeline, which is reviewed and issued by City staff after the approval of a Special Use Permit.

This pipeline is part of an overall pipeline project which is installing a 12-inch pipeline that runs 78 miles from Mont Belvieu to Freeport. The pipeline is proposed to be placed underground and will transport ethane.

May 21, 2015 – Applicant holds a neighborhood meeting to discuss the proposed SUP application. No one attends and no comments are received by applicant.

May 29, 2015 – Applicant submits and application, fee and documentation for an SUP to the Planning

Department.

June 22, 2015 – City staff provides comments to applicant.

October 19, 2015 – Applicant resubmits materials for review, planning staff recommend holding a new neighborhood meeting due to changes in ownership of some adjacent properties.

November 29, 2015 – Public hearing notice is published in the newspaper.

November 30, 2015 – Planning staff sent out public hearing notices to the surrounding property owners and installed public hearing signs on the subject property.

December 1, 2015 – Applicant holds new neighborhood meeting, one person is in attendance, no new comments are generated.

December 21, 2015 – The Planning and Zoning Commission is scheduled to hold a public hearing and forward a recommendation to City Council.

January 12, 2016 – City Council is scheduled to conduct public hearing and consider request on first reading.

January 26, 2016 – Subject to approval on first reading, City Council to consider request on second reading.

Site and Surrounding Area

The project site is within the 300 foot wide Centerpoint transmission easement. The easement includes several other existing underground pipelines. The subject site is grass and scrub covered and free of trees. East of the subject site is SH 146; while west of the site is a mixture of single-family residential and undeveloped agricultural land.

Direction	Surrounding Zoning	Surrounding Land Use
North	City of Kemah	Centerpoint Transmission Easement
South	Unincorporated Galveston County	Centerpoint Transmission Easement
East	ROW	State Highway 146
West	City of Kemah, League City ETJ, "RSF-5-PUD", "RSF-7-PUD", "RSF-10", "RSF-5"	Undeveloped agricultural land, Mar Bella Subdivision

Traffic Impacts and Access

Primary access to the pipeline will be via access from SH 96. Two gravel access roads in the southern portion of the easement provide direct access to SH 146.

SH 96

	Current Conditions	Proposed Conditions
<i>Roadway Type</i>	Major Arterial	Major Arterial
<i>Right-of-way Width</i>	200 Feet	As Determined by TxDOT
<i>Pavement Width and Type</i>	Four-lane, 22-foot width each way, asphalt with 24-foot grass median.	As Determined by TxDOT

**Land Use
Analysis**

The property is zoned predominately “OS-PUD” (Open Space with a Planned Unit Development Overlay), with “CG-PUD” (General Commercial with a Planned Unit Development Overlay) directly south of SH 96. One property within the subject area is zoned “RSF-10” (Residential Single Family with a Minimum Lot Size of 10,000 Square Feet). A pipeline permit will be required to be issued from the Building Department prior to the commencement of construction on the pipeline.

The site is within an existing utility easement with existing high-tension transmission lines and underground pipelines. It is not anticipated that the construction of a new underground pipeline will have a negative impact on the surrounding land uses or character of the area. The closest above-ground valve stations on the pipeline are approximately ¾ mile north of the League City northern city limits and approximately 3 miles south of the League City southern city limits. The pipeline will be buried 4 feet below grade as required by ordinance and 10 feet under the roadbed of SH 96.

**Special Use
Considerations**

The Planning and Zoning Commission and the City Council shall consider the following in deciding whether to grant a Special Use Permit for a pipeline:

1. The operations proposed are reasonable under the circumstances and conditions prevailing in the area.

The area is an existing utility corridor with existing high-tension transmission lines and underground pipelines. The addition of another underground pipeline is reasonable considering the proximity of other pipelines. Furthermore, the location of the corridor at the far eastern limits of the city minimizes any impact on the City as a whole.

2. Other alternative pipeline alignment locations.

The proposed pipeline is located within an existing utility corridor and adheres to regulatory agencies request that new pipelines seek to avoid and/or minimize impacts to the natural resources in an area. There are no other utility corridors located in the general area.

3. Operations are consistent with the health, safety and welfare of the public.

The proposed pipeline has been reviewed by the Fire Marshal as well as the Emergency Operations Coordinator. The applicant also has an approved application through the Texas Railroad Commission. A pipeline permit will be required before the commencement of construction. This permit will require the submittal of documents that will address environmental management, emergency management, safety management, and access management.

