

**Ordinance No. 10-091**

**An ordinance changing the zoning classification on certain property known as 700 East Arkansas Lane and 2311 Richmond Drive by the approval of specific use permit SUP10-16 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 SUP10-16 and recommended approval of the specific use permit on August 18, 2010;

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 700 East Arkansas Lane and 2311 Richmond Drive, 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.

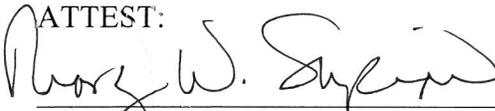
The caption and penalty of this ordinance shall be published in a newspaper of general circulation in the City of Arlington, Texas, in compliance with the provisions of Article VII, Section 15, of the City Charter. Further, this ordinance may be published in pamphlet form and shall be admissible in such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

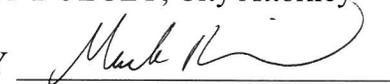
9.

This ordinance shall become effective upon second publication.

PRESENTED AND GIVEN FIRST READING on the 19th day of October, 2010, at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the 2nd day of November, 2010, by a vote of 9 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 

SUP10-16

EXHIBIT "A"

BEING approximately 10.490 acres of land with frontage on East Arkansas Lane and Richmond Drive, and is commonly known Lots AR1 and AR2, Block 9 of the Stoneridge Addition First Installment, an addition to the City of Arlington, Texas;

AND being generally located south of East Arkansas Lane and east of Richmond Drive with the approximate address being 700 East Arkansas Lane and 2311 Richmond Drive.

SUP10-16

EXHIBIT "B"

1. Operation of a gas drilling use must comply with all requirements in the Gas Drilling and Production Chapter of the Arlington City Code.
2. At the permit stage, a Road Damage Assessment Study is required to mitigate any impacts to the street system during drilling.
3. At the permit stage, all required tree mitigation will be met.
4. Subject to City Council approval of the following alternative fencing in the gas drilling permit for this site: screening of the operation site shall consist of an six-foot, vinyl coated chain-link fence and landscaping as described on the site plan. If the alternative fencing is not approved by City Council at the permit stage then the fencing shall be in the form required by the Gas Drilling and Production Chapter.
5. Prior to drilling, a six-foot, vinyl coated chain-link fence must surround the well pad.
6. Prior to drilling, trees must be installed in a ten-foot-wide landscape setback along Arkansas Lane and Richmond Drive in the location shown on the SUP site plan.
7. Prior to drilling, trees must be installed along the East Arkansas Lane in the location shown on the SUP site plan.
8. The operator of a gas drilling and production use on the SUP property or the property owner of the SUP boundary shall be responsible for the installation, preservation, and maintenance of all landscaping and physical features shown on this site plan, as well as providing permanent irrigation for all landscaping.
9. All drilling operations must be complete within 5 years from the date a gas well permit is issued.
10. Prior to drilling, a Level Three, 40-foot, transitional buffer shall be installed in the location shown on the SUP site plan. A total of 46 trees will be planted along the southern boundary with one tree per every 600-feet of transitional buffer area.
11. After completion of all wells, a Level One, 20-foot, transitional buffer shall be installed in the location shown on the SUP site plan. A total of 27 trees will be planted along the eastern boundary with one tree per every 600-feet of transitional buffer area.
12. The driveway shall be constructed of asphalt.

13. A detailed landscape plan and plant schedule must be provided upon drilling permit submittal.
14. Use and development of the property must be in compliance with the attached site plan (four pages).
15. In the event of a conflict between the provisions in this Exhibit B and any other exhibits to this ordinance, the provisions of Exhibit B control.

**GALLETTA DRILL SITE**

**CURRENT ZONING**

"MF-18" MULTI-FAMILY-18 UNITS/ACRE

**PROPOSED ZONING**

"MF-18" MULTI-FAMILY-18 UNITS/ACRE WITH A SPECIFIC USE PERMIT FOR GAS DRILLING

**OWNER**

CHESAPEAKE LAND DEVELOPMENT CO., LLC  
6100 N. WESTERN AVE.  
OKLAHOMA CITY, OK 73118

**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**

LOTS AR1 AND AR2, BLOCK 9  
STONERIDGE ADDITION FIRST  
INSTALLMENT

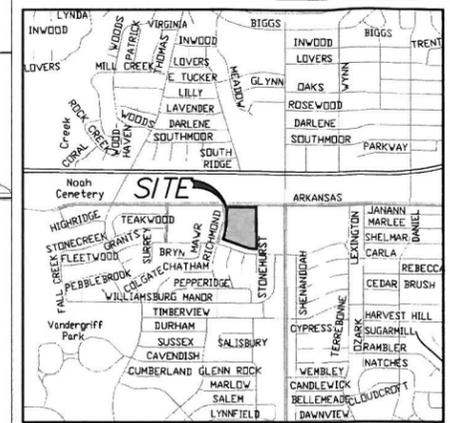
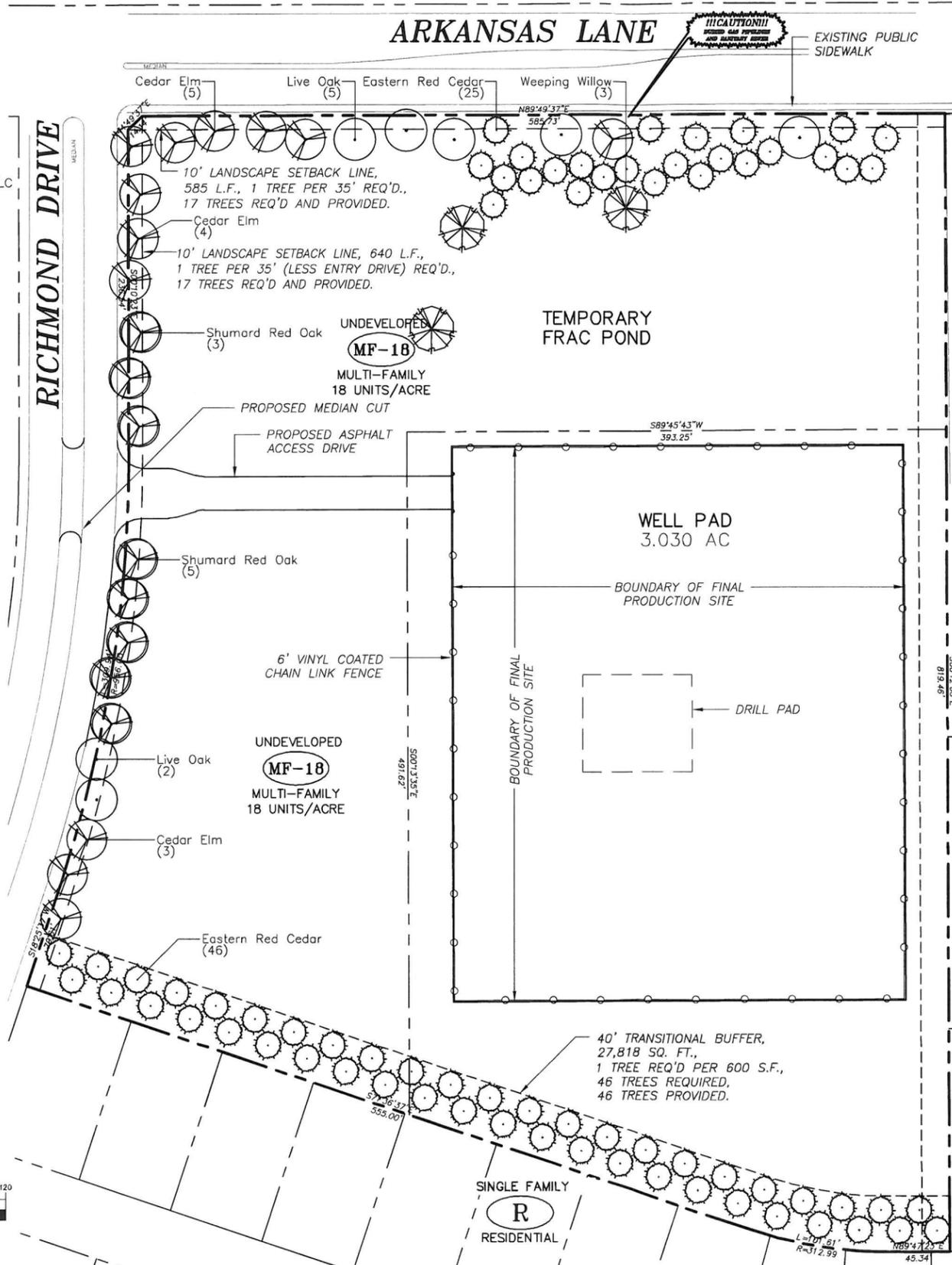
**LAND USE**

- GROSS AREA 10.490 AC
- WELL PAD SITE 3.030 AC
- POND & OPEN SPACE 7.460 AC

MULTI-FAMILY  
**(MF-14)**  
MULTI-FAMILY  
14 UNITS/ACRE

UNDEVELOPED  
**(MF-18)**  
MULTI-FAMILY  
18 UNITS/ACRE

SINGLE FAMILY  
**(R)**  
RESIDENTIAL



**VICINITY MAP**  
NTS

**GENERAL NOTES**

- THE OPERATOR OF GAS DRILLING AND PRODUCTION USE ON THE SUP PROPERTY/PROPERTY OWNERS OF THE SUP BOUNDARY SHALL BE RESPONSIBLE FOR PROVIDING PERMANENT IRRIGATION FOR ALL LANDSCAPING.
- ALL TREE MITIGATION REQUIREMENTS WILL BE PROVIDED DURING THE GAS WELL PERMITTING PROCESS.

RETAIL  
**(CS)**  
COMMUNITY  
SERVICE

PLANT SCHEDULE DRILLING PHASE			
TREES	COMMON NAME	CAL	QTY
	Eastern Red Cedar	3"Cal	71
	Shumard Red Oak	3"Cal	8
	Live Oak	3"Cal	7
	Weeping Willow	2" Cal.	3
	Cedar Elm	3"Cal	12

REV.	DATE	DESCRIP.	BY

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF DUWAINE JOINER, RLA NO. 2071 ON 08/11/2010 AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

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

**GALLETTA DRILL SITE  
SPECIFIC USE PERMIT**  
2311 RICHMOND DR.  
ARLINGTON, TX

PROJECT TITLE:  
**GALLETTA DRILL SITE  
SPECIFIC USE PERMIT**

**m|m|a**  
mycoskie+mcinnis+associates  
civil engineering surveying landscape architecture planning  
200 east abram  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com



PROJECT NUMBER: 2509-0-1  
PROJECT MANAGER: J.SUMPTER  
DRAWN BY: J.SUMPTER  
CHECKED BY: C.MYCOSKIE  
ISSUE DATE: 08/11/2010

SHEET CONTENT:  
**SUP10-16  
SITE PLAN  
DRILLING PHASE**

SHEET NO:  
**1 OF 4**  
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**GALLETTA DRILL SITE**

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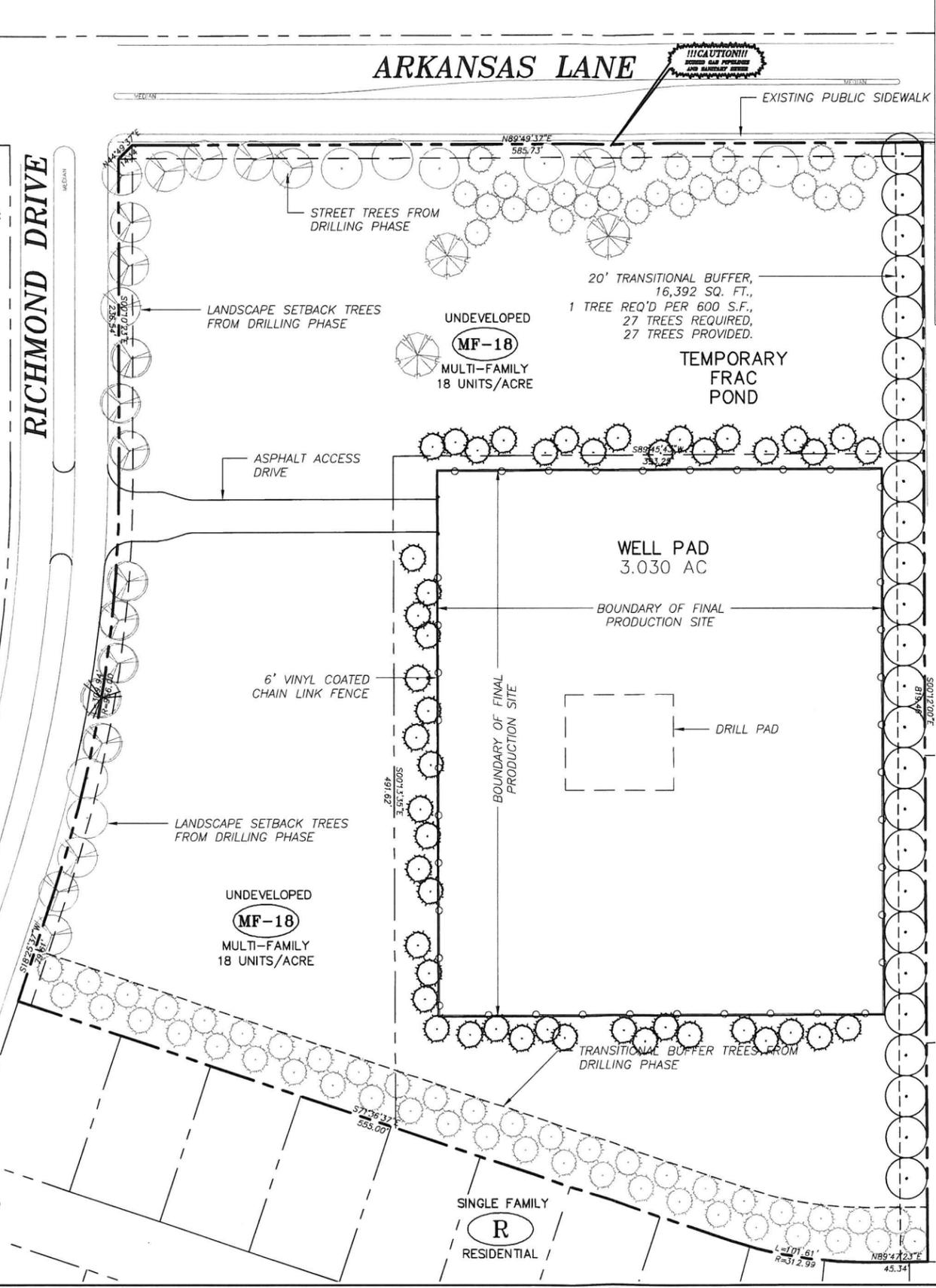
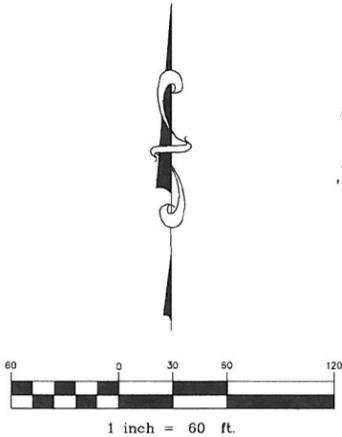
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MULTI-FAMILY  
**MF-14**  
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**VICINITY MAP**  
NTS

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2. ALL TREE MITIGATION REQUIREMENTS WILL BE PROVIDED DURING THE GAS WELL PERMITTING PROCESS.

RETAIL  
**CS**  
COMMUNITY SERVICE

PLANT SCHEDULE COMPLETION PHASE			
TREES	COMMON NAME	CAL	QTY
	Live Oak	3"Cal	26

REV.	DATE	DESCRIP.	BY

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF DUWAINE JOINER, RLA NO. 2071 ON 06/25/2010 AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

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**GALLETTA DRILL SITE  
SPECIFIC USE PERMIT**  
2311 RICHMOND DR.  
ARLINGTON, TX

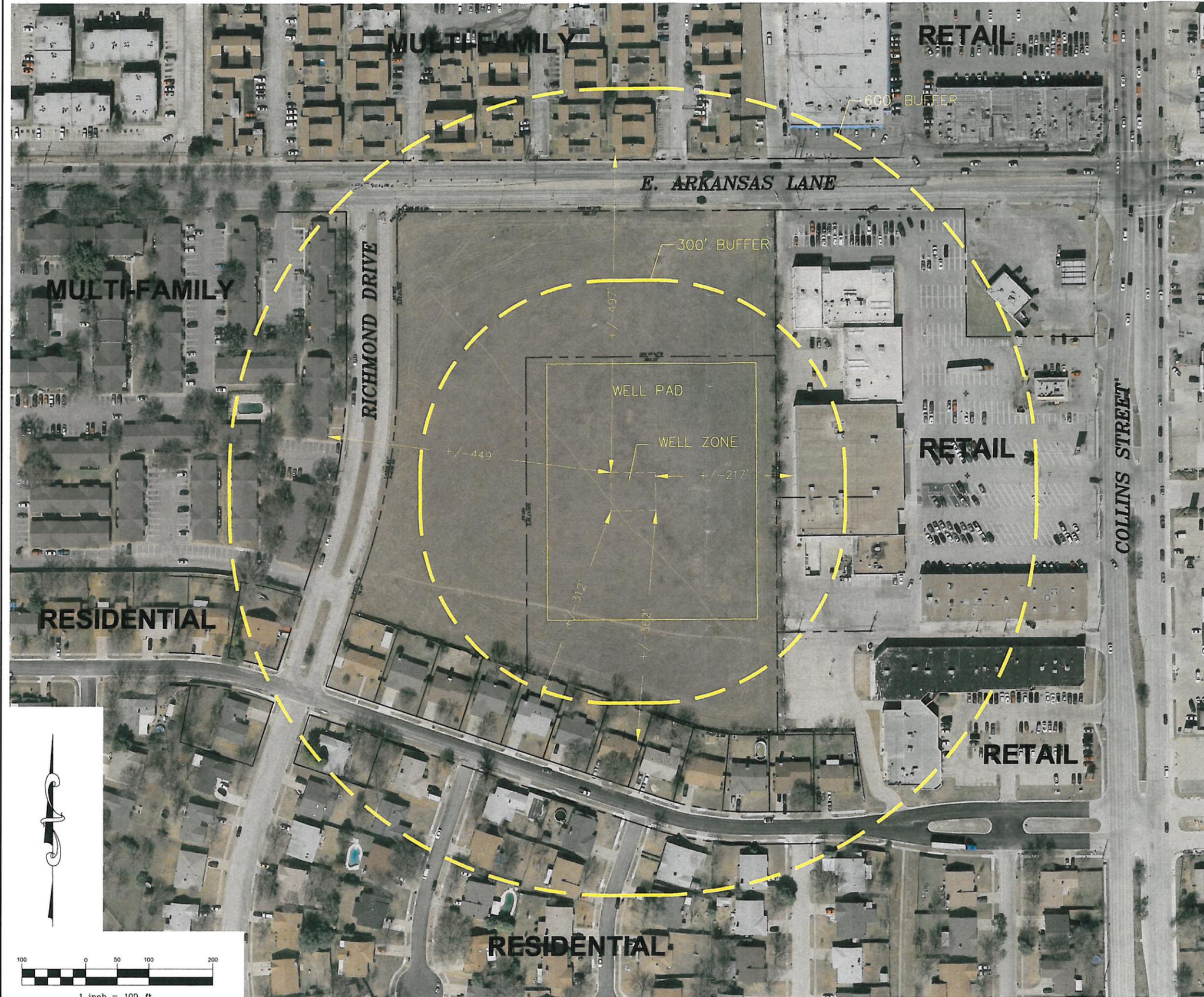
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ISSUE DATE: 06/25/2010

SHEET CONTENT:  
**SUP10-16  
SITE PLAN  
COMPLETION PHASE**

SHEET NO:  
**2 OF 4**



**GALLETTA DRILL SITE  
SPECIFIC USE PERMIT**  
2311 RICHMOND DRIVE  
ARLINGTON, TX

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PROJECT NUMBER:	2509-0-1
PROJECT MANAGER:	J.SUMPTER
DRAWN BY:	J.SUMPTER
CHECKED BY:	C.MYCOSKIE
ISSUE DATE:	06/16/2010

SHEET CONTENT:  
**SUP10-16  
BUFFER EXHIBIT**

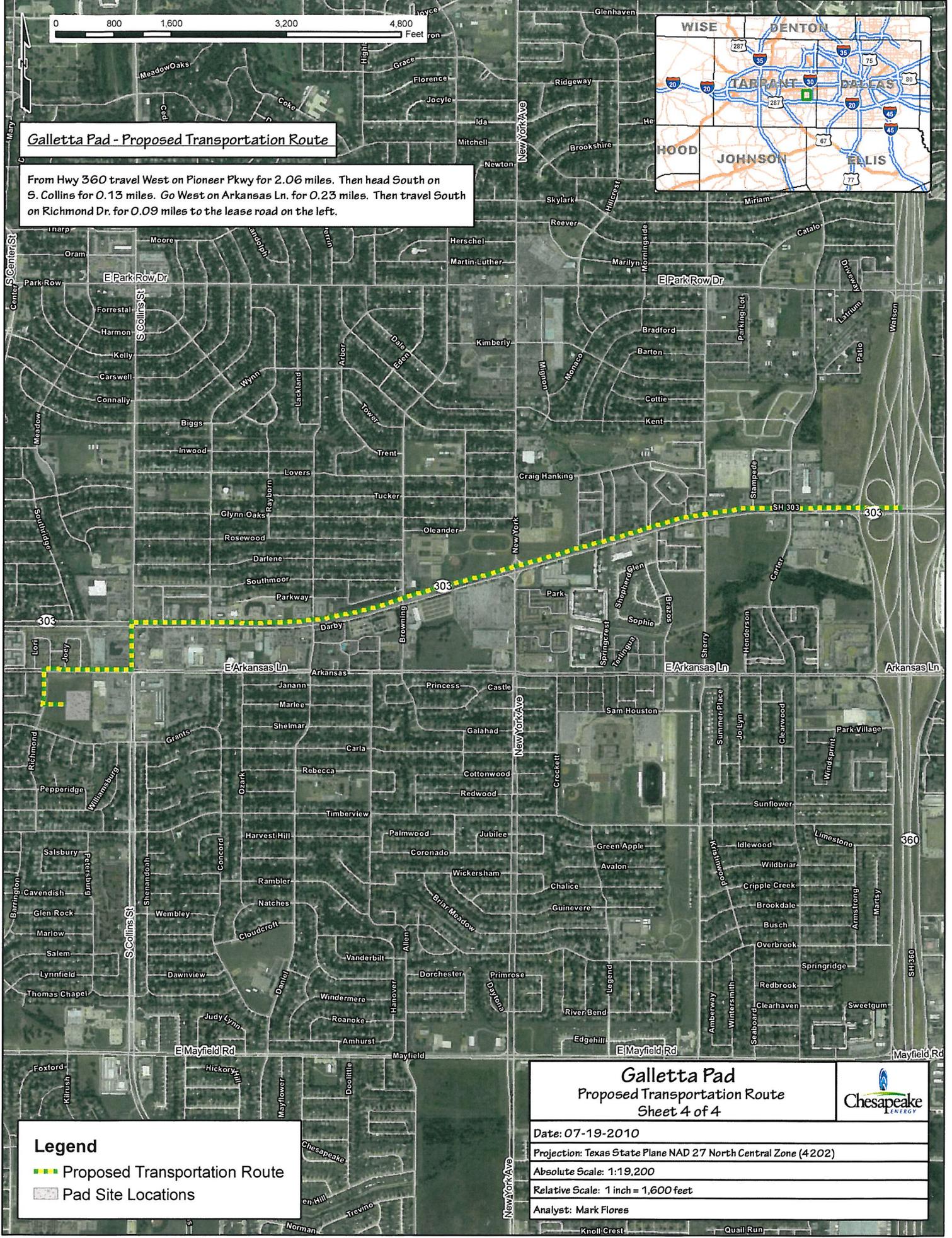
SHEET NO:  
**3 OF 4**

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**Galletta Pad - Proposed Transportation Route**

From Hwy 360 travel West on Pioneer Pkwy for 2.06 miles. Then head South on S. Collins for 0.13 miles. Go West on Arkansas Ln. for 0.23 miles. Then travel South on Richmond Dr. for 0.09 miles to the lease road on the left.



**Legend**

- Proposed Transportation Route
- Pad Site Locations

**Galletta Pad**  
 Proposed Transportation Route  
 Sheet 4 of 4

**Chesapeake ENERGY**

Date: 07-19-2010  
 Projection: Texas State Plane NAD 27 North Central Zone (4202)  
 Absolute Scale: 1:19,200  
 Relative Scale: 1 inch = 1,600 feet  
 Analyst: Mark Flores