

# Staff Report



Specific Use Permit SUP08-31R1 (Cornerstone Drill Site)	
City Council Meeting Date: 1-30-18	Document Being Considered: Ordinance

## RECOMMENDATION

Following the public hearing, consider amendment to a Specific Use Permit for gas drilling in order to establish a drill zone.

## PRIOR BOARD OR COUNCIL ACTION

On February 4, 2009, the Planning and Zoning Commission recommended approval of SUP 08-31 by a vote of 4-2-1, with the following stipulations:

- 1) Prior to any activity taking place on the drill site, a masonry wall will be constructed on the east side of the subject property facing Silver Maple Drive;
- 2) Any access to the drill site will be from Matlock Road at the intersection of Nathan Lowe Road;
- 3) That the applicant will construct, in accordance with the City of Arlington Thoroughfare Plan, a four-lane road from the intersection of Matlock Road and Nathan Lowe Road to Cravens Park Drive. A temporary road may be used to provide access to the site; however, the primary, four-lane road must be completed before the third well on the SUP site is drilled, or three years from the date the second permit is issued, whichever occurs first;
- 4) No ingress to or egress from the drill site is permitted to or from Cravens Park Drive either directly or indirectly; and
- 5) Trucks or other traffic accessing the drill site are prohibited from traveling on Nathan Lowe Road west of Matlock Road.

On March 10, 2009, City Council approved to table action on the requested specific use permit until the March 24, 2009 meeting, by a vote of 7-0-1.

On March 24, 2009, City Council approved first reading of this case by a vote of 8-0-1, subject to the Planning and Zoning Commission's stipulations, with a modification to the first and second conditions as outlined below:

- 1) Upon completion of the construction of the pad site, the east side of the masonry wall will be constructed; and
- 2) Access to the drill site will be via a drive extended from Matlock Road to the site driveway.

On April 7, 2009, City Council approved, SUP08-31 for the Cornerstone Drill Site by a vote of 9-0-0.

On August 4, 2009, City Council approved Resolution 09-213 by a vote of 8-0-1 for gas well permits GW09-11 and GW09-26; Cornerstone 1H and 2H, respectively.

On April 6, 2010, City Council tabled Gas Well Permit request (GW10-1) to the April 20, 2010, City Council Meeting.

On April 20, 2010, City Council approved Resolution 10-103 by a vote of 8-0-1 for gas well permit GW10-1; Cornerstone North 5H, respectively.

On January 17, 2018, the Planning and Zoning Commission recommended approval of Specific Use Permit SUP08-31R1 to establish a drill zone for gas drilling, by a vote of 8-0-0, with the following stipulations:

- 1) Any drilling stage commencement at the Cornerstone drill site be coordinated with operators of other gas well sites that utilize Matlock Road (Major Arterial), so the activities do not occur simultaneously.
- 2) Truck traffic, to and from the site, is restricted between the hours of 7:00 am and 9:00 am, as well as 3:00 pm and 5:00 pm.

**ANALYSIS**

**Request**

The applicant, Total E&P Barnett USA, LLC, requests to amend the SUP by establishing the location of a drill zone for gas drilling on a 4.614-acre tract of land addressed at 5427 Matlock Road (217 Cravens Park Drive), generally located east of Matlock Road and south of Southeast Green Oaks Boulevard.

Current zoning: Split-zoned as Residential Estate (RE) and Neighborhood Commercial (NC), with a Specific Use Permit (SUP) for gas drilling with Specific Use Permit for gas drilling operations

Requested zoning: RE and NC, amending the SUP for gas drilling operations to establish drill zone

The site is, currently developed as a gas well site. The site contains three wellheads (Cornerstone 1H, 2H and Cornerstone North 5H) with supporting equipment. The operator plans to drill three more wells on the site.

**Compliance**

Site is currently in full compliance with the Gas Drilling and Production Ordinance.

**Public Meeting**

On January 10<sup>th</sup> 2018, the operator held a Town Hall Meeting for the Cornerstone 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 Residential/School Structures and Parks**

The submitted site plan illustrates that the calculated distance from the drill zone does not meet the minimum 600-foot setback requirement for protected uses. However, per the Gas Drilling & Production (GD&P) Ordinance, this setback distance may be reduced by the City Council to not less than 300 feet. Total E&P Barnett USA, LLC is requesting a reduction in the setback distance from the proposed drill zone to 319 feet. The closest school (Ferguson Junior High School) is approximately 2,760 feet to the southeast and the nearest park (Cravens Park) is approximately 845 feet south of the proposed drill zone. The process to reduce the setback requires a super-majority affirmative vote of not less than seven (7) members of the City Council, as the applicant does not have written consent of 70 percent of the surface property owners.

The Cornerstone Site is located within two miles of six identified gas well sites. The attached location map illustrates the location of these sites.

**Landscaping/Screening**

Per GD&P Ordinance No. 11-068, Tier 1 landscaping and screening is required for non-industrialized zoned districts. The operator has installed the required landscaping. As the eastside of the site currently has a constructed masonry wall, the operator will complete construction of the solid masonry wall around the entire site at the completion of the first well.

	Tier 1
Landscaping	<ul style="list-style-type: none"> <li>• 40-foot transitional buffer around drill site</li> <li>• 10-foot wide streetscape setback with street trees</li> </ul>

Perimeter Fencing	<ul style="list-style-type: none"> <li>• 8-foot tall masonry wall with 75% opacity around the perimeter of the drill site</li> <li>• Installation of gate</li> </ul>

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 hydraulic fracturing 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 a fracturing pond established on the western portion of the subject site.

**Pipeline Route**

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

**Transportation Route**

Truck traffic associated with gas well activity enters the designated transportation route at the signalized intersection of Interstate 20 (I-20) Highway and Matlock Road, travel south on Matlock Road to the existing access road that utilizes the right-of-way for future Nathan Lowe Road. The I-20 and Matlock Road intersection is utilized for the Stoner, Landing, Cornerstone, and Matlock Yu Drill Sites. Matlock Road is a Major Arterial and designated as a commercial delivery route with 52,873 average trips per day. Due to these counted traffic numbers, drill site traffic is prohibited at this intersection between the hours of 4 p.m. until 6 p.m., Monday through Friday. In addition, the Matlock Yu drill site (SUP09-1) was approved with the condition that any drilling stage commencement for these sites be coordinated so the activities do not occur simultaneously.

**Staff Considerations**

The Planning and Zoning Commission stipulated restriction of truck traffic between 7am to 9am and 3pm to 5pm, thus addressing concerns of school traffic. However, based on peak travel time the afternoon restriction should be until 6pm.

**Conclusion**

The site is currently an operating drill site. The request for a drill zone is to establish 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 SUP08-31R1 Site Plan (2 pages) Case Information with P&Z Summary Cornerstone Setback Map
Under separate cover:	None
Available in the City Secretary’s office:	None

**STAFF CONTACT(S)**

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