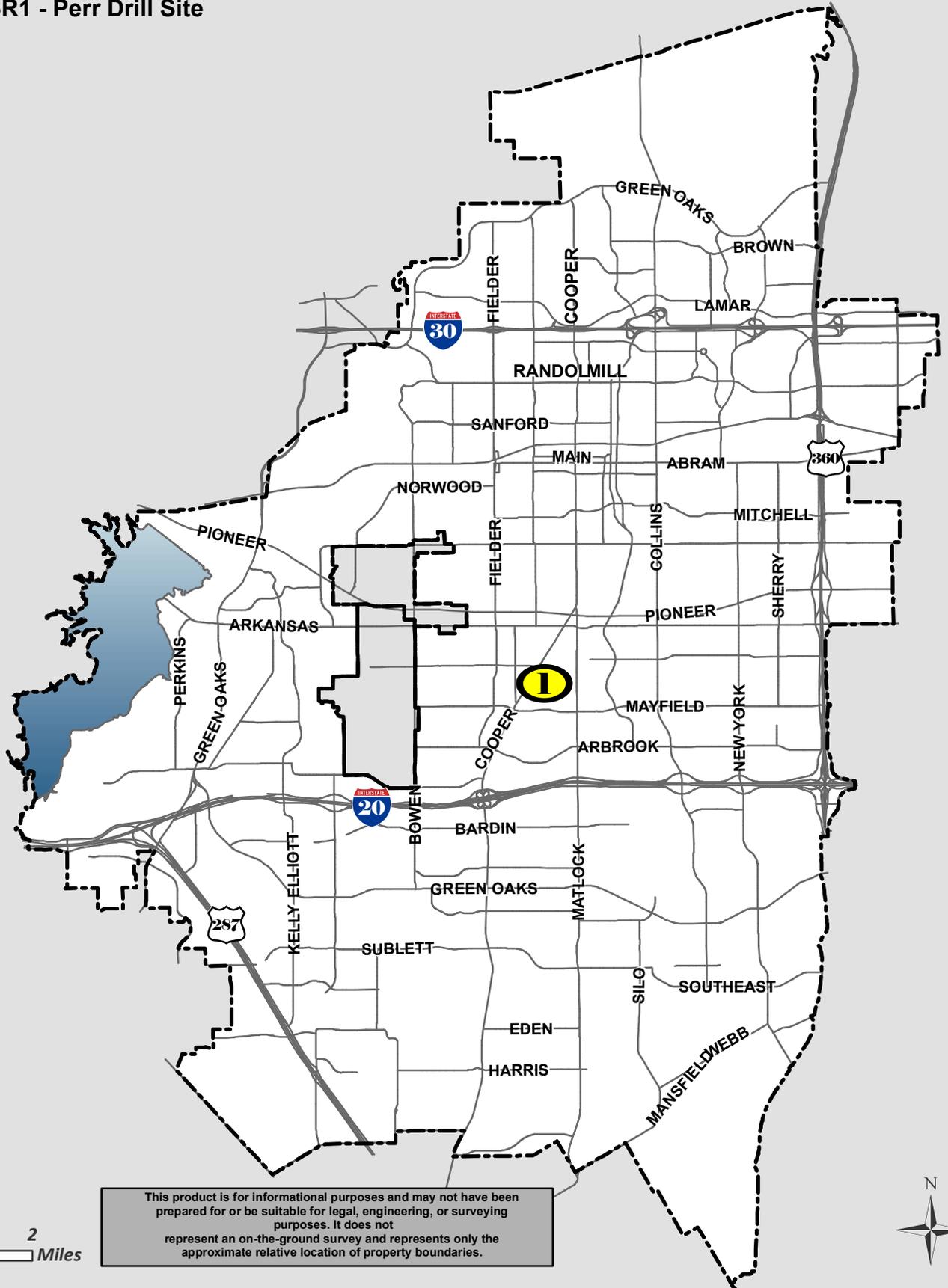


# PLANNING & ZONING

## September 17, 2014



### 1. SUP09-16R1 - Perr Drill Site



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



## **AGENDA**

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**Planning and Zoning Commission  
Work Session**

**Council Chamber  
101 West Abram Street**

**September 17, 2014  
5:00 P.M.**

**I. CALL TO ORDER**

**II. DISCUSSION OF REGULAR SESSION AGENDA ITEMS**

**III. DISCUSSION OF FUTURE MEETING DATES AND TIMES**

- (a) Planning and Zoning Commission Two-Hour Bus Tour –  
September 26, 2014
- (b) Planning and Zoning Commission Meeting on October 1, 2014

**IV. ADJOURN**

**NOTE: City Hall is wheelchair accessible. For other accommodations or sign interpretive services, please call the Strategic Planning Division at 817-459-6652 not later than 24 hours in advance.**



## AGENDA

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**Planning and Zoning Commission  
Regular Session**

**Council Chamber  
101 West Abram Street**

**September 17, 2014  
5:30 P.M.**

**Meeting order is subject to change per the Commission's Discretion**

### **I. CALL TO ORDER**

### **II. PLEDGE**

### **III. APPROVAL OF MINUTES**

- A. Minutes of September 3, 2014 CIPAC and P&Z Meetings

### **IV. PUBLIC HEARING FOR ZONING CASES**

- A. Specific Use Permit SUP09-16R1  
(Perr Drill Site – 2825 South Cooper Street)

Application to amend a Specific Use Permit (SUP) for gas drilling on approximately 2.988 acres currently zoned Light Industrial (LI); generally located north of West Mayfield Road and east of South Cooper Street.

