

Staff Report



Zoning Case SUP09-16R1 (Perr Drill Site)	
City Council Meeting Date: 10-28-14	Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider an amendment to Zoning Case SUP09-16R1 for gas drilling.

PRIOR BOARD OR COUNCIL ACTION

On November 11, 2009, the Planning and Zoning Commission recommended approval of Zoning Case SUP09-16 by a vote of 7-1-0, with the stipulation that the frontage on South Cooper Street adhere to the City's streetscape standards.

On January 12, 2010, City Council approved Zoning Case SUP09-16 for the Perr Drill Site by a vote of 6-3-0, with the stipulation that the frontage on South Cooper Street adhere to the City's streetscape standards.

On August 17, 2010, City Council approved Gas Well Permits GW10-48, GW10-49, GW10-50, GW10-51, and GW10-52 for the Perr 1H, 2H, 3H, 4H, and 5H wells by a vote of 8-0-0.

On September 17, 2014, the Planning and Zoning Commission recommended denial when a motion to approve Specific Use Permit SUP09-16R1 failed by a vote of 4-4-0.

On October 14, 2014, the City Council approved Resolution Number 14-269 calling a public hearing on October 28, 2014 for Zoning Case SUP09-16R1 by a vote of 7-0-1.

ANALYSIS

Request

The applicant, Enervest Operating, LLC, requests to amend the SUP by establishing the location of a drill zone for gas drilling on a 2.988-acre tract of land zoned Light Industrial (LI); addressed at 2825 South Cooper Street, generally located north of West Mayfield Road and east of South Cooper Street.

The site is developed as a gas well site and currently contains five wellheads (Perr 1H-5H) with supporting equipment. The operator plans to drill three wells in the first quarter of next year. Due to the fluctuating demand of natural gas and market prices, the applicant does not have an estimated timeframe of when all drilling activities will be complete.

Public Meeting

Per Gas Drilling and Production (GD&P) Ordinance No. 11-068, no more than thirty (30) days prior to the public hearing, the operator shall hold a public meeting with property owners, residents and neighborhood associations.

On September 15, 2014, the operator held a public meeting for the Perr Drill Site. The meeting provided an overview of the drill site regarding the proposed specific use permit request, future drilling plans, and lease and royalty information. City staff attended this meeting.

Proximity to Protected Uses and Other Drill Sites

The submitted site plan illustrates that the calculated distance from the proposed drill zone meets the minimum 600-foot setback requirement for protected uses.

The closest residential structure is approximately 1,000 feet east of the proposed drill zone. The closest school (Gunn Junior High School) is approximately 3,000 feet west and the nearest park (Vandergriff Park) is approximately 2,250 feet east of the proposed drill zone. The school district was notified regarding this application and they did not provide site related comments to the City. There are three other active drill sites located within two miles of the subject site-O'Day Drill Site, Galletta Drill Site and Dosckocil Drill Site.

Landscaping/Screening

Per GD&P Ordinance No. 11-068, Tier 2 landscaping and screening is required for industrial zoned districts. The operator has installed the required landscaping as well as a solid masonry wall around the perimeter of the drill site, which exceeds the Tier 2 screening requirement.

Tier	Landscaping	Perimeter Fencing
2	<ul style="list-style-type: none"> • 20-foot transitional buffer around drill site • 10-foot wide streetscape setback with street trees 	<ul style="list-style-type: none"> • 8-foot tall ornamental iron fence with masonry columns around the perimeter of the drill site • Installation of gate

The owner/operator will be responsible for the installation, preservation, and maintenance of all landscaping and physical features shown on the site plan.

Water Source

The applicant is proposing to purchase water from the City of Arlington to serve as the site's water source for drilling and fracing operations. A description of the water source and estimate of the total water volume needed will be reviewed during the gas well permit stage. There is no frac pond proposed for this site.

Transportation Route

The transportation route commences at Interstate 20 Highway (I-20). From I-20, take the Cooper Street (FM157) north exit and travel approximately 1.75 miles north to the site entrance driveway on the east side of Cooper Street. To exit the site, turn right from the entrance driveway and drive north on Cooper Street approximately 0.85 miles to Pioneer Parkway, turn right on Pioneer Parkway and travel east to State Highway 360.

Pipeline Route

The pipeline connection is to the existing DFW Midstream lateral located to the northeast of the site.

Compliance

The site is in full compliance.

Conclusion

Per the Zoning Chapter of the Code of the City Arlington Ordinance No. 11-065, Specific Use Permits for gas drilling shall be reviewed every five years from the date of City Council approval.

The site is currently an operating drill site. The request for a drill zone is to outline the boundary of where wells are to be drilled, as outlined in the GD&P Ordinance. Additional permits for gas drilling will require a Gas Well Permit which must also comply with the standards outlined in the GD&P Ordinance.

ADDITIONAL INFORMATION

Attached:

Ordinance with Exhibits A & B
Case Information with P&Z Summary
Letters of Opposition

Under separate cover:

None

Available in the City Secretary's office:

None

STAFF CONTACTS

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