**Staff
Recommendation**

Staff recommends approval of the Special Use Permit subject to the conditions listed below:

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. 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.
4. The issuance of a pipeline permit by the Building Department shall be required prior to the commencement of construction of the pipeline.

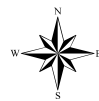
For additional information, you may contact Ryan Granata, AICP, Planning Manager at 281-554-1097 or at ryan.granata@leaguecity.com.





Aerial Map

City of League City
Department of Planning & Development
For Planning Purposes Only

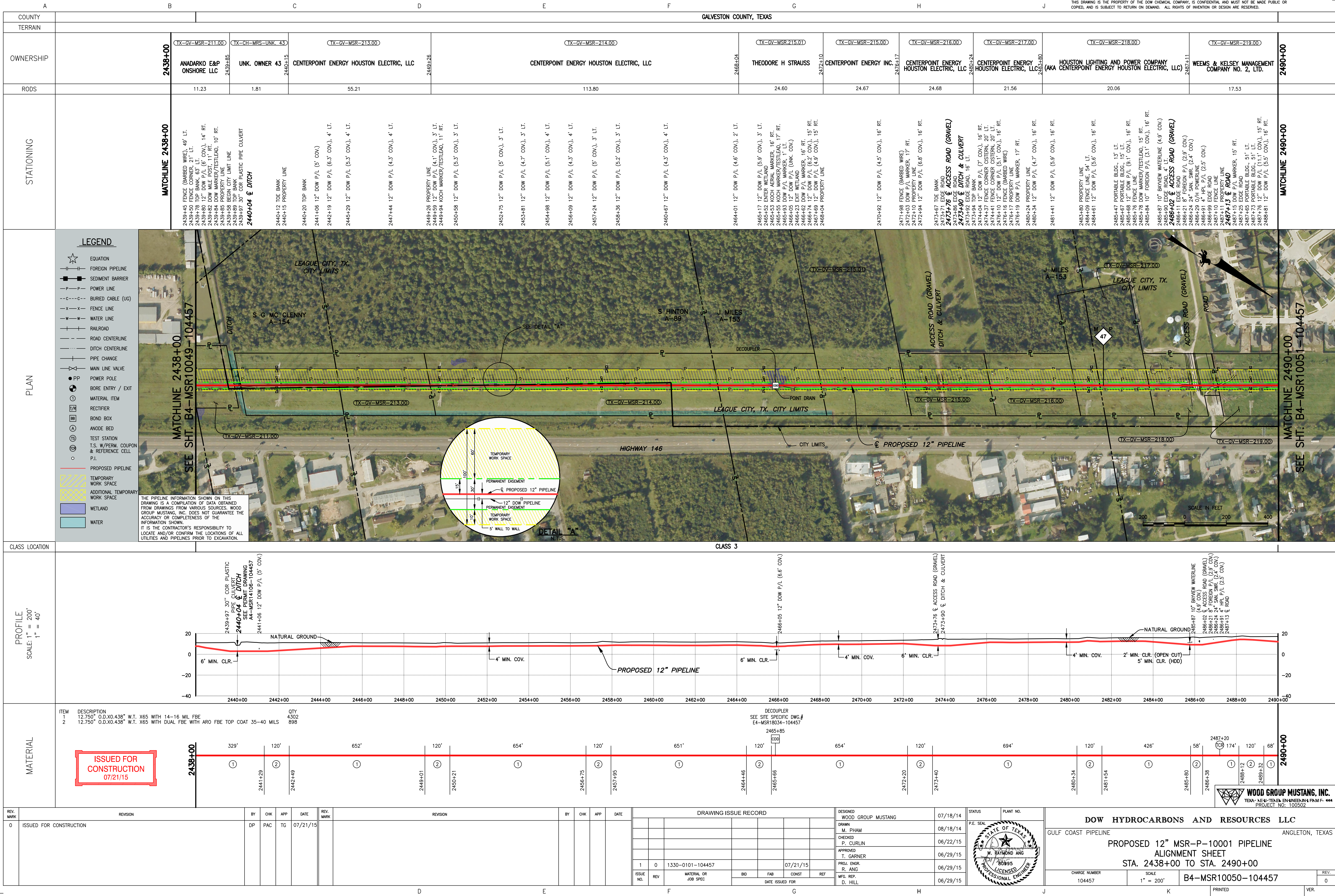


1 inch equals 913 feet



1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10

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INSTRUCTIONS