City of League City, TX

Legislation Details (With Text)

File #:	19-0681	**Version:**	1	**Name:**	Variance Request by Lynn Watkins
Type:	Agenda Item			**Status:**	Held in Council
File created:	12/11/2019			**In control:**	Development Services
On agenda:	12/17/2019			**Final action:**	12/17/2019

Title: Consider and take action on a request by Lynn Watkins for two variances to Chapter 42, Article IV, of the Code of Ordinances of the City of League City, entitled, "Drilling Production, Plugging and Abandonment", for a Production Permit for the Tidwell drill site, generally located south of the Magnolia Creek Planned Unit Development, southwest of the Brittany Lakes Subdivision, east of Bay Area Boulevard and west of Landing Boulevard (Councilmembers Mann and Gripon)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Data Sheet, 2. Lynn Watkins Email

Date	Ver.	Action By	Action	Result
12/17/2019	1	City Council	Approved	Pass
12/17/2019	1	City Council	Postponed	Pass

Consider and take action on a request by Lynn Watkins for two variances to Chapter 42, Article IV, of the Code of Ordinances of the City of League City, entitled, "Drilling Production, Plugging and Abandonment", for a Production Permit for the Tidwell drill site, generally located south of the Magnolia Creek Planned Unit Development, southwest of the Brittany Lakes Subdivision, east of Bay Area Boulevard and west of Landing Boulevard (Councilmembers Mann and Gripon)

The drill site is located southwest of the Brittany Lakes Subdivision and directly south of the Magnolia Creek Subdivision. In April of 2016 and July of 2017, City Council granted approximately 25 variances to facilitate the exploratory drilling operation. In August of 2018, the City Manager issued a drilling permit with conditions attached. In January of 2019, the City Council authorized the City Manager to deem satisfied the conditions attached to the Oil and Gas Well Drilling Permit. Exploratory drilling commenced in March of 2019.

On October 8, 2019, Lynn Watkins requested a variance for two provisions in the application process for a production permit for the Tidwell # 1 site. One was to eliminate the provision for odorization in the pipeline from the well to the production site, the other was for a delay in the landscaping requirements around the production site. The Council denied the requests for the variances and required Mr. Watkins to have a meeting with the residents to explain the remaining process with a time table sufficient to give the residents an idea of what to expect. The Council also required Mr. Watkins return to the Council to report on that meeting.

Project Summary:
The neighborhood meeting was held at the Magnolia Creek Clubhouse on Wednesday, December 4, 2019 at 7 PM. Approximately 40 residents attended. Councilmembers Millican and Mann were in attendance, as well as David Hoover. Lynn Watkins and Alan Watkins were there to present the information. Councilmember Mann generally coordinated the process to allow the Watkins to present their information in an orderly fashion, but

the meeting was not a City meeting or an HOA meeting.

Mr. Watkins is still desirous of the two variances. Councilmember Mann requested the item be placed back on the December 17, 2019 agenda and Councilmember Gripon has agreed to second the request.

Variances:
1.   42-254 Defer landscaping until such time as the surrounding subdivision is constructed.   This site is in the middle of an operating cattle ranch and the animals would destroy the plants. Fence per the ordinance will be constructed at this time.
2.   42-283   Delete the requirement for odorization due to pipeline company refusal to allow injection of gas containing an odorizing agent.

Attachments:
1.   Data Sheet
2.   Lynn Watkins Email

CONTRACT ORIGINATION:
Development Services
Applicant/Owner: Lynn Watkins

FUNDING
{ } Funds are available from Account #_____
{ } Requires Budget Amendment to transfer from Account #_____ to Account #_____
{ x } NOT APPLICABLE

STRATEGIC PLANNING
{ } Addresses Strategic Planning Critical Success Factor # _____ and Initiative # _____
{ x } NOT APPLICABLE