

Staff Report



Amendments to the Gas Drilling and Production Ordinance	
City Council Meeting Date: 2-19-19	Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider an ordinance of the City of Arlington, Texas, amending the "Gas Drilling and Production" Chapter of the Code of the City of Arlington, Texas, 1987, through the amendment of Article 2, Definitions, Article 5, Gas Well Permits, and Article 7, On Site and Technical Regulations and updating references.

PRIOR BOARD OR COUNCIL ACTION

On November 25, 2003, City Council approved Ordinance No. 03-120 which adopted the City's first Gas Drilling and Production Ordinance.

On December 20, 2005, City Council approved Ordinance No. 05-113 which amended the entire Gas Drilling and Production Ordinance.

On October 23, 2007, City Council approved Ordinance No. 07-074 which further amended the entire Gas Drilling and Production Ordinance.

On September 30, 2008, City Council approved Ordinance No. 08-088 which amended Article V, Gas Well Permits, Section 5.02, Gas Well Permit Application and Filing Fees, Subsection (B), related to applications for and annual administration of gas well permits; and Section 5.03, Gas Well Permit Review Procedure, Subsection (G), related to notification signs prior to public hearings on gas well permit applications.

On January 12, 2010, City Council approved Ordinance No. 10-012 which amended Article V, Gas Well Permits, Section 5.02, Gas Well Permit Application and Filing Fees, by the addition of Subsection (D); amend Article VI, Insurance, Bond and Indemnity, Section 6.01, Bond, Letters of Credit, Indemnity, Insurance, by the addition of Subsection (F); amend Article VII, On Site and Technical Regulations, Section 7.01, Technical Regulations, Subsections (A)(8) and (A)(19), the addition of Subsection (K)(4), and the amendment of Subsection (L)(2), relative to a requirement that final plans or other documents that will be archived must be submitted in electronic format; amend Article X, Penalty, Section 10.01, Penalty, relative to updated penalty provisions.

On December 6, 2011, City Council approved Ordinance No. 11-068 which amended the Gas Drilling and Production Chapter in its entirety.

ANALYSIS

The following is a summary of proposed amendments to the Gas Drilling and Production Ordinance.

Add a definition for "well servicing rig" (Article 2, Definitions, Section 2.01)

The use of well servicing rigs is just one of the many operations that fall under the definition of "workover or re-work operations, that need to be defined.

The specific use permit and the first gas well permit must run concurrently. (Article 5, Gas Well Permits, Section 5.03)

During the establishment of a Specific Use Permit or the amendment of a Specific Use permit to establish a drill zone, a gas well permit must be applied for. The concurrent process eliminates ambiguity and increases efficiency.

Initial gas well permit will expire within two years after issuance. (Article 5, Gas Well Permits, Section 5.01)

Gas well permits applied in conjunction with a Specific Use Permit or an amendment to a Specific Use Permit to establish a drill zone, will have an expiration of two years. This timeline is congruent with that of the Texas Rail Road Commission. In addition, if drilling has not commenced within the first twelve months of issuance of the permit, the gas well operator will hold an informational neighborhood meeting, detailing their drilling schedule prior to commencement of drilling.

Requiring Operator to notify residents within 1,320 feet (Article 5, Gas Well Permits, Section 5.01.)

The Operator’s notification for well servicing operations is only applicable to sites within 600 feet of a protected use. This notification will increase the citizen awareness of gas well operations.

Expanding the City’s notification area to 1,320 feet. (Article 5, Gas Well Permits, Section 5.03)

The expansion of the City’s notification radius for public hearings is applicable to all sites. The expansion will increase the citizen awareness of gas well operations.

Reducing the allowed noise level during drilling phase. (Article 7, On Site and Technical Regulations, Section 7.01)

To reduce the noise nuisance associated with gas drilling or redrilling, the Decibel levels exceeding the pre-drilling ambient noise level for daytime hours have been reduced from 5db to 4db, and for nighttime hours have been reduced from 3db to 2db.

Operation	Daytime Hours	Nighttime Hours
Drilling or redrilling	Four (4) decibels	Two (2) decibels
Fracing	Seven (7) decibels	N/A
Flowback	Five (5) decibels	Three (3) decibels
Production	Zero (0) decibels	Zero (0) decibels

Requiring Electric Rigs for drilling. (Article 7, On Site and Technical Regulations, Section 7.01)

To reduce the noise associated with gas drilling operations, electric rigs must be utilized in sites within 600 feet of a protected use. In the event an electric rig is not prudent in the drilling process, alternative rigs may be approved by the Director.

Requiring sound buffering measures for gas-lift compressors other than Electric Compressors. (Article 7, On Site and Technical Regulations, Section 7.01)

The buffering of gas-lift compressors is only applicable to sites within 600 feet of a protected use. To reduce noise pollution, gas-lift compressors shall be either electric compressors or have a four-wall encasement of approved materials or approved implementation of other buffering methods.

Requiring sound walls during well servicing operations to reduce noise pollution. (Article 7, On Site and Technical Regulations, Section 7.01)

To reduce the reoccurrence of noise related violations associated with well servicing rigs, the operator must erect sound walls after the second confirmed noise violation. This is only applicable to sites within 600 feet of a protected use.

Prohibiting off-site truck staging on residential streets. (Article 7, On Site and Technical Regulations, Section 7.01)

To minimize the impact of truck traffic and presence within residential neighborhoods, truck staging is not allowed along residential streets. The operator must submit a truck staging plan for approval during the permitting process.

Implementing dust mitigation practices. (Article 7, On Site and Technical Regulations, Section 7.01)

In order to reduce dust nuisances associated with gas well operations, the operators must submit a dust mitigation plan. If the operator is not able to maintain compliance utilizing the dust mitigation plan, the City will require a permanent solution.

Updating a reference throughout the "Gas Drilling and Production" Chapter.

The department name of "Community Development and Planning", will be replaced with "Planning and Development Services". This change is in reference to the department reorganization that occurred in 2018.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:	Ordinance (7 pages)
Under separate cover:	None
Available in the City Secretary's office:	None

STAFF CONTACTS

Gincy Thoppil, AICP Director Planning and Development Services (817) 459-6662 Gincy.Thoppil@arlingtontx.gov	Jessica Youngblood Gas Well Coordinator Planning and Development Services (817) 459-6520 Jessica.Youngblood@arlingtontx.gov
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Galen Gatten
Senior Attorney – Municipal Law
City Attorney's Office
(817) 459-6878
Galen.Gatten@arlingtontx.gov