

**Ordinance No. 11-052**

**An ordinance changing the zoning classification on certain property known as 2525 East Abram Street by the approval of Specific Use Permit SUP07-3R1 for gas drilling; amending the Zoning District Map accordingly; providing for a fine of up to \$2,000.00 for each violation; providing this ordinance be cumulative; and providing for severability, governmental immunity, injunctions, publication, and an effective date.**

WHEREAS, after notice and public hearing the Planning and Zoning Commission heard case SUP07-3R1 and recommended approval of the specific use permit on July 13, 2011; and

WHEREAS, after notice and public hearing, and upon consideration of the recommendation of the Commission and of all testimony and information submitted during the public hearing, the City Council has determined that the use will: complement or be compatible with the surrounding uses and community facilities; contribute to, enhance or promote the welfare of the area of the SUP and adjacent properties; not be detrimental to the public health, safety or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council has determined that it is in the best interest of the public and in support of the health, safety, morals, and general welfare of the citizens that the zoning amendment be approved. Now therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

1.

A Specific Use Permit for gas drilling is hereby granted for the property known as 2525 East Abram Street, described in Exhibit A, and the Zoning District Map shall be amended to reflect the zoning change made by this ordinance. Development and use of the property shall be in compliance with this ordinance, the conditions stated in Exhibit B, and the attached site plan. In the event of a conflict between the provisions in Exhibit B and the provisions in any other exhibit, the provisions in Exhibit B control.

2.

If either no gas well permit is issued or drilling activity has not commenced on the property described in Exhibit A within one year after the date of City Council approval, the Specific Use Permit shall expire, unless the director of Community Development and Planning grants an extension as provided in Section 5-500(F) of the Zoning Chapter of the Arlington City Code.

3.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed Two Thousand Dollars and No Cents (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

4.

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Arlington; and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

5.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

6.

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Arlington in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

7.

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Arlington in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Arlington.

8.

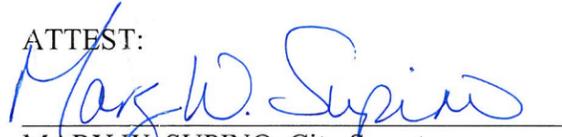
The caption and penalty of this ordinance shall be published in a newspaper of general circulation in the City of Arlington, Texas, in compliance with the provisions of Article VII, Section 15, of the City Charter. Further, this ordinance may be published in pamphlet form and shall be admissible in such form in any court, as provided by law.

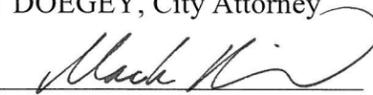
9.

This ordinance shall become effective upon second publication.

PRESENTED AND GIVEN FIRST READING on the 16th day of August, 2011, at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the 13th day of September, 2011, by a vote of 8 ayes and 0 nays at a regular meeting of the City Council of the City of Arlington, Texas.

  
ROBERT N. CLUCK, Mayor

ATTEST:  
  
MARY W. SUPINO, City Secretary

APPROVED AS TO FORM:  
JAY DOEGEY, City Attorney  
BY 

SUP07-3R1

EXHIBIT "A"

Pad Site 1

BEING a 3.531-acre tract of land located in the M. Harris Survey, Abstract No. 704, City of Arlington, Tarrant County, Texas, and being a portion of Lot 1A, M. Harris Addition, an addition to the City of Arlington, Tarrant County, Texas, according to the plat recorded in Volume 388-88, Page 49, Plat Records, Tarrant County, Texas, said 3.531-acre tract of land being more particularly described by metes & bounds as follows:

COMMENCING at a ½-inch iron rod found for the southernmost southwest corner of said Lot 1A, M. Harris;

THENCE North 16°23'22" East, over and across said Lot 1A, a distance of 2,405.48 feet, to the POINT OF BEGINNING;

THENCE South 72°59'29" West, a distance of 375.00 feet, to a point for corner;

THENCE North 17°00'31" West, a distance of 220.00 feet, to a point for corner;

THENCE North 72°59'29" East, a distance of 375.00 feet, to a point for corner;

THENCE North 82°35'30" East, a distance of 335.00 feet, to a point for corner;

THENCE South 09°00'26" East, a distance of 229.94 feet, to a point for corner;

THENCE South 85°01'15" West, a distance of 305.00 feet, to the POINT OF BEGINNING and containing 3.531 acres of land, more or less.

Pad Site 2

BEING a 1.692-acre tract of land located in the M. Harris Survey, Abstract No. 704, City of Arlington, Tarrant County, Texas, and being a portion of Lot 1A, M. Harris Addition, an addition to the City of Arlington, Tarrant County, Texas, according to the plat recorded in Volume 388-88, Page 49, Plat Records, Tarrant County, Texas, said 1.692-acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a ½-inch iron rod found for the southernmost southwest corner of said Lot 1A, M. Harris Addition:

THENCE North 55°49'36" East, over and across said Lot 1A, a distance of 3760.96 feet, to the POINT OF BEGINNING for the herein described 1.692-acre tract of land;

THENCE North 00°00'26" West, a distance of 335.00 feet, to a point for corner;

THENCE North 89°59'34" East, a distance of 220.00 feet, to a point for corner;

THENCE South 00°00'26" East, a distance of 335.00 feet, to a point for corner;

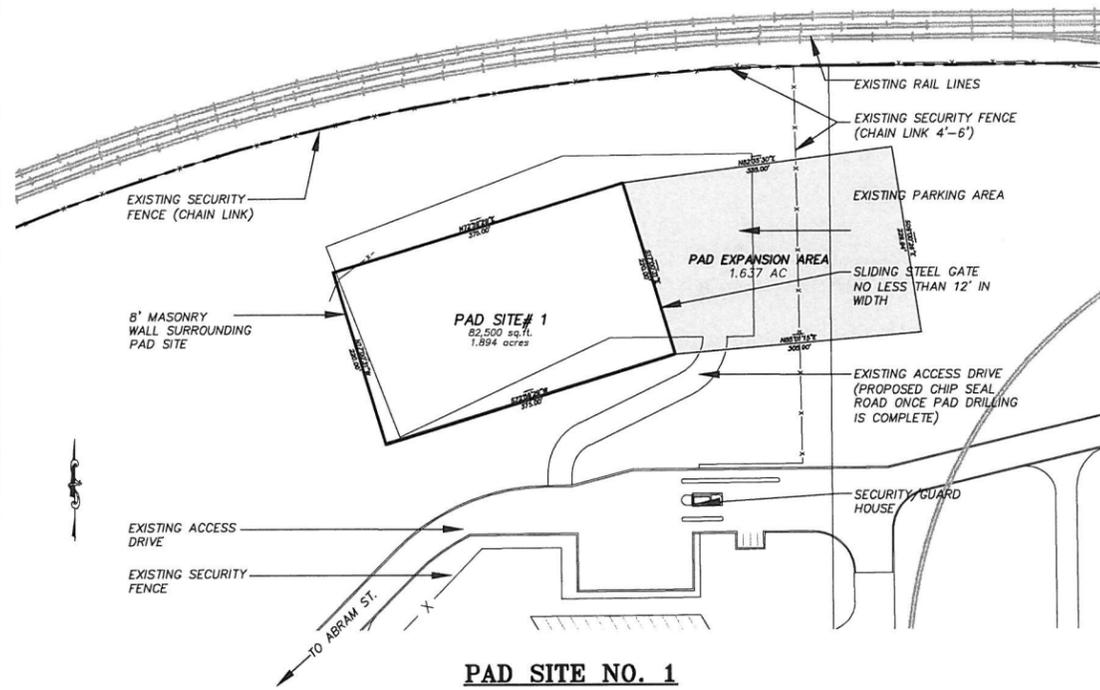
THENCE South 89°59'34" West, a distance of 220.00 feet, to the POINT OF BEGINNING and containing 1.692 acres of land;

AND being generally located north of East Abram Street, south of East Division Street, and west of South Watson Road (State Highway 360) with the approximate address being 2525 East Abram Street.

