



Legislation Details (With Text)

File #: 10-0173 **Version:** 1 **Name:** SUP10-04 South Hammock-1st Reading
Type: Agenda Item **Status:** In Committee
File created: 9/15/2010 **In control:** Development Services
On agenda: 9/28/2010 **Final action:** 9/28/2010

Title: Consider and take action on an ordinance amending Ordinance No. 2005-24 for a Special Use Permit (SUP) on approximately 2.8 acres (SUP10-04 South Hammock #4) for a "mining and drilling" use [oil and gas] in the "IL" (Limited Industrial) zoning district, legally described as portions of Lot 27-1 and Lot 27-2 of League City Division C, generally located north of Austin Street and east of Texas Avenue, with the approximate address being 920 Texas Avenue (Director of Planning and Research)

Planning and Zoning Commission recommended denial 5-3-0 on September 13, 2010.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Excerpt of P&Z Minutes from September 13, 2010, 2. Staff Report, 3. PON Map with Petition Area, 4. Petition, 5. Photographs of Site, 6. Aerial Map, 7. Applicant Response to Compliance with Chapter 42, 8. Report on Land Subsidence, 9. Noise Survey, 10. Traffic Routing and Management Plan, 11. Exhibit of Proposed Buffer Yard and Site Plan, 12. Photo of Valve Site for Natural Gas Pipeline, 13. Easement Agreements for Pipeline Crossing, 14. Opposition Letters, 15. Proposed Ordinance, 16. Ordinance Exhibit A

Date	Ver.	Action By	Action	Result
9/28/2010	1	City Council	Denied	Fail
9/28/2010	1	City Council	Referred	Pass

Consider and take action on an ordinance amending Ordinance No. 2005-24 for a Special Use Permit (SUP) on approximately 2.8 acres (**SUP10-04 South Hammock #4**) for a "mining and drilling" use [oil and gas] in the "IL" (Limited Industrial) zoning district, legally described as portions of Lot 27-1 and Lot 27-2 of League City Division C, generally located north of Austin Street and east of Texas Avenue, with the approximate address being 920 Texas Avenue (Director of Planning and Research)

Planning and Zoning Commission recommended denial 5-3-0 on September 13, 2010.

Background:

A Special Use Permit is being requested for "mining and drilling" use [oil and gas] if the concurrent rezoning request (Z10-05) for Limited Industrial zoning is approved. Drilling of the well on this site is anticipated to last for 25 days, with the location being in operation (pumping the well) as long as it is viable. After the 25 days, the directional drilling to 11,000 feet in a northwesterly direction will be completed and the drilling rig will be removed from the site. If oil is discovered in this location, it would be placed in a holding tank and transported off site by truck. If oil or natural gas is not discovered, then all operations will cease, the well will be capped, and the equipment will be removed from the site.

On May 18, 2009, the Planning and Zoning Commission recommended approval subject to conditions of these same requests with the exceptions of the pipeline alignment being proposed to the east of the

drilling site as opposed to the west and the drilling utilizing municipal water supply as opposed to a well. The applicant subsequently withdrew the application prior to the City Council Public Hearing in order to research alternative alignments for the pipeline.

A petition to oppose this request has been submitted. However, the property owners of only 8% of the land area within 200 feet of the site signed. As a result, it will not trigger a 3/4 vote of City Council to approve per Chapter 211.006(d) of the Texas Local Government Code.

Origination:

Planning Department
Applicant: Dale Hardy, GeoSurv
Owner: Lorna Langley

Attachment:

1. Excerpts of P&Z Minutes from September 13, 2010
2. Staff Report
3. PON Map with Petition Area
4. Petition
5. Photographs of Site
6. Aerial Map
7. Applicant's Responses to Compliance with Chapter 42
8. Report on Land Subsidence
9. Noise Survey
10. Traffic Routing and Management Plan
11. Exhibits of Proposed Buffer Yard and Site Plan
12. Photo of Valve Site for Natural Gas pipeline
13. Easement Agreements for Pipeline Crossing
14. Opposition Letters
15. Ordinance
16. Exhibit "A"

Recommendation:

On September 13, 2010, the Planning and Zoning Commission recommended denial by a vote of 5-3-0. Surrounding property owners spoke in opposition based upon concerns regarding noise during the drilling period, traffic from trucks transporting materials, and the safety of the drilling and pipeline with the proximity to schools and residences. If City Council approves this request, then staff recommends that it be with the conditions noted at the end of the staff report (Attachment 2).

FUNDING

{ } NOT APPLICABLE

{ } Funds are available from Account # _____

{ } Requires Budget Amendment to transfer from Account # _____ to Account # _____