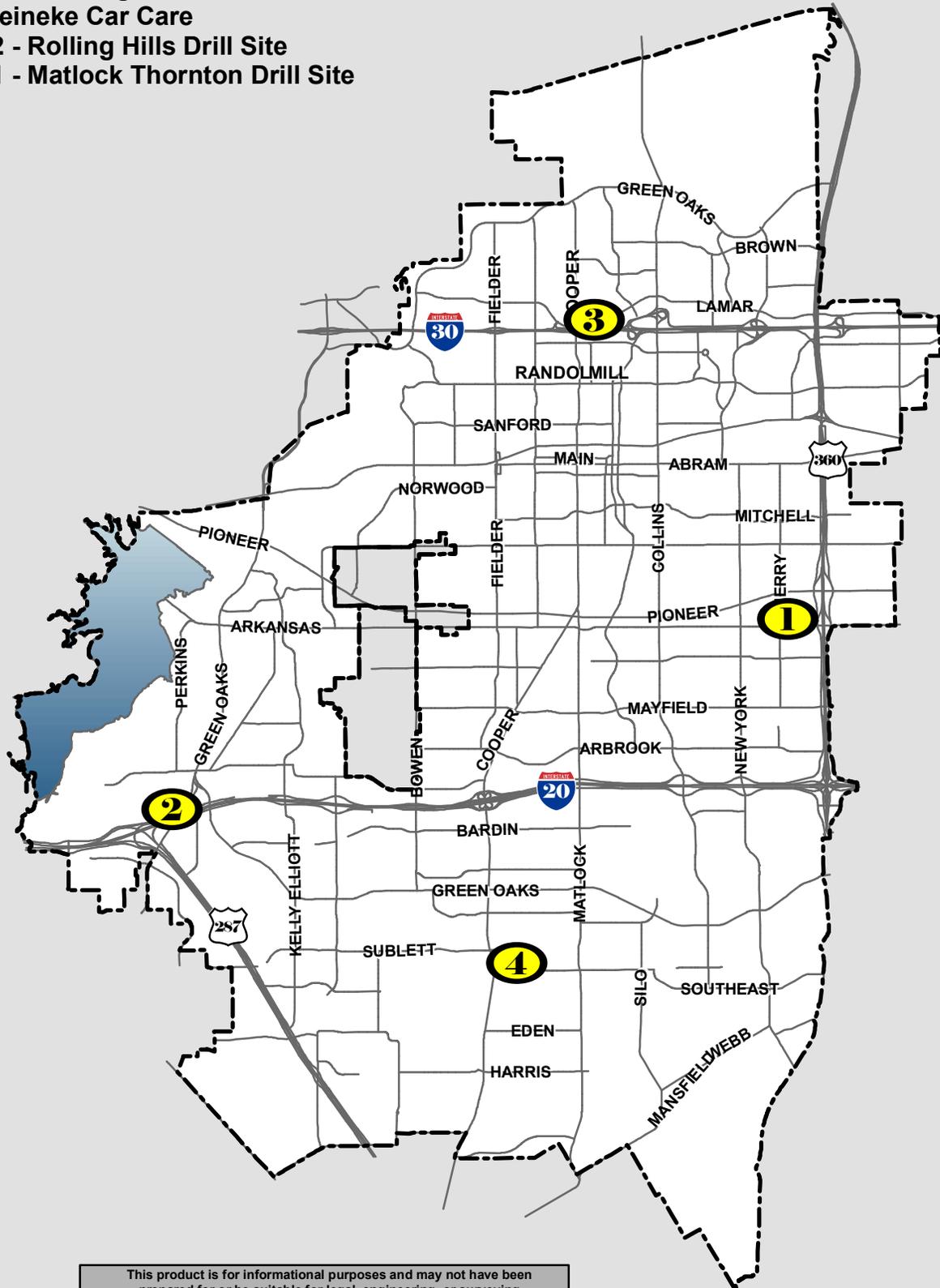


PLANNING & ZONING

January 7, 2015



1. ZA14-6 - Pioneer Village
2. PD14-10 - Meineke Car Care
3. SUP07-09R2 - Rolling Hills Drill Site
4. SUP09-04R1 - Matlock Thornton 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

**Planning and Zoning Commission
Work Session**

**Council Briefing Room
101 West Abram Street**

**JANUARY 7, 2015
4:00 P.M.**

I. CALL TO ORDER

**II. HOUSING STRATEGY AND ANALYSIS OF IMPEDIMENTS TO
HOUSING CHOICE**

III. DISCUSSION OF REGULAR SESSION AGENDA ITEMS

IV. DIRECTOR UPDATE ON PREVIOUS COUNCIL ITEMS

- A. Development Plan DP14-1
(Arlington Riverside Apartments – 6500 U.S. 287 Highway)

Application for approval of a Development Plan on approximately 13.924 acres zoned Residential Multi-Family 22 (RMF-22); generally located north of Walsh Drive and east of Joplin Road.

CC Approved 9-0-0 on 12/16/14 on final reading.

V. DISCUSSION OF FUTURE MEETING DATES AND TIMES

- (a) Planning and Zoning Commission Meeting on January 21, 2015

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

**Planning and Zoning Commission
Regular Session**

**Council Chamber
101 West Abram Street**

**JANUARY 7, 2015
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 December 17, 2014 P&Z Meeting

IV. PUBLIC HEARING FOR ZONING CASES

- A. Zoning Case ZA14-6
(Pioneer Village - 2351 East Arkansas Lane)

Application to change the zoning on approximately 2.895 acres from Residential Multi-Family 22 (RMF-22) to Community Commercial (CC); generally located north of East Arkansas Lane and east of Sherry Street.