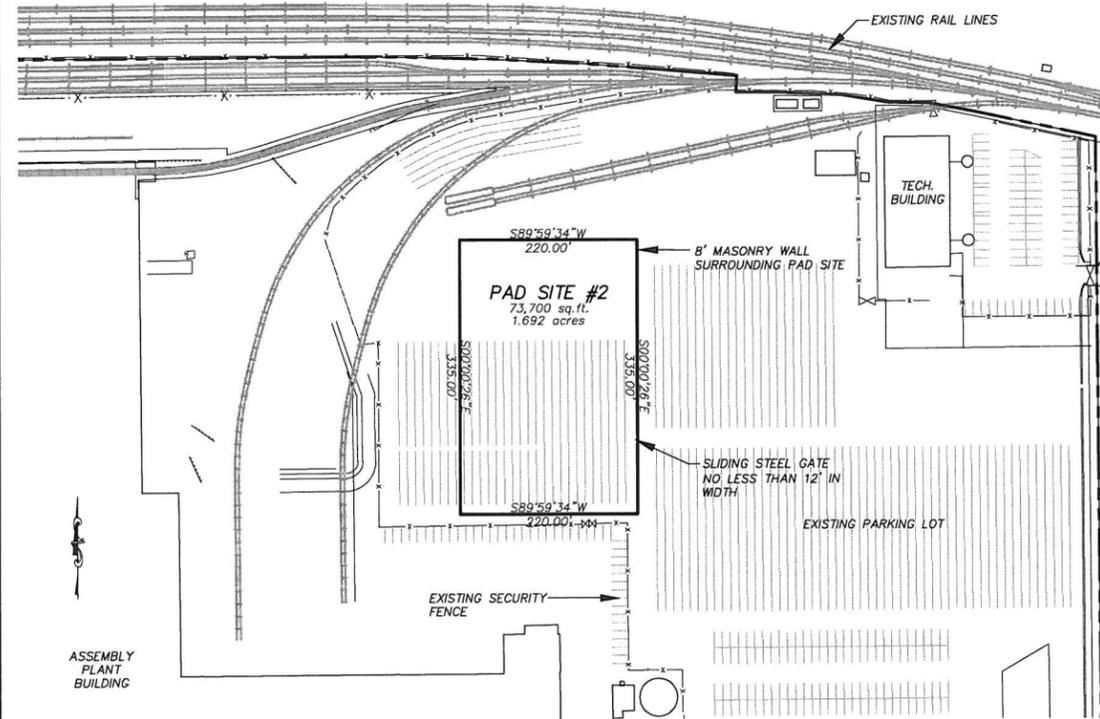
EXHIBIT "B"

1. Drilling operations should be completed within five years from the date the gas well permit is issued.
2. A sign will be displayed at the gate stating the well number, the name and number of the operator, the emergency 911 number, and the telephone numbers of two contacts.
3. On-site noise monitors recorded the ambient noise level and established the 24-hour average sound level at 59.1 dBA. During drilling, the allowable nighttime sound level is 62.1 dBA and the allowable daytime sound level is 64.1 dBA. Fracing operations shall not exceed a 66.1 dBA noise level.
4. The approved water site plan limits the rate of withdrawal to a maximum of 800 gallons per minute.
5. The transportation route to the GM Drill Site commences at the intersection of State Highway 360 (North Watson Road) and East Abram Street. From this intersection, travel west approximately 0.72 miles north to GM Gate 11. Follow the access road to the GM plant and the drill site access road will be on the left immediately before the check-in gate. Reverse the direction to exit the site.
6. After completion of all wells, an eight-foot masonry wall will enclose all completed wells and tanks located within the operation site.
7. Site development, other than drilling, shall be conducted only between the hours of 6:00 a.m. and 7:00 p.m.
8. A secured entrance gate containing a Knox-Box key box or pad lock or equivalent is required. All gates are to be kept locked when the Operator or his employees are not within the enclosure. Barbed-wire fencing is not permitted below a point six feet above the surrounding grade. The well heads and site equipment shall be surrounded by a six-foot chain link fence having a gate and lock. This required fence can either surround the entire site or be placed around the individual equipment areas. Secure fencing is required at all times the Operator or his employees are not on-site once drilling operations commence.
9. Lights will not shine directly on public roads, adjacent property, or property in the general vicinity.
10. The top of the tanks will be no higher than eight feet above the terrain, and all tanks will be set back at least 25 feet from any public right-of-way or property line.

11. No equipment will be stored on the drilling or production operation site unless it is necessary to the everyday operation of the well.
12. Upon completion of drilling, all wells will be abandoned in accordance with the rules of the Railroad Commission.
13. Drilling of all wells on the pad will be done utilizing a closed loop system.



**PAD SITE NO. 1**  
1"=100'



**PAD SITE NO. 2**  
1"=100'

**GM DRILL SITE**

**CURRENT ZONING**

"IM" INDUSTRIAL MANUFACTURING USES, SPECIFICALLY FOR GAS DRILLING AND PRODUCTION

**OWNER**

GENERAL MOTORS CORPORATIONS  
200 RENAISSANCE CENTER  
DETROIT, MI 48243

**DEVELOPER**

CHESAPEAKE ENERGY CORPORATION  
100 ENERGY WAY  
FORT WORTH, TEXAS 76102  
CONTACT: DUSTY ANDERSON  
TEL: 817-502-5645  
FAX: 817-810-0170

**ENGINEER/SURVEYOR/  
LANDSCAPE ARCHITECT**

MYCOSKIE+MCINNIS ASSOCIATES  
200 E. ABRAM STREET  
ARLINGTON, TEXAS 76010  
CONTACT: JACOB SUMPTER  
TEL: 817-469-1671  
FAX: 817-274-8757

**LEGAL DESCRIPTION**

BEING A PORTION OF LOT 1-A OF THE M. HARRIS ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-88, PAGE 49, PLAT RECORDS, TARRANT COUNTY, TEXAS.

**LAND USE**

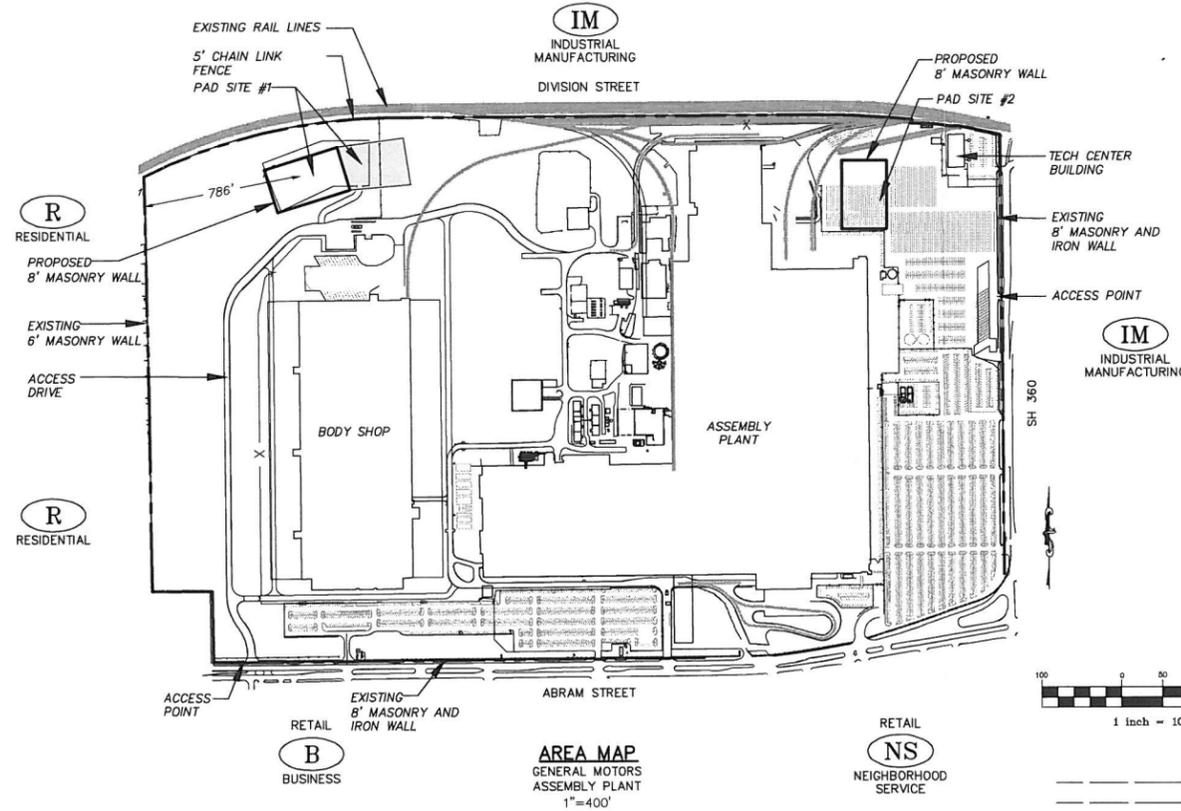
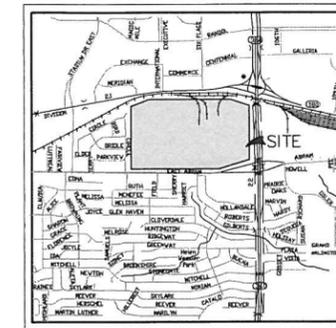
- |                          |          |
|--------------------------|----------|
| 1. GROSS AREA: PAD 1&2   | 3.531 AC |
| 2. EXISTING PAD #1 AREA  | 1.839 AC |
| 3. EXPANSION AREA PAD #1 | 1.637 AC |
| 4. EXISTING PAD #2 AREA  | 1.692 AC |

**GENERAL NOTES**

- VISIBILITY TRIANGLES SHALL BE PROVIDED AT PUBLIC OR PRIVATE STREET INTERSECTIONS IN ACCORDANCE WITH CURRENT CITY OF ARLINGTON ORDINANCE.
- ALL WATER METERS, FIRE HYDRANTS, VALVES, MANHOLES, AND CLEAN-OUTS ON OR ADJACENT TO THE SUBJECT PROPERTY MUST REMAIN EASILY ACCESSIBLE FOR MAINTENANCE DURING CONSTRUCTION AND UPON THE COMPLETION OF THE NECESSARY GRADING AND LANDSCAPING. THE EXISTING FACILITIES SHOULD BE ADJUSTED TO FINAL GRADE, ABOVE THE FINISHED GRADE OF THE LANDSCAPING, PRIOR TO THE COMPLETION OF THE WORK.
- HEIGHT OF ALL STRUCTURES SHALL MEET THE REQUIREMENTS OF THE HEIGHT SETBACK ENVELOPE.
- SIGNS SHALL COMPLY WITH SECTION 7.01.C.2 OF THE GAS WELL ORDINANCE.
- PARKING SHALL MEET THE REQUIREMENTS OF THE ZONING ORDINANCE.
- A CLOSED LOOP SYSTEM WILL BE UTILIZED ON BOTH PAD SITES.
- WITHIN 30 DAY COMPLETION OF ALL WELLS, A SOLID MASONRY WALL WITH A MINIMUM HEIGHT OF EIGHT FEET AND LANDSCAPING MUST ENCLOSE THE OPERATION SITE. A MINIMUM OF ONE GATE THAT IS TWELVE FEET WIDE MUST BE INSTALLED. A TYPICAL DETAIL OF THE REQUIRED LANDSCAPING SCREEN ALONG THE PERIMETER OF THE MASONRY WALL SHALL BE ILLUSTRATED ON THE SITE PLAN. LANDSCAPING SHOULD CONSIST OF TREES AND SHRUBS WHICH MUST BE CHOSEN FROM THE TEXAS SMARTSCAPE LIST THAT COMPLEMENT THE ARCHITECTURAL CHARACTER OF THE SURROUNDING NEIGHBORHOOD. ONE TREE SHALL BE PROVIDED EVERY 35 LINEAR FEET. A DETAILED LANDSCAPE PLAN AND IRRIGATION AND PLANT SCHEDULE MUST BE PROVIDED UPON DRILLING PERMIT SUBMITTAL. AN ALTERNATIVE FENCE WITH VEGETATION MAY BE APPROVED BY THE CITY COUNCIL AS A CONDITION OF THE GAS WELL PERMIT.

**HIGH IMPACT NOTES**

- A GAS WELL PERMIT SHALL NOT BE OBTAINED UNTIL APPROVAL OF THIS SPECIFIC USE PERMIT.
- VEHICLES ASSOCIATED WITH DRILLING AND/OR PRODUCTION IN EXCESS OF THREE TONS SHALL BE RESTRICTED TO SUCH STREETS DESIGNATED AS TRUCK ROUTES.
- SITE DEVELOPMENT, OTHER THAN DRILLING, SHALL BE CONDUCTED ONLY BETWEEN THE HOURS OF 6 A.M. AND 7 P.M. EXCEPT IN CASES OF FIRES, BLOWOUTS, EXPLOSIONS, AND OTHER EMERGENCIES.
- NO DRILLING OR OTHER OPERATION SHALL PRODUCE A SOUND LEVEL GREATER THAN 78 dB WHEN MEASURED AT A DISTANCE OF THREE HUNDRED (300) FROM THE PRODUCTION EQUIPMENT.
- ALL TANKS AND PERMANENT STRUCTURES SHALL CONFORM TO THE AMERICAN PETROLEUM INSTITUTE (API) SPECIFICATIONS UNLESS OTHER SPECIFICATIONS ARE APPROVED BY THE FIRE CHIEF.
- THE TOP OF THE TANKS SHALL BE NO HIGHER THAN EIGHT (8) FEET ABOVE THE TERRAIN SURROUNDING THE TANKS.
- ALL TANKS SHALL BE SET BACK PURSUANT TO THE STANDARDS OF THE RAILROAD COMMISSION AND THE NATIONAL FIRE PROTECTIONS AGENCY, BUT IN ALL CASES, SHALL BE AS LEAST TWENTY-FIVE (25) FEET FROM ANY PUBLIC RIGHT-OF-WAY OR PROPERTY LINE.



REV. DATE DESCR. BY  
THIS DOCUMENT IS RELEASED FOR SPECIFIC USE PERMIT APPROVAL BY THE CITY OF ARLINGTON AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

**GM DRILL SITE  
SPECIFIC USE PERMIT**  
2525 EAST ABRAM ST.  
ARLINGTON, TEXAS

PROJECT TITLE:  
GM DRILL SITE  
SPECIFIC USE PERMIT  
**mima**  
mycoskie+mcinnis+associates  
civil engineering surveying landscape architecture planning  
license registration number: f-2759  
200 east abram  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmotexas.com



PROJECT NUMBER: 2281-00-02  
PROJECT MANAGER: J.SUMPTER  
DRAWN BY: J.SUMPTER  
CHECKED BY: C.MYCOSKIE  
ISSUE DATE: 03/25/11

REV. DATE DESCR. BY  
SHEET CONTENT:  
SUP PLAN  
CASE # SUP07-03R1



**GM West 1H - Transportation Route**

From SH 360 and Abram St. travel west approximately .72 miles to GM Gate 11 to gain access to the pad site on the right.



- Legend**
- Wellhead Locations
  - Transportation Route

<p><b>GM West 1H</b> Transportation Route</p>	
Date: 8/14/2009	
Projection: Texas State Plane NAD 27 North Central Zone (4202)	
Absolute Scale: 1:6,000	
Relative Scale: 1 inch = 500 feet	
Analyst: Leslie Hernandez	