

# May 31, 2012 Gas Drilling Review Committee Meeting Notes



## GAS DRILLING REVIEW COMMITTEE MINUTES

May 31, 2012

3:00 p.m.

Council Chambers- City Hall

1000 Throckmorton Street

### 1. Introduction to City Staff

Tom Edwards, Planning and Development, Chair (On behalf of Rick Trice)	Present
Eric Fladager, Planning and Development	Present
Gordon Alderman, TPW	Present
John Lopez, Water	Present
Christi Lemmons, Planning and Development	Present
Christa Reynolds, Legal	Absent
Cornell Gordon, PACS	Absent
Sheila Hill, Park Board Member	Absent

### 2. Overview of GDRC Agenda items. Full Transcription of recorded meeting is below:

#### 1. Devon Energy

My name is Wendy Wharton with Devon Energy, thank you for your time today. We are here for a pad site permit for our Porter B pad. It is an existing pad site with the original well drilled in 2007 by Chief and Devon has bought those properties and we are now requesting a pad site permit. Basically we are trying to build proactive in growth and development in that area to define the setbacks for the developers as well as for our operations. I believe your packet shows a map and the property owners, we did attempt to acquire waivers from everyone listed on that sheet of paper; I think there were quite a few people. Most of the tracks are still owned by the developer and there are few that

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have homes on it now, however we did not receive any responses. We have been working with the developer on getting this pad site so I know they are in agreement with what we are trying to do so they can come in and get their building permits and finalize their plats. That is basically the summary of the project we are working on and if there are any questions, I will be happy to answer them.

I have a quick question for you. The surrounding property on the North side of the subdivision, I believe is owned by the City, is that correct? Have you worked with that property owner?

Wendy – North of the property is owned by Willow Ridge or DE Realty and Investments.

On our future land use plan maps, that area surrounding the pad site on the North side is listed as Institutional for reasons that there was some discussion for a school site there so the concern is that if you have addressed that or discussed that with the folks who own that property up there, either to determine whether it is Fort Worth or the Northwest ISD in that area and if they have any plans for a school site?

Wendy – It is Northwest ISD. We have met with them because they have the existing Willow Ridge Estates Elementary and I know that there is a proposed high school to the North, but it is further West than this pad site.

Ok, but you have met with them to discuss this?

Wendy – Yes, we have worked with Northwest ISD as well as the developer.

Ok, thank you.

Tom Edwards – Ok, thanks Wendy. Troy Brainard?

My name is Troy Brainard and I am a resident of 1024 Crest Meadow Drive. I am contesting Devon's request for a permit for the site. The main reason is the letter they sent to us to offer waiver states clearly that the gas site within 600 feet would have to provide a waiver, but the well site can not be within any less than 450 feet from a structure by straight line. By straight line from the actual gas well stem to my house is 253 feet and I don't know if you can look very closely on that map, but I am not the corner two lots right there closest to it, but I am the one to the South of it. So those two residents on that corner lots would even be closer. The resident that lives in the lot closest to the site to the West off the corner, she had resistance in getting a home loan by FHA due to the distance of the gas well to the structure. She was able to negotiate that; the reason I am contesting is I don't intend to stay in the structure I am in my whole life and I am concerned I have a restriction on being able to resell my property due to the spacing of the gas well.

Edwards – And you said you are less than 300 feet right now?

Brainard – I am 253 feet by laser shot measurement. I didn't know if there was any contingency or coverage or an issue like this that would support a homeowner that has a difficult in reselling. I currently have a FHA loan on my home and I did not receive any restrictions at the time of purchase and that was 3 years ago and the well site was existing at that time. But if FHA or any other loaning institution has changed their criteria due to the inflection of the gas well sites, it could affect myself as well as any other residents on that corner area.

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Edwards – I can't not speak on their part as to what their allowance is or not, but I can speak as to what our fire code is and the house itself would be allowed within our fire code that we have.

Brainard – I just wanted to say why I am not signing the waiver.

Edwards – And you will be receiving another notice when this goes before City Council and actually have a public hearing because this is really a public meeting. You will get another notice where you can come and speak and bring that all up. In the Mayor and Council Communication we will have a diagram that will have those distances because part of it will be the nearest protected uses that will be written up and your home would probably be one of those. And you will be able to speak then, appreciate it.

Brainard – Those home corner lots would have to setback so far because of lot design that the one on the North corner there, would be within 100 foot of that stem.

Edwards – Second speaker is Ben Lueotice.

My name is Ben Lueotice and I am with Hanover Property Company. I represent two partnerships in that area, one is Willow Ridge Residential Partners and that is the 64 acres East of the existing lots and South of the drill site in question. I have worked with Wendy and we worked together on some other issues on another drill site. We bought this acreage and the acreage South of that which is 77 acres in 2011. We met with you, Tom before, we are residential lot developers and we intend to have residential lots out here. So I just wanted to speak and go on record that I don't mind the gas well site, I just want to make sure that it doesn't impact our plat or preliminary plat for future lots where we lose land that we invested right now. So I just want to say on record that we like working with Devon and see if there is a way we can resolve some of their radiuses from the pad site, the distances from the pad site, where they do not effect any future lots from us.

Edwards – Correct and I believed we discussed that in our meeting where we usually come up with a mutual agreement where we can get where it is not a hard setback of 225 feet if we can get them to agree to this is the area we are only going to drill in. We would still allow them a pad site permit to develop in the future, but then you would be able to measure your stuff to any area that well head development might be; the setback would actually be from any well head development. Assuming we can meet the compressors, tank batteries, and all that stuff also.

Lueotice – We are currently in the process, the well pad just east of this one that is on the corner of 287 does have a pad site permit; we were unaware of the notice for that, caused us to lose about 17 blocks because of setbacks for the pad and well heads; and so we are trying to keep from losing anymore lots preliminary plat. We actually have a builder who is looking to buy this land from us to develop about 100 more lots within the next 12 months. So we are getting ready to submit preliminary plats for these so I want to make sure that they are full invested and I want them to be able to drill, add a drilling program, and be a good neighbor, and at the same time I need to reserve the value of my land and the yield on it as well. That's it, thank you for your time.

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Edwards – Mr. Lueotice what will happen my office will write up a Mayor and Council Communication, we will take your comments from the meeting today and those will be placed in there and you will be notice of hearing when it goes before Council for a vote.

Meeting adjourned