- B. Zoning Case PD14-10
(Meineke Car Care - 6001 West Poly Webb Road)

Application to change the zoning on approximately 0.719 acres from Office Commercial (OC) to Planned Development (PD) for all Community Commercial (CC) uses, plus an Auto Service Center with a Development Plan; generally located north of West Poly Webb Road and west of Little Road.

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.

- C. Specific Use Permit SUP07-09R2
(Rolling Hills Drill Site – 401 East Lamar Boulevard)

Application to amend Specific Use Permit (SUP) for gas drilling by establishing the location of a drill zone on 3.314 acres zoned Residential Single-Family 7.2 (RS-7.2); generally located north of East Lamar Boulevard and east of North Cooper Street.

- D. Specific Use Permit SUP09-04R1
(Matlock Thornton Drill Site – 6001 Coping Lane)

Application to amend Specific Use Permit (SUP) for gas drilling by establishing the location of a drill zone on 2.755 acres zoned Industrial Manufacturing (IM); generally located south of West Sublett 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

Staff Report



Zoning Case ZA14-6 (Pioneer Village)	
Planning and Zoning Meeting Date: 1-7-15	Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case ZA14-6.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request

The applicant is proposing to change the zoning on approximately 2.895 acres of a 38-acre tract of land addressed at 2351 East Arkansas Lane, and generally located north of East Arkansas Lane and east of Sherry Street. The property is not currently platted; however, an application for a preliminary plat for the entire 38 acres is currently in review by the City.

Current zoning: Residential Multi-Family-22 (RMF-22)

Requested zoning: Community Commercial (CC)

The subject property is currently undeveloped and is part of a larger tract of land that extends east to Carter Drive, west to Sherry Street, and north to East Pioneer Parkway. The applicant is not proposing any specific uses or additions to the property; however, it is anticipated that a commercial/retail use will be developed at this location in the future. The request is to rezone the site to Community Commercial (CC) to promote future development of the property by making it compatible with the adjacent site to the west, which is also currently zoned CC.

Adjacent Land Uses

The properties across Sherry Street to the west of the subject site consist of a Family Dollar, single-family and multi-family developments, as well as Adams Elementary School constructed in 2012. The property to the south of the subject site is developed with duplexes and single family detached structures, and is zoned Residential Medium-Density (RM-12) and Residential Single-Family (RS-7.2). The property to the east of the subject site is developed as a Planned Development (PD) for multi-family uses.

The rezoning of the subject site to CC will allow for all of the uses identified in the itemized allowable uses list (see attachment ii) to be developed directly adjacent to the existing multi-family site to the east.

The remainder of the 38 acre-tract, located to the north of the subject site, is mostly undeveloped and has split zoning. This area contains a four-acre gas well site, a 75-foot wide electric easement, a 15-foot sanitary sewer easement, and a variable width 100 year floodplain. The request to rezone a small but important frontage portion of the property does not consider the possible effects on the remainder of the site, which may result in difficulties to develop land area. Since the property is under a single ownership, a comprehensive look at the zoning by the owner is more appropriate than piecemeal rezoning.

Additionally, the Comprehensive Plan, which is in its final stages of completion, will be able to provide more guidance on future land uses for a particular area after its adoption.

Sector Plan Conformity

The East Sector Plan designates the subject area as a Retail Corridor. This designation is intended to provide areas for community and neighborhood retail and service businesses located on lots developed independently, or a strip of stores on a single site with or without an anchor tenant. Appropriate zoning for this area is Community Commercial (CC). The applicant is proposing to change the zoning to Community Commercial which is in conformance with the East Sector Plan.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

February 10, 2015

STAFF CONTACTS

Gincy Thoppil, AICP
Development Planning Manager
Community Development and Planning
817-459-6662
Gincy.Thoppil@arlingtontx.gov

Kevin Charles
Senior Planner
Community Development and Planning
817-459-6515
Kevin.Charles@arlingtontx.gov

Case Information



Applicant: Charles Clawson

Property Owner: John Chong, Farooq Wazirali and Richard Kang

Sector Plan: East

Council District: 3

Allowable Uses: All uses as itemized in attachment ii.

Development History: The subject site is not platted.

No previous zoning cases have occurred in the general vicinity within the past five years.

Transportation: The proposed development has one point of access from East Arkansas lane.

Thoroughfare	Existing	Proposed
East Arkansas Lane	80-foot, 4-lane undivided Minor Arterial	90-foot, 4-lane undivided Minor Arterial

Traffic Impact: The proposed zoning change from RMF-22 to CC Zoning will not impact the adjacent street system. A deceleration lane will be required if right-turn ingress volume exceeds 40 turns in a peak hour. The proposed zoning change will increase weekday traffic by 1,320 vehicles. AM peak hour traffic will increase by 91 vehicles and PM peak hour will increase by 120 vehicles.

Water & Sewer: Water is available from a 24-inch water line in East Arkansas Lane and a 12-inch water line in Sherry Street. Sanitary Sewer is available from a 6-inch sanitary sewer line in an easement west of Sherry Street and a 12-inch sanitary sewer line in South Cottonwood Creek.

Drainage: The site is located within the South Cottonwood Creek drainage basin. No portion of the site is located in a floodplain. No significant drainage impacts are expected to result from development of this site as long as the site complies with relevant city ordinances.

Fire: Fire Station Number 2, located at 1727 Sherry Street, provides protection to this site. The estimated fire response time is less than five minutes, which is in keeping with recommended standards.

