

Staff Report



Specific Use Permit SUP09-3R2 (Fannin Farms Drill Site)	
City Council Meeting Date: 9-5-17	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 May 20, 2009, the Planning and Zoning Commission recommended denial of Specific Use Permit SUP09-03 by a vote of 7-0-0.

On June 9, 2009, the City Council approved Resolution No. 09-136 calling a public hearing on August 4, 2009 for SUP09-03, by a vote of 9-0-0.

On August 4, 2009, the City Council approved first reading of Zoning Case SUP09-03, by a vote of 6-1-2.

On August 18, 2009, the City Council approved final reading of Zoning Case SUP09-03, by a vote of 6-1-2.

On June 8, 2010, the City Council approved five Gas Well Permits GW10-21, GW10-22, GW10-23, GW10-24, and GW10-25 (known as Fannin Farms A Unit '1H', '6H', and '7H', and Fannin Farms B Unit '4H' and '5H' wells), by a vote of 6-1-1.

On November 5, 2014, the Planning and Zoning Commission continued the public hearing to amend the SUP (SUP09-03R1) to establish a drill zone to the December 3, 2014 meeting, at the request of the applicant.

On December 3, 2014, the Planning and Zoning Commission continued the public hearing for SUP09-03R1 to the February 18, 2015 meeting, at the request of the applicant.

On January 30, 2015, the applicant submitted a letter requesting that SUP09-03R1 be removed for any public hearing until further notice. A public hearing was never scheduled and the application expired due to inactivity.

On August 2, 2017, the Planning and Zoning Commission recommended approval of Specific Use Permit SUP09-03R2 to establish a drill zone for gas drilling, by a vote of 9-0-0.

ANALYSIS

Request

The applicant, Saddle Operating, LLC, requests to amend the SUP by establishing the location of a drill zone for gas drilling on a 3.680-acre tract of land addressed at 2322 Eden Road, generally located west of South Cooper Street and south of Eden Road.

Current zoning: Residential Single-Family (RS-7.2) with Specific Use Permit for gas drilling operations

Requested zoning: RS-7.2 amending the SUP for gas drilling operations to establish drill zone, per the Gas Well Drilling regulations adopted in 2011 and carried forward in the UDC

The site is developed as a gas well site. The site currently contains five wellheads (Fannin Farms A - Units 1H, 6H, and 7H, and Fannin Farms B - Units 4H and 5H) with supporting equipment. The new operator, Saddle Operating LLC, proposes to drill four more wells on the site. The applicant's estimated drilling and completion time frame is approximately six months starting, February 2018.

The site is in proximity to existing and emerging residential development. During staff discussions with the applicant, the operator was encouraged to conduct a neighborhood meeting, as is normal practice. At the Planning and Zoning Commission meeting on August 2, the Commission also strongly encouraged the applicant to conduct a neighborhood meeting. To date, the applicant has not held any public meetings with the nearby neighborhoods.

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. Saddle Operating, LLC is requesting a reduction in the setback distance from the proposed drill zone to 346 feet. The closest school (T.A. Howard Middle School) is approximately 4,215 feet south and the nearest park (Rush Creek Linear Park) is approximately 617 feet southeast 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 Fannin Farm Drill Site is located within two miles of eight 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 and a solid masonry wall around the perimeter of the drill site.

Tier 1	
Landscaping	<ul style="list-style-type: none"> • 40-foot transitional buffer around drill site • 10-foot wide streetscape setback with street trees
Perimeter Fencing	<ul style="list-style-type: none"> • 8-foot tall masonry wall with 75% opacity around the perimeter of the drill site • Installation of gate

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

Water Source

The applicant is proposing to continue purchasing 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. A fracing pond is not proposed for this site.

Transportation Route

No changes have been proposed from the previously approved transportation route. The truck traffic associated with gas well activity enters the designated transportation route at Farm-to-Market (FM) 157, South Cooper Street. From FM 157, the truck traffic travels west on North Peyco Drive for approximately 0.23 miles. The truck traffic then turns north onto a paved access road connecting North Peyco Drive to Eden Road. From the access road, the truck traffic continues traveling west on Eden Road for approximately 0.17 miles to the site’s entrance road, 2322 Eden Road. Trucks reverse the directions to exit the site, and gain access back to FM 157 southbound.

Pipeline Route

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

Compliance

The following violation was noted in the 2nd Quarterly Inspection Report:

- Failure to properly install vehicle impact protection.
 - This issue was addressed with the operator, infraction was corrected.
- On March 14, 2017, a complaint was filed for failure to use the approved transportation route.
 - This issue was addressed with the operator and noted as a verbal warning.

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. All new gas wells will require a Gas Well Permit, which must comply with the standards outlined in the GD&P Ordinance. The first gas well permit following the SUP approval will require Council approval, and the subsequent permits will be processed administratively.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

Ordinance with Exhibits A & B
SUP09-3R2 Site Plan (2 pages)
Case Information with P&Z Summary
Petition of Opposition
Fannin Farm Petition Map

Under separate cover:

None

Available in the City Secretary's office:

None

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