### **V. MISCELLANEOUS**

- A. Reports from Boards/Commissions Liaisons
- B. Reports from Staff and Announcements
- C. Discussion of Future Meeting Dates and Times

### **VI. ADJOURN**

**NOTE: City Hall is wheelchair accessible. For other accommodations or sign interpretive services, please call the Strategic Planning Division at 817-459-6652 not later than 24 hours in advance.**



## AGENDA

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**Planning and Zoning Commission**

**Monthly Bus Tour**

**September 26, 2014  
8:00 A.M.**

**8:00 a.m. Planning and Zoning Commission Two-Hour Bus Tour of various metroplex developments.**

A quorum of the Commission may be present. No formal action will be taken.

# Staff Report



## Zoning Case SUP09-16R1 (Perr Drill Site)

Planning and Zoning Meeting Date: 9-17-14

Document Being Considered: Ordinance

### **RECOMMENDATION**

Following the public hearing, consider an amendment to a Specific Use Permit (SUP) for gas drilling.

### **PRIOR BOARD OR COUNCIL ACTION**

On November 11, 2009, the Planning and Zoning Commission recommended approval of Zoning Case SUP09-16 by a vote of 7-1-0, with the stipulation that the frontage on South Cooper Street adhere to the City's streetscape standards.

On January 12, 2010, City Council approved Zoning Case SUP09-16 for the Perr Drill Site by a vote of 6-3-0, with the stipulation that the frontage on South Cooper Street adhere to the City's streetscape standards.

On August 17, 2010, City Council approved Gas Well Permits GW10-48, GW10-49, GW10-50, GW10-51, and GW10-52 for the Perr 1H, 2H, 3H, 4H, and 5H wells by a vote of 8-0-0.

### **ANALYSIS**

#### **Request**

The applicant, Enervest Operating, LLC, requests to amend the SUP by establishing the location of a drill zone for gas drilling on a 2.988-acre tract of land zoned Light Industrial (LI); addressed at 2825 South Cooper Street, generally located north of West Mayfield Road and east of South Cooper Street.

The site is developed as a gas well site and currently contains five wellheads (Perr 1H-5H) with supporting equipment. The operator plans to drill three wells in the first quarter of next year. Due to the fluctuating demand of natural gas and market prices, the applicant does not have an estimated timeframe of when all drilling activities will be complete.

#### **Public Meeting**

Per Gas Drilling and Production (GD&P) Ordinance No. 11-068, no more than thirty (30) days prior to the public hearing, the operator shall hold a public meeting with property owners, residents and neighborhood associations.

On September 15, 2014, the operator held a public meeting for the Perr Drill Site. The meeting provided an overview of the drill site regarding the proposed specific use permit request, future drilling plans, and lease and royalty information. City staff attended this meeting.

#### **Proximity to Protected Uses and Other Drill Sites**

The submitted site plan illustrates that the calculated distance from the proposed drill zone meets the minimum 600-foot setback requirement for protected uses.

The closest residential structure is approximately 1,000 feet east of the proposed drill zone. The closest school (Gunn Junior High School) is approximately 3,000 feet west and the nearest park (Vandergriff Park) is approximately 2,250 feet east of the proposed drill zone. The school district was notified regarding this application and they did not provide site related

comments to the City. There are three other active drill sites located within two miles of the subject site, O'Day Drill Site, Galletta Drill Site and Dosckocil Drill Site.

**Landscaping/Screening**

Per GD&P Ordinance No. 11-068, Tier 2 landscaping and screening is required for industrial zoned districts. The operator has installed the required landscaping as well as a solid masonry wall around the perimeter of the drill site, which exceeds the Tier 2 screening requirement.

<b>Tier</b>	<b>Landscaping</b>	<b>Perimeter Fencing</b>
2	<ul style="list-style-type: none"><li>• 20-foot transitional buffer around drill site</li><li>• 10-foot wide streetscape setback with street trees</li></ul>	<ul style="list-style-type: none"><li>• 8-foot tall ornamental iron fence with masonry columns around the perimeter of the drill site</li><li>• Installation of gate</li></ul>

The owner/operator will be responsible for the installation, preservation, and maintenance of all landscaping and physical features shown on the site plan.

**Water Source**

The applicant is proposing to purchase water from the City of Arlington to serve as the site's water source for drilling and fracing operations. A description of the water source and estimate of the total water volume needed will be reviewed during the gas well permit stage. There is no frac pond proposed for this site.

**Transportation Route**

The transportation route commences at Interstate 20 Highway (I-20). From I-20, take the Cooper Street (FM157) north exit and travel approximately 1.75 miles north to the site entrance driveway on the east side of Cooper Street. To exit the site, turn right from the entrance driveway and drive north on Cooper Street approximately 0.85 miles to Pioneer Parkway, turn right on Pioneer Parkway and travel east to State Highway 360.

**Pipeline Route**

The pipeline connection is to the existing DFW Midstream lateral located to the northeast of the site.

**Compliance**

The site is in full compliance.

**Conclusion**

Per the Zoning Chapter of the Code of the City Arlington Ordinance No. 11-065, Specific Use Permits for gas drilling shall be reviewed every five years from the date of City approval.

The site is currently an operating drill site. The request for a drill zone is to outline the boundary of where wells are to be drilled, as outlined in the GD&P Ordinance. Additional permits for gas drilling will require a Gas Well Permit which must also comply with the standards outlined in the GD&P Ordinance.

**ADDITIONAL INFORMATION**

Attached:

- i. Case Information
  - ii. Itemized Allowable Uses
  - iii. Location Map
  - iv. Photos
  - v. Site Plan/Transportation Route
  - vi. Proximity Map
  - vii. Landscape Plan
- None  
None

Under separate cover:

Available in the City Secretary's office:

**CITY COUNCIL DATE**

October 14, 2014

**STAFF CONTACTS**

Bridgett White, AICP  
Assistant Director  
Community Development and Planning  
817-459-6660  
[Bridge.White@arlingtontx.gov](mailto:Bridge.White@arlingtontx.gov)

Maria Carbajal  
Gas Well Coordinator  
Community Development and Planning  
817-459-6661  
[Maria.Carbajal@arlingtontx.gov](mailto:Maria.Carbajal@arlingtontx.gov)

# Case Information



<b>Applicant:</b>	EnerVest Operating, LLC, represented by Rusty Ward
<b>Property Owner:</b>	Perr LLC
<b>Sector Plan:</b>	East
<b>Council District:</b>	4
<b>Allowable Uses:</b>	All uses as itemized in Attachment ii.
<b>Development History:</b>	The subject site is currently platted as A. Newton Addition Lot 135.
<b>Traffic Impact:</b>	An SUP does not alter the underlying zoning and therefore will not alter the traffic generated over the life of the well. The shortest route is South Cooper Street to Interstate 20 Highway. Both are state highways and are approved truck routes. The congestion on South Cooper Street is heavy during AM and PM peak hours.
<b>Water &amp; Sewer:</b>	<p>The following information is needed at the time of permit to evaluate the suitability of the water distribution system to serve as the supply source for a gas well drilling site:</p> <ol style="list-style-type: none"><li>1. A site plan of the proposed drill site, including the location of the fire hydrant(s) proposed to supply water to the site.</li><li>2. An estimate of total volume of water desired.</li><li>3. Approximate dates water supply will be needed.</li></ol> <p>Based on the information provided, additional infrastructure may be required to be constructed.</p>
<b>Drainage:</b>	The site is located in the Johnson Creek drainage basin. Approximately 10 percent of the site is within the FEMA floodway. No significant drainage impacts are expected to result from development of this site as long as all relevant city ordinances are complied with.
<b>Fire:</b>	Fire Station Number 9, located at 4929 South Cooper Street, provides protection to this site. The estimated fire response time is 4.54 minutes, which is in keeping with recommended standards.
<b>School District:</b>	This property is located in the jurisdiction of the Arlington Independent School District (AISD). The AISD did not indicate that the proposal will have any impact.

# Case Information



**Notices Sent:**

Neighborhood  
Associations:

Action North

Arlington Alliance for Responsible Government  
Arlington Chamber of Commerce  
Arlington Neighborhood Council  
Arlington Townhome Homeowners Association  
Central Arlington Property Owners, Inc.  
East Arlington Renewal  
East Arlington Review  
East Arlington Review  
Far South Arlington Neighborhood Association  
Forest Hills Homeowners Association  
Heart of Arlington Neighborhood Association  
Medlin Corner  
Northern Arlington Ambience  
Scots Wood Estates Neighborhood Watch  
WeCan (West Citizen Action Network)

Property Owners:

24

Letters of Support:

0

Letter of Opposition:

0

# Itemized Allowable Uses



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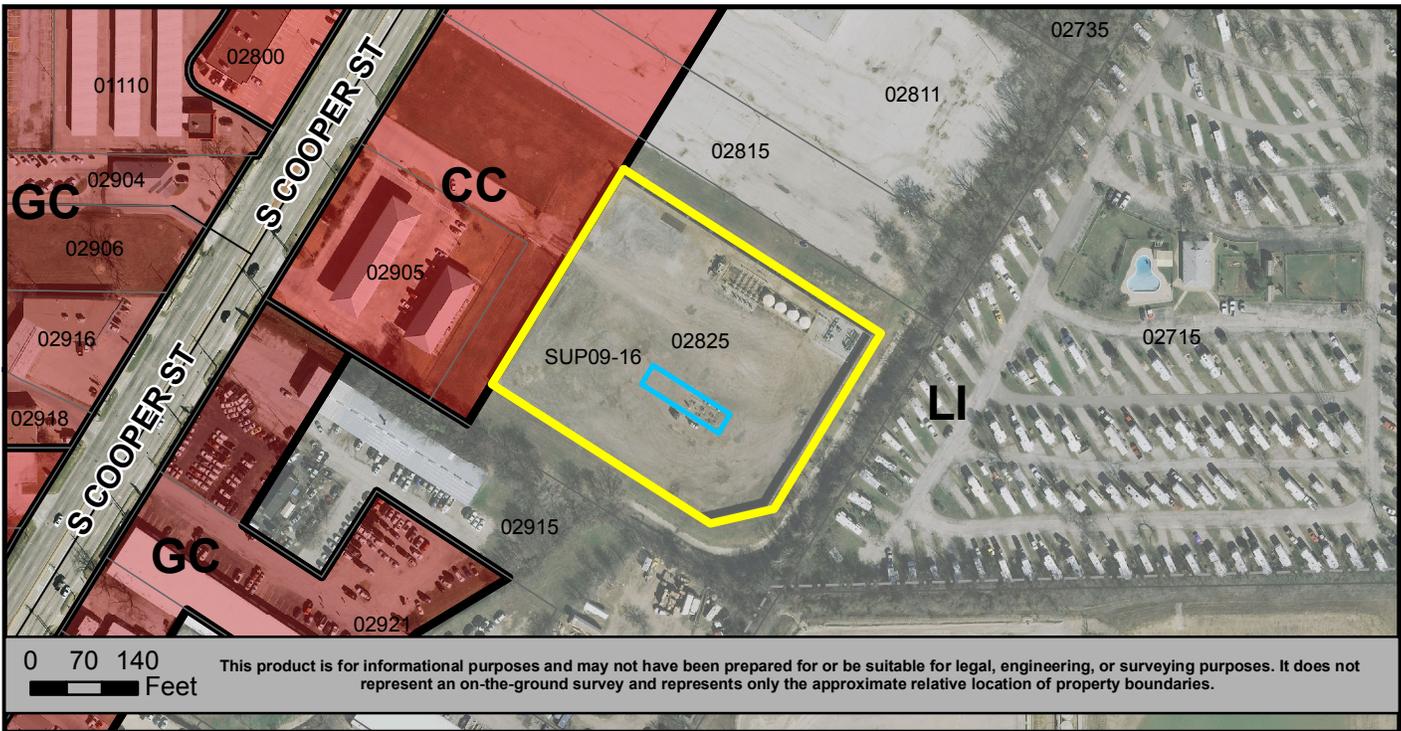
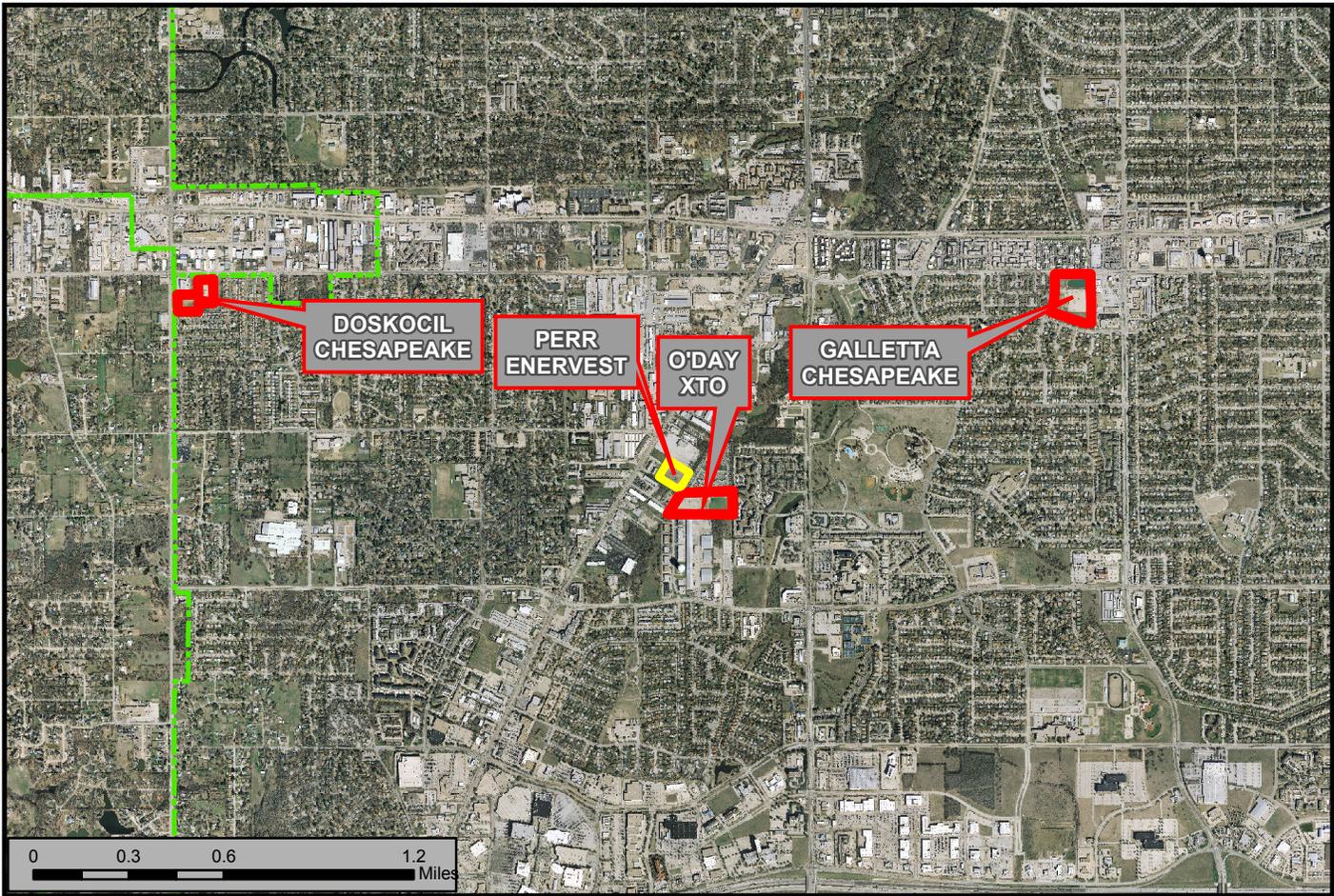
## Allowable Uses: **Light Industrial (LI)**

Permitted - Art gallery or museum, Domestic Violence Shelter, Emergency shelter, Government administration and civic buildings, Mortuary/crematory/funeral chapel, Philanthropic institution (other than listed), Religious assembly, Business school, Trade school, University/college/seminary, Hospital, Medical or dentist office or clinic, Cemetery, Community garden, Public park or playground, Crop production, Kennel, commercial, Veterinary Clinic, Car wash, Gasoline sales, Motor vehicle rental, Motor vehicle sale, new, Catering service, Restaurant, Restaurant, take-out and delivery only, Office, business or professional, Telemarketing call center, Bail bond service, General personal services (other than listed), Massage therapy clinic, Tattoo parlor or piercing studio, Gun range (indoor), Private club/lodge/fraternal organization, Country club, Golf course, Recreation, general outdoor (other than listed), Boat and accessory sales, rental and service, Building and landscaping materials and lumber sales, General retail store (other than listed), Firearm sales, Nursery, garden shop or plant sales, Pawn shop, Second-hand goods store, Swimming pool, spa and accessory sales and service, Cleaners, commercial, Food processing, Heavy machinery rental, sales, and service, Medical or scientific research laboratory, Microbrewery/micro-distillery/winery, Wrecker service, Custom and craft work, Manufacturing, light, Salvage yard (indoor), Transit passenger terminal, Electric utility substation, Radio or TV station or studio, Utility lines, towers or metering station, Utility installation other than listed, Cold storage plant, Contractors plant, shop and/or storage yards, Distribution Center/warehouse, Wholesale supply business

Specific Use Permit (SUP) - Full service hotel, motel, residences hotel/motel, gun club or outdoor target range, large scale retail, day care, public or private school, halfway house, airport, heliport or landing field, and electric generating plant and gas drilling.

Specific Use Permit – Halfway House, Public or private school, Auto service center, Auto repair garage, major, Motor vehicle sales, used, Hotel, limited service, Residence hotel, Day care center, Gun club, skeet, or target range (outdoor), Marina, Specialty paraphernalia sales, Gas well, Airport of landing field, Electric generating plant, Telecommunications Facilities Towers >75ft., Stealth towers>100ft.

Conditions (C) - Stables, commercial, Financial service, Bar, Restaurant with drive-through, Hotel, full service, Trailer camp/RV park, Nightclub, Open-air vending, Package liquor store, Sexually oriented business, Building maintenance sales and service, Telecommunications Facilities Building-mounted antennae and towers, Telecommunication Facilities Towers ≤75ft., Stealth towers ≤100ft., Self-storage facility, Outside storage



**LOCATION MAP  
SUP09-16R1**

 <p><b>PERR DRILL SITE 2.988 ACRES</b></p>	 <p><b>DRILL ZONE</b></p>	 <p><b>EXISTING DRILL SITES WITHIN 2 MILES</b></p>
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**SUP09-16R1**  
**Perr Drill Site**

North of West Mayfield Road and east of South Cooper Street



View of subject site from South Cooper Street. View east.



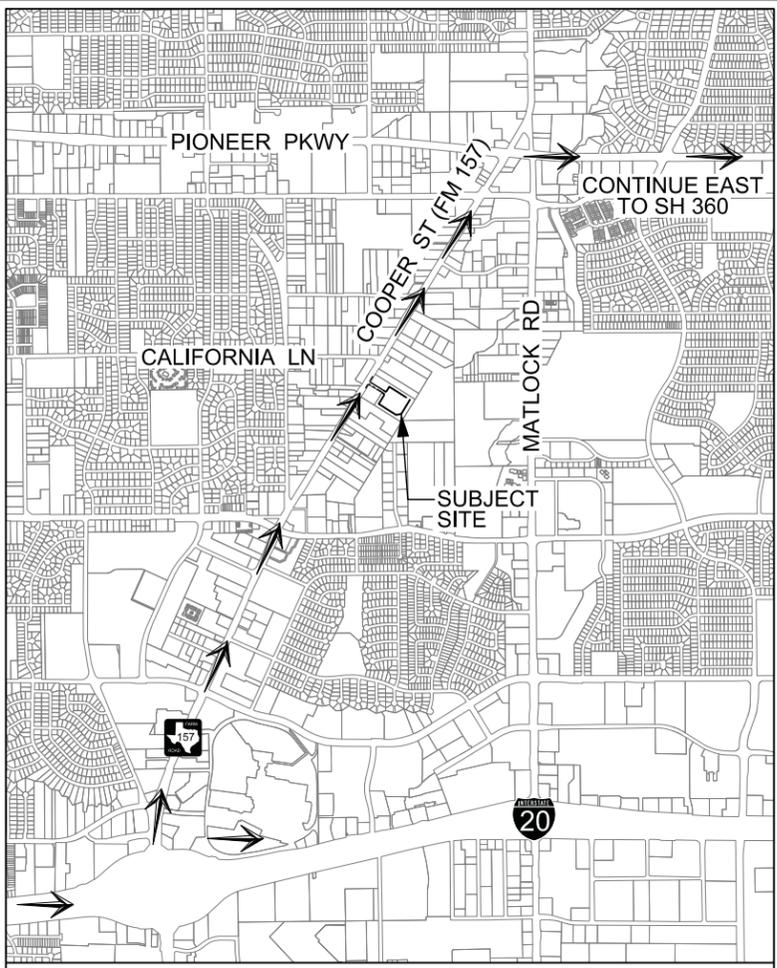
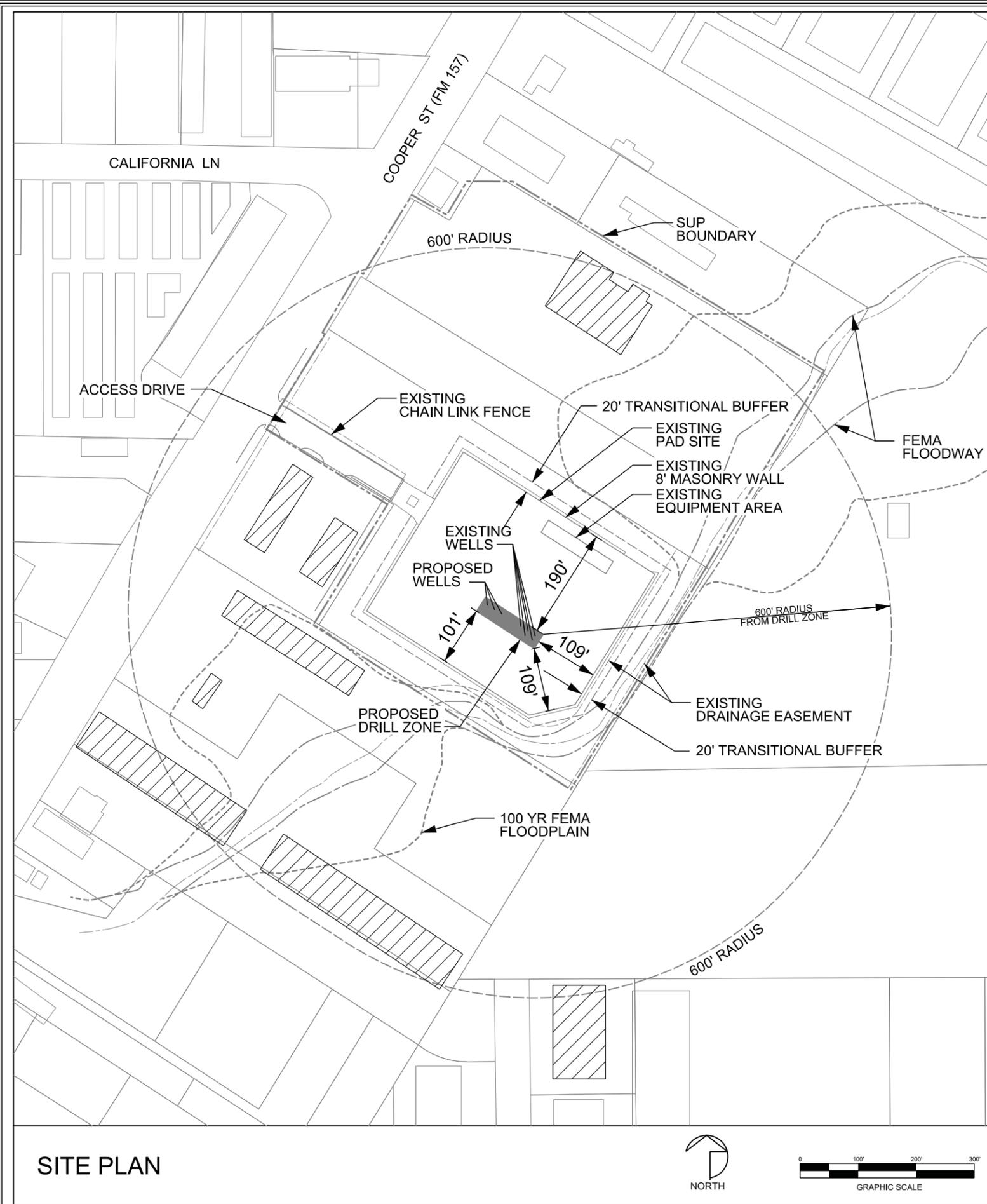
View of adjacent commercial uses located south of the subject site.



View of adjacent commercial uses located north from the subject site.



View of adjacent commercial uses located west of the subject site.



**LEGAL DESCRIPTION**  
 2.988 ACRE PAD SITE  
 A. NEWTON SURVEY, ABSTRACT NO. 1161  
 TARRANT COUNTY, TEXAS

BEING a tract of land situated in the A. Newton Survey, Abstract Number 1161, Tarrant County, Texas and being a portion of that 7.799 acre tract of land described by deed to Perr, L.L.C., recorded in County Clerk's Filing Number D199018871, County Records, Tarrant County, Texas and being more particularly described by the metes and bounds as follows:

COMMENCING at an iron rod found at the most easterly north east corner of said 7.799 acre Tract and the most southerly southeast corner of that 6.66 acre tract of land described by deed to Perr, L.L.C. recorded in Volume 13571, Page 101, County Records, Tarrant County, Texas;

THENCE N 58°36'23"10"W, 64.74 feet with the common line of said 7.799 acre tract and the 6.66 acre tract;

THENCE S 31°33'42"28"52"W, 48.50 feet departing said common line to the POINT OF BEGINNING;

THENCE S 31°33'42"28"52"W, 268.95 feet;

THENCE S 77°33'40"00"12"W, 85.62 feet;

THENCE N 57°33'42"28"28"W, 338.96 feet;

THENCE N 31°33'42"28"52"E, 330.05 feet;

THENCE S 57°33'42"28"28"E, 400.07 feet to the Point of Beginning and containing 130,155 square feet or 2.988 acres of land more or less.

- NOTES:**
1. SPECIFIC USE PERMIT FOR GAS DRILLING USE.
  2. SITE GRADING WILL NOT ALTER THE NATURAL FLOW.
  3. THE ACCESS DRIVEWAY / LEASE ROAD WILL BE OFF OF COOPER STREET (FM 157).
  4. THE PROPOSED WATER SOURCE FOR DRILLING AND FRACING OPERATIONS IS WATER PURCHASED FROM THE CITY. EXISTING ADJACENT WATER INFRASTRUCTURE WILL BE UTILIZED.
  5. BEFORE FRACING OPERATIONS, A SIGN SHALL BE INSTALLED TO NOTIFY THE PUBLIC OF THE TIME THAT THE OPERATOR INTENDS TO FRAC ON THE SUBJECT SITE.
  6. THE PURPOSE OF THIS SUP AMENDMENT IS TO DEFINE A DRILL ZONE WITHIN THE EXISTING SPECIFIC USE PERMIT AREA.

# PERR PAD SITE

CITY OF ARLINGTON, TEXAS

OPERATOR/APPLICANT



**ENERVEST**

1001 FANNIN STREET, SUITE 800  
 HOUSTON, TEXAS 77002  
 PHONE: 713-659-3500

PROPERTY OWNER:  
 PERR LLC  
 10505 SHADY TRAIL, STE 100  
 DALLAS, TX 75220



**PELOTON**  
 LAND SOLUTIONS

5751 KROGER DRIVE  
 SUITE 185  
 KELLER, TX 76244  
 PHONE: 817-562-3350  
 TEXAS FIRM NO. 12207

**LEGEND**

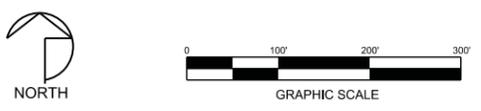
	NON-PROTECTED USE STRUCTURE
	SITE ACCESS/ROUTING
	SUP BOUNDARY
	PROPOSED DRILL ZONE

PROJECT NO:	ENV14001
FILE PATH:	G:\Job\ENV14001\Petro\SUP1
DRAWN BY:	TCG
REVIEWED BY:	PCF
DATE:	JULY 2014
REV:	

SHEET CONTENT

## AMENDED SUP SITE PLAN

SITE PLAN



# PERR PAD SITE

CITY OF ARLINGTON, TEXAS

OPERATOR/APPLICANT



1001 Fannin Street, Suite 800  
Houston, Texas 77002  
Phone: 713-659-3500

PROPERTY OWNER:  
PERR LLC  
10505 SHADY TRAIL, STE 100  
DALLAS, TX 75220



5751 KROGER DRIVE  
SUITE 185  
KELLER, TX 76244  
PHONE: 817-562-3350  
TEXAS FIRM NO. 12207

### LEGEND

- PROTECTED-USE STRUCTURE
- NON PROTECTED-USE STRUCTURE
- COMMERCIAL STRUCTURE
- SUP BOUNDARY
- PROPOSED DRILL ZONE

PROJECT NO: ENV14001  
FILE PATH: G:\Job\ENV14001\Petro\SUP1  
DRAWN BY: CEMK  
REVIEWED BY: PCF  
DATE: JULY 2014  
REV:



NORTH



GRAPHIC SCALE

SHEET CONTENT

## PROXIMITY MAP



NOTES:

1. NO PROTECTED-USE STRUCTURES ARE LOCATED WITHIN 600' OF THE PROPOSED DRILL ZONE.

# PERR PAD SITE

CITY OF ARLINGTON, TEXAS

OPERATOR/APPLICANT



1001 FANNIN STREET, SUITE 800  
HOUSTON, TEXAS 77002  
PHONE: 713-659-3500

PROPERTY OWNER:  
PERR LLC  
10505 SHADY TRAIL, STE 100  
DALLAS, TX 75220



5751 KROGER DRIVE  
SUITE 185  
KELLER, TX 76244  
PHONE: 817-562-3350  
TEXAS FIRM NO. 12207

### LEGEND

- EXISTING TREE
- PROPOSED DRILL ZONE

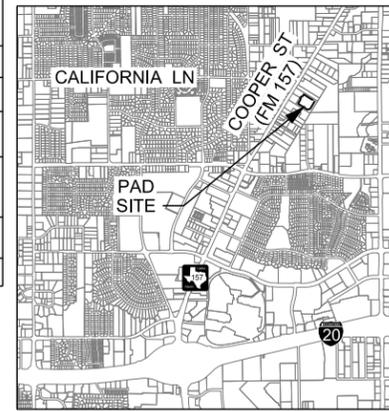
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DRAWN BY: TCG  
REVIEWED BY: PCF  
DATE: JULY 2014  
REV:



SHEET CONTENT

## AMENDED SUP LANDSCAPE PLAN

SHEET NO. 3 OF 3

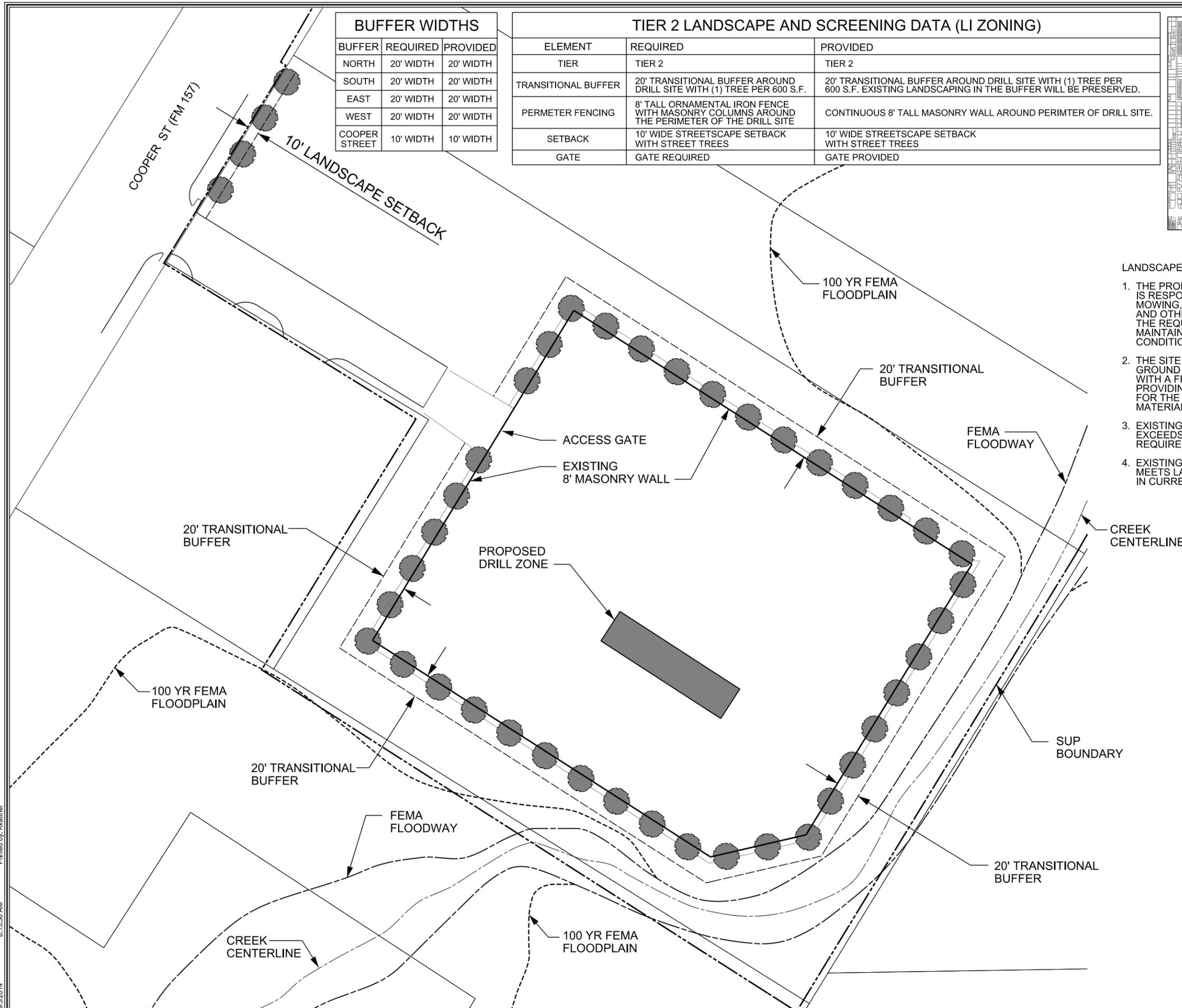


VICINITY MAP  
SCALE: N.T.S.

### TIER 2 LANDSCAPE AND SCREENING DATA (LI ZONING)

ELEMENT	REQUIRED	PROVIDED
TIER	TIER 2	TIER 2
TRANSITIONAL BUFFER	20' TRANSITIONAL BUFFER AROUND DRILL SITE WITH (1) TREE PER 600 S.F.	20' TRANSITIONAL BUFFER AROUND DRILL SITE WITH (1) TREE PER 600 S.F. EXISTING LANDSCAPING IN THE BUFFER WILL BE PRESERVED.
PERMETER FENCING	8' TALL ORNAMENTAL IRON FENCE WITH MASONRY COLUMNS AROUND THE PERIMETER OF THE DRILL SITE	CONTINUOUS 8' TALL MASONRY WALL AROUND PERIMTER OF DRILL SITE.
SETBACK	10' WIDE STREETSCAPE SETBACK WITH STREET TREES	10' WIDE STREETSCAPE SETBACK WITH STREET TREES
GATE	GATE REQUIRED	GATE PROVIDED

BUFFER WIDTHS		
BUFFER	REQUIRED	PROVIDED
NORTH	20' WIDTH	20' WIDTH
SOUTH	20' WIDTH	20' WIDTH
EAST	20' WIDTH	20' WIDTH
WEST	20' WIDTH	20' WIDTH
COOPER STREET	10' WIDTH	10' WIDTH



### LANDSCAPE NOTES:

- THE PROPERTY OWNER AND/OR OPERATOR IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING, AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES.
- THE SITE WILL BE IRRIGATED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIAL USED.
- EXISTING LANDSCAPING AND SCREENING EXCEEDS CURRENT ORDINANCE REQUIREMENTS.
- EXISTING LANDSCAPING ALONG COOPER ST MEETS LANDSCAPE SETBACK REQUIREMENTS IN CURRENT ORDINANCE.