Case Information



School District:

AISD Independent School District.

The proposed zoning request is located in the Arlington Independent School District and has no impact on the schools serving this site.

Notices Sent:

Neighborhood
Associations:

ACTION North
Arlington Alliance for Responsible Government
Arlington Chamber of Commerce
Arlington Neighborhood Council
East Arlington Renewal
East Arlington Review
East Arlington Review
Far South Arlington Neighborhood Assn
Forest Hills HOA
Northern Arlington Ambience
WeCan (West Citizen Action Network)
Central Arlington Property Owners, Inc.
Central Arlington Property Owners, Inc.

Property Owners: 17
Letters of Support: 0
Letter of Opposition: 0



Itemized Allowable Uses

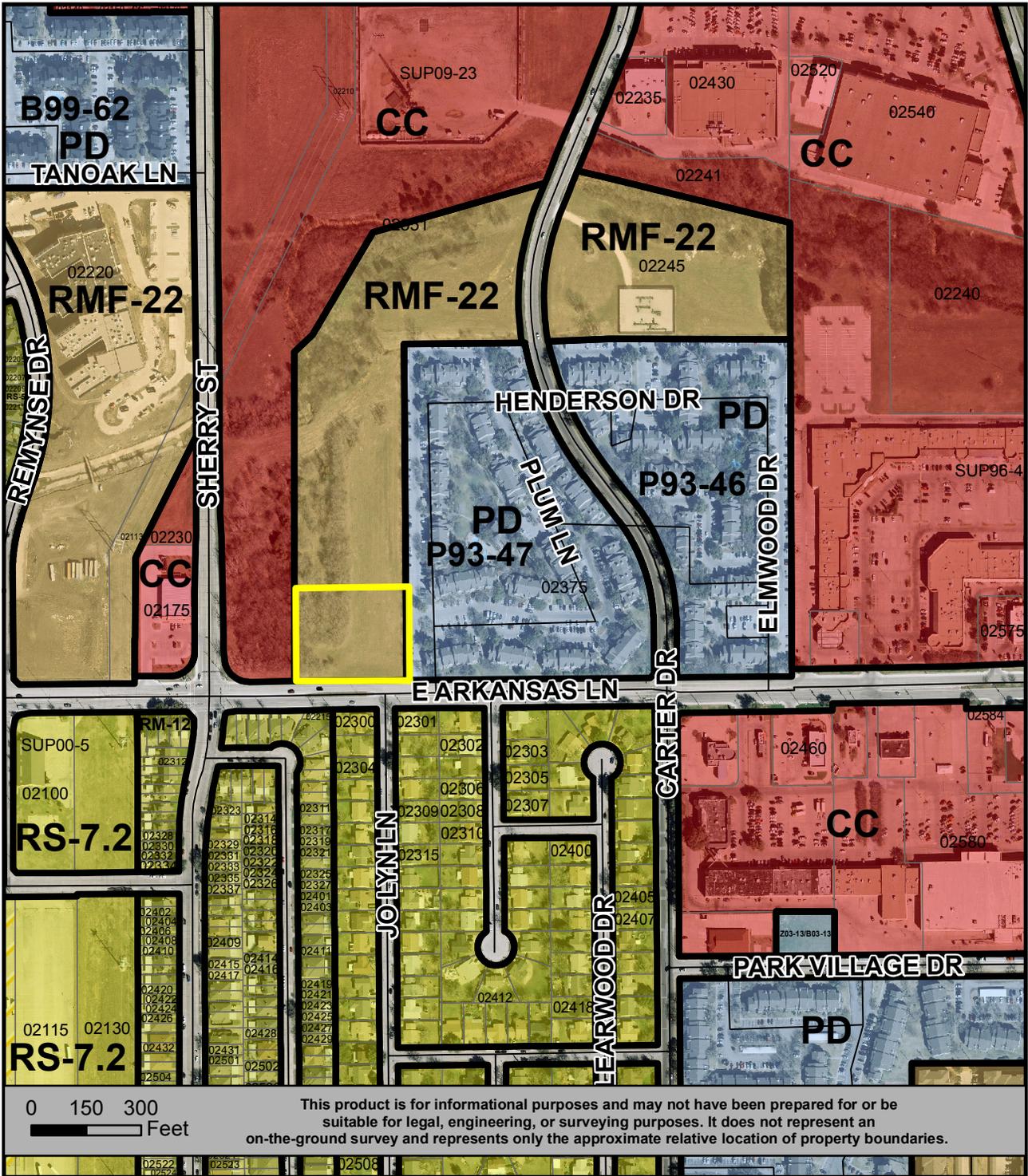
Allowable Uses:

“CC” COMMUNITY COMMERCIAL

Permitted – Nursing home, Art gallery or museum, Government administration and civic buildings, Domestic violence shelter, Mortuary/crematory/funeral chapel, Philanthropic institution (other than listed), Religious assembly, Business school, Public or private school, University/college/seminary, Hospital, Medical or dental office or clinic, Cemetery, Community garden, Public park or playground, Crop production, Gasoline sales, Catering service, Restaurant, Restaurant/take-out and delivery only, Office/business or professional, Telemarketing call center, Day care center, Private club/lodge/fraternal, General personal services (other than listed), Massage therapy clinic, Recreation/indoor (other than listed), Wedding chapel, Country club, Golf course, Major tourist attraction, General retail store (other than listed), Firearm sales, Pawn shop, Second-hand goods store, Swimming pool/spa and accessory sales and service, Medical or scientific research laboratory, Electric utility substation, Radio or TV station or studio, Utility lines, towers or metering station

Specific Use Permit (SUP) – Halfway House, Hospital/psychiatric, Hotel/limited service, Residence hotel, Bail bond service, Banquet hall, Billiard parlor, Bowling alley, Bingo hall, Gun range, Night club, Recreation general outdoor (other than listed), Marina, Specialty paraphernalia sales, Wrecker service, Gas well, Transit passenger terminal, Utility installation other than listed, Telecommunication Facilities Towers >75 ft., Stealth towers >100 ft., Self-storage facility

Conditions (C) – Kennel/commercial, Veterinary clinic, Motor vehicle rental, Financial services, Restaurant with drive-through, Sidewalk café, Hotel/full service, Skating rink, Teen club, Theatre indoor, Building and landscaping materials and lumber sales, Nursery/garden shop or plant sales, Food processing, Custom and craft work, Telecommunication Facilities Building-mounted antennae and towers, Telecommunication Facilities Towers ≤75 ft., Stealth towers ≤100 ft.



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**LOCATION MAP
ZA14-6**

 **RMF-22 to CC
2.895 ACRES**




ZA14-6

North of East Arkansas Lane and east of Sherry Street.



View east of adjacent Residential Multi-Family site from East Arkansas Lane.



View west of adjacent Community Commercial zoned property from subject site.



View north of subject site from property across East Arkansas Lane.



View east of notification sign adjacent to East Arkansas Lane.

Staff Report



Zoning Case PD14-10 (Meineke Car Care)

Planning and Zoning Meeting Date: 1-7-15

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case PD14-10, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request

The applicant requests to change the zoning on approximately 0.719 acres addressed at 6001 West Poly Webb Road, and generally located north of West Poly Webb Road and west of Little Road.

Current zoning: Community Commercial (CC)

Requested zoning: Planned Development (PD) for Community Commercial (CC) uses plus an Auto Service Center, with a Development Plan

The subject site is currently undeveloped. This request is to develop the site with an Auto Service Center. The applicant currently operates an existing auto service center in a leased building across West Poly Webb Road from the subject site on the south side of the street. The applicant desires to expand the building area, which is not feasible at the current location. The applicant has purchased the subject site and is proposing to build a larger building at the new location.

Development Plan

The subject site is unable to obtain a curb cut due to existing access to both the eastern and western properties. The applicant has reached an agreement with the adjacent property owner to the west to include a private access easement from their lot. This western access will also include a fire lane for the subject site. Included in the agreement are increased landscaping and the proposed masonry screening wall at the north end of the subject site to increase the screening from the adjacent site.

The proposed 9,315-square-foot air-conditioned building shall consist of a 6,778-square-foot (73%) service area with the remaining 1,468-square-foot as administrative/office space and lobby area. In addition, the building is proposed to include a 1,069-square-foot mezzanine for employee area and stock room.

The subject site is situated at a location in which West Poly Webb Road curves; therefore, the building on this site would be visible from three sides, as the road curves around the subject site. As this site is highly visible, the applicant has taken steps to enhance landscaping and building design to reduce the visual clutter that is generally associated with auto service uses. The building is proposed to be primarily constructed of stucco with a five-foot wainscot of masonry and an EIFS cornice trim at the roof of the structure. The applicant is proposing four inch caliper oak trees and a mixture of screening shrubs and crape myrtles around the perimeter of the property, to screen the site from adjacent properties as well as adjacent right-of-way.

Rather than have multiple bay doors along the sides of the proposed structure, the building is designed to have only one bay door, which is to be located at the rear of the building. This bay door will be screened from the adjacent property with the construction of a 10-foot

tall masonry wall adjacent to the northern property line, with additional landscaping in front of this wall.

Adjacent Land Uses

The subject site is surrounded to the north, east, and west by properties zoned for CC uses. The property to the south of the subject site is zoned CC and PD for CC uses and an auto service center.

Existing auto service centers in the vicinity include the existing Meineke store site across West Poly Webb Road, which with the relocation of the existing business; the site may include a future auto service center tenant in the vacated building. A Firestone Complete Auto Care is located near the subject site on Little Road, northeast of the subject site. A National Tire and Battery is located off of Little Road on the US 287 Highway road frontage.

An auto service center use within 150 feet of public right-of-way is allowed by right within Industrial Manufacturing (IM) and with a Specific Use Permit SUP within Light Industrial (LI), Highway Commercial (HC) and General Commercial (GC) zoning districts. There are no such zoned vacant lots in the surrounding area.

Sector Plan

The West Sector Plan designates the subject site as Community Retail. Sites with this designation provide for a wide range of uses for the sale of general merchandise, general business uses, clothing, hardware, and appliances serving city needs. These developments should be located at select community level intersections consisting of two major arterials or a minor and major arterial. Some office development is also an acceptable use. Appropriate zoning designations are OC, NC, and CC.

The Hike and Bike System Master Plan shows no planned bicycle facilities at this site. The property to the west, north, and east of the subject site is zoned CC. The property south of the subject site is zoned CC and PD for CC uses and an auto service center.

The proposed zoning change is for a Planned Development for CC uses plus an auto service center. The current zoning designation, Community Commercial, does not allow for an auto service center. The proposed zoning request is in conformance with the West Sector Plan, but is not consistent with recent approved changes to the Unified Development Code.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Development Plan (7 pages)

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

February 10, 2015

STAFF CONTACTS

Gincy Thoppil, AICP
Development Planning Manager
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817-459-6662
Gincy.Thoppil@arlingtontx.gov

Shon Brooks
Senior Planner
Community Development and Planning
817-459-6514
Shon.Brooks@arlingtontx.gov

Case Information



Applicant: Bill McGlothlin

Property Owner: CIPERCEN represented by Jorge Cereijo

Sector Plan: West

Council District: 4

Allowable Uses: All uses as itemized in attachment ii.

Development History: The subject site is currently platted as Lot 1 of the A. C. Richey Addition.

No previous zoning cases have occurred in the general vicinity within the past five years.

Transportation: The proposed development has one point of access from West Poly Webb Road.

Thoroughfare	Existing	Proposed
West Poly Webb	70-foot, 4-lane undivided Major Collector	70-foot, 4-lane undivided Major Collector

Traffic Impact: The proposed zoning change will generate similar traffic patterns and will not significantly impact the adjacent roadway systems.

Water & Sewer: Water is available from a 6-inch water line in West Poly Webb Road and a 16-inch in West Poly Webb Road Sanitary Sewer is available from a 6-inch sanitary sewer line in West Poly Webb Road.

Drainage: The site is located within the Rush Creek drainage basin. No portion of the site is located in a floodplain. No significant drainage impacts are expected to result from development of this site as long as the site complies with relevant city ordinances.

Fire: Fire Station No. 7, located at 5601 Ronny Snow Drive, provides protection to this site. The estimated fire response time is less than five minutes, which is in keeping with recommended standards.

Case Information



School District:

AISD Independent School District.

The proposed zoning request is located in the Arlington Independent School District and has no impact on the schools serving this site.

Notices Sent:

Neighborhood
Associations:

ACTION North
Arlington Alliance for Responsible Government
Arlington Chamber of Commerce
Arlington Neighborhood Council
East Arlington Renewal
East Arlington Review
Far South Arlington Neighborhood Assn
Forest Hills HOA
Northern Arlington Ambience
WeCan (West Citizen Action Network)
Georgetown HOA
Hidden Oaks Addition
Highpoint I
Overland Stage Neighborhood Association
Willow Bend/Thousand Oaks Addition

Property Owners: 9
Letters of Support: 0
Letter of Opposition: 0

Itemized Allowable Uses



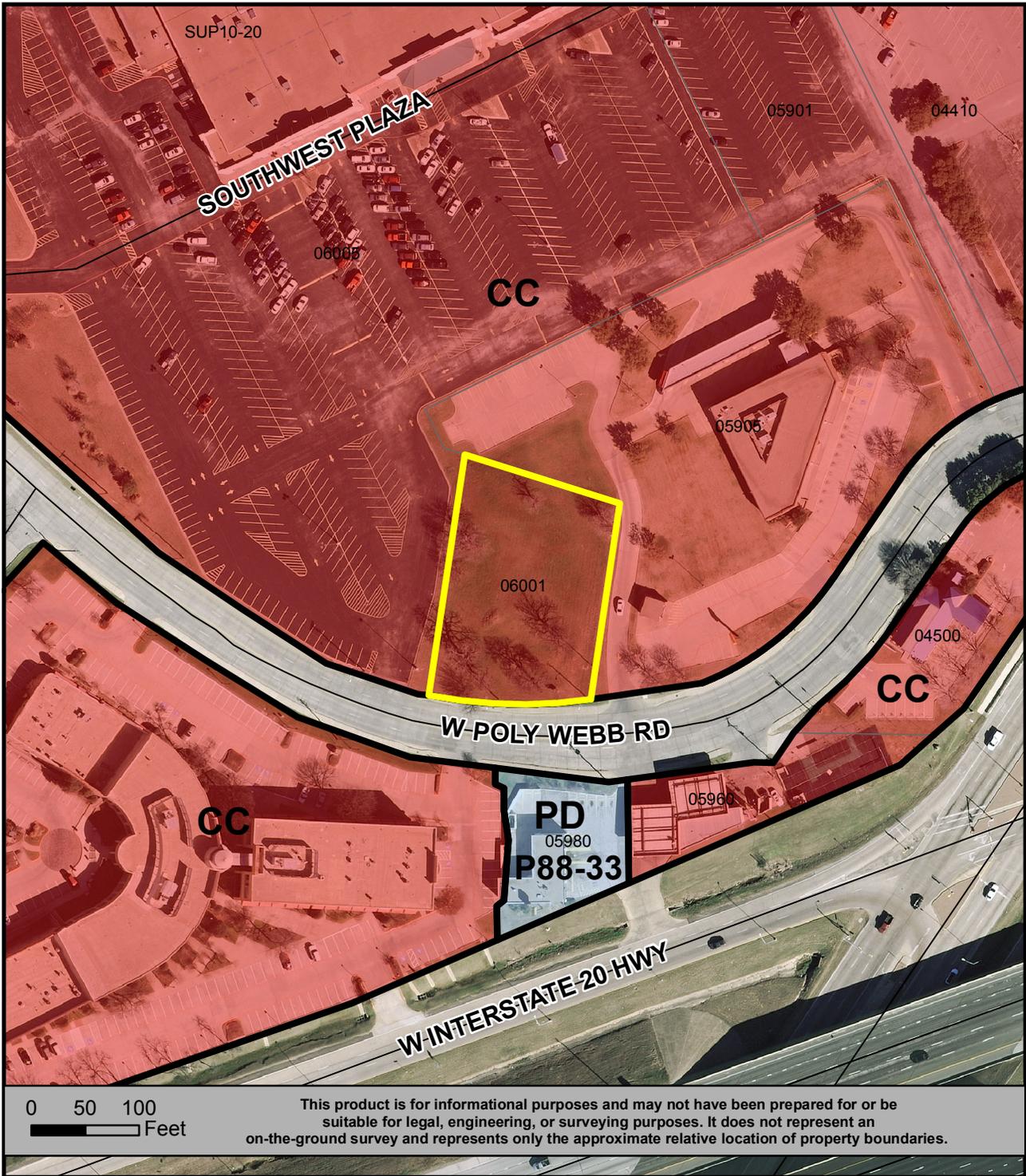
Allowable Uses:

Planned Development (PD) for all Community Commercial (CC) uses, plus an Auto Service Center, with a Development Plan

Permitted – Auto Service Center, Nursing home, Art gallery or museum, Government administration and civic buildings, Domestic violence shelter, Mortuary/crematory/funeral chapel, Philanthropic institution (other than listed), Religious assembly, Business school, Public or private school, University/college/seminary, Hospital, Medical or dental office or clinic, Cemetery, Community garden, Public park or playground, Crop production, Gasoline sales, Catering service, Restaurant, Restaurant/take-out and delivery only, Office/business or professional, Telemarketing call center, Day care center, Private club/lodge/fraternal, General personal services (other than listed), Massage therapy clinic, Recreation/indoor (other than listed), Wedding chapel, Country club, Golf course, Major tourist attraction, General retail store (other than listed), Firearm sales, Pawn shop, Second-hand goods store, Swimming pool/spa and accessory sales and service, Medical or scientific research laboratory, Electric utility substation, Radio or TV station or studio, Utility lines, towers or metering station

Specific Use Permit (SUP) – Halfway House, Hospital/psychiatric, Hotel/limited service, Residence hotel, Bail bond service, Banquet hall, Billiard parlor, Bowling alley, Bingo hall, Gun range, Night club, Recreation general outdoor (other than listed), Marina, Specialty paraphernalia sales, Wrecker service, Gas well, Transit passenger terminal, Utility installation other than listed, Telecommunication Facilities Towers >75 ft., Stealth towers >100 ft., Self-storage facility

Conditions (C) – Kennel/commercial, Veterinary clinic, Motor vehicle rental, Financial services, Restaurant with drive-through, Sidewalk café, Hotel/full service, Skating rink, Teen club, Theatre indoor, Building and landscaping materials and lumber sales, Nursery/garden shop or plant sales, Food processing, Custom and craft work, Telecommunication Facilities Building-mounted antennae and towers, Telecommunication Facilities Towers ≤75 ft., Stealth towers ≤100 ft.



LOCATION MAP
PD14-10

**PLANNED DEVELOPMENT FOR
CC USES PLUS AUTO SERVICE CENTER,
WITH A DEVELOPMENT PLAN
0.719 ACRES**



PD14-10

North of West Poly Webb Road and west of Little Road.



View of subject site from West Poly Webb Road. View north.



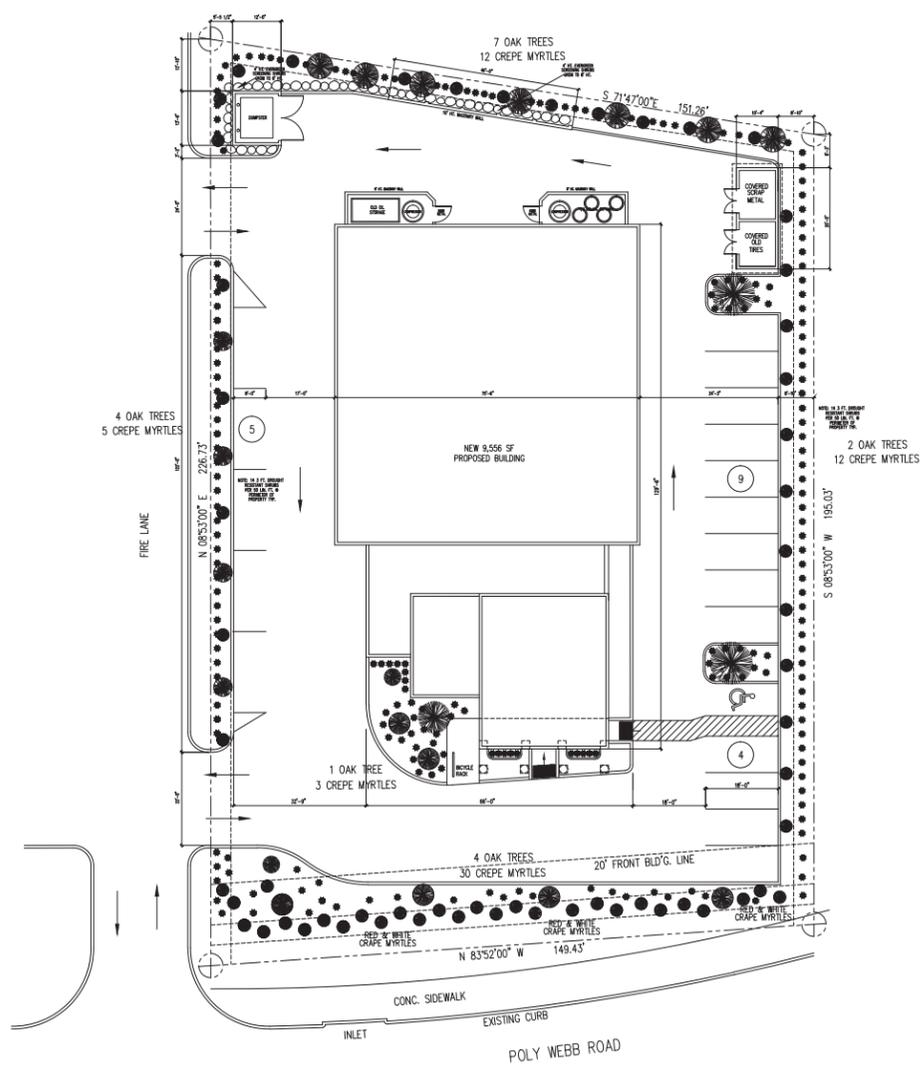
View of southwest from subject property.



View of adjacent property to the north.



Notification sign, view northeast along West Poly Webb Road.



PLANT LIST	QUANTITY
● OAK TREES	18
● RED & WHITE CRAPE MYRTLES	62
● DROUGHT RESISTANT SHRUBS	191
○ 4' HT. EVERGREEN SCREENING SHRUBS	65



SITE PLAN

SCALE: 1" = 20'-0"

FOOTAGE:	
1ST. FLR. SERVICE/WAREHOUSE	6778 SQ. FT.
1ST. FLR. OFFICES/ CUSTOMER SERVICE	1468 SQ. FT.
1ST. FLR. COVERED PORCH	241 SQ. FT.
SECOND FLR. MEZZANINE/STORAGE	1058 SQ. FT.
TOTAL COVERED FOOTAGE	9556 SQ. FT.

MEINEKE CAR CARE CENTER

6001 POLY WEBB ROAD
LOT 16, CHAPMAN HILLS ESTATES
PARKER COUNTY, TEXAS

Drawn By: _____

Checked By: _____

Builder: _____

Date Released:
12/19/14

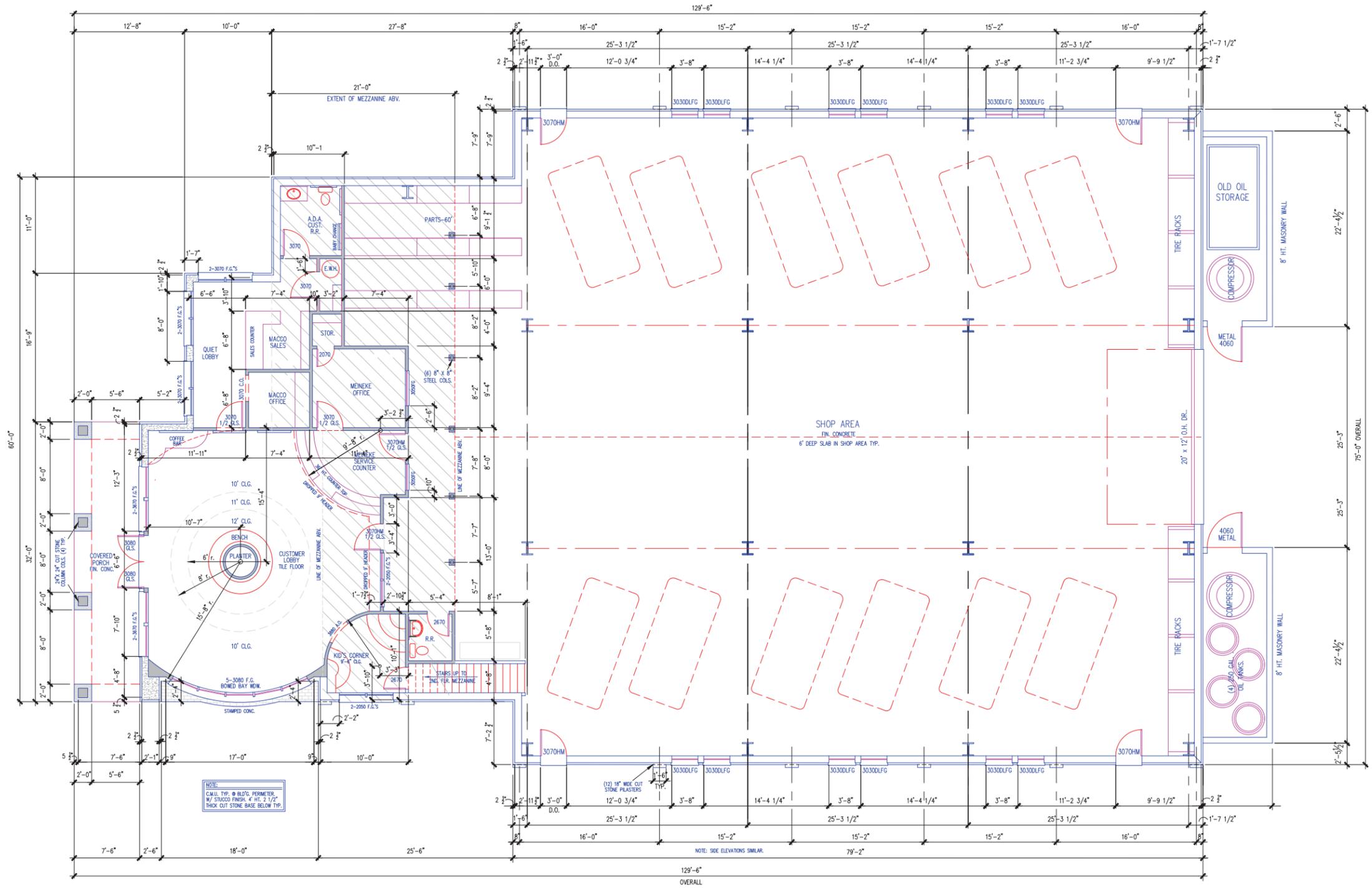
Revisions

Description:
SITE PLAN

Plan Number:
CM-ARL-061414

Sheet Number

S1



NOTE:
 CALL: TYP. @ BLOC. PERIMETER,
 W/ STUCCO FINISH. 4" HT. 2 1/2"
 THICK OUT STONE BASE BELOW TYP.

(2) 1/2" WIDE OUT
 STONE PLASTERS
 TYP.

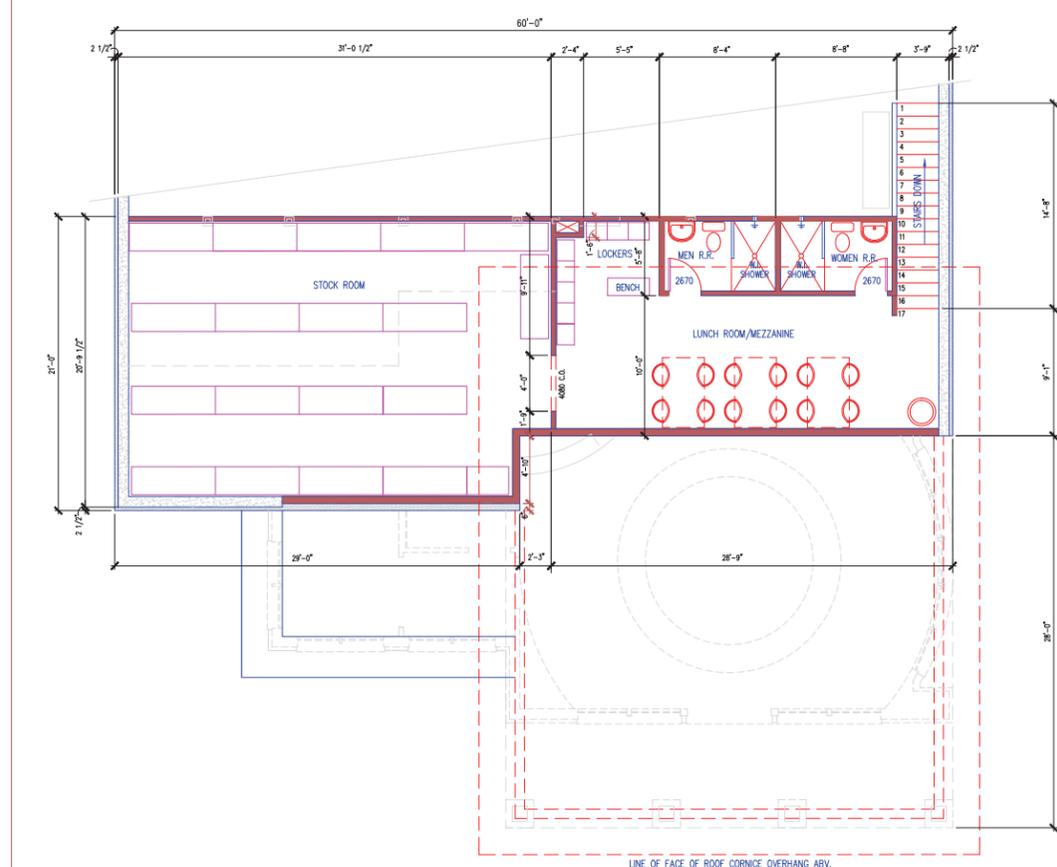
FOOTAGE:	
1ST FLR. SERVICE/WAREHOUSE	6778 SQ. FT.
1ST FLR. OFFICES/CUSTOMER SERVICE	1468 SQ. FT.
1ST FLR. COVERED PORCH	241 SQ. FT.
2ND FLR. MEZZANINE/STORAGE	1969 SQ. FT.
TOTAL COVERED FOOTAGE	9556 SQ. FT.

01 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

BRAZOS DESIGN
 817-680-6681

PROPOSED MEINEKE CAR CARE CENTER
 6001 POLY WEBB ROAD
 LOT 16, CHARPAIN HILLS ESTATES

Drawn By:	LBF
Checked By:	LBF
Builder:	
Date Released:	06/30/24
Revisions:	1/12/24
Description:	FIRST FLOOR PLAN
Plan Number:	CM-ARL-061414
Sheet Number:	A1



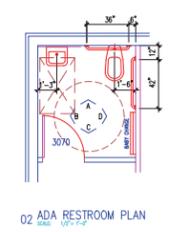
01 2ND. FLR. MEZZANINE PLAN

ACCESSIBILITY NOTES:
 A CLEAR FLOOR SPACE 30" WIDE BY 48" LONG SHALL BE PROVIDED IN FRONT OF THE ELEMENTS TO BE MADE ACCESSIBLE. SUCH CLEAR FLOOR SPACE SHALL BE OPEN OR OVERLAP AN ACCESSIBLE FLOOR AND SHALL EXTEND INTO AND BE SPACED UNDERNEATH THE ELEMENT.
 HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR COVERED. THERE SHALL BE NO STAIRS OR HORIZONTAL SURFACES UNDER LAVATORIES.
 MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE NOT MORE THAN 48" FROM THE FLOOR.
 LOCATE 3" HOLE OPERABLE PARTS NOT MORE THAN 48" FROM THE FLOOR.
 LOCATE TOILET TOILET DISPENSERS ON THE WALL WITHIN 12" OF THE FRONT EDGE OF THE TOILET SEAT.
 GAIN BAYS, FACINGS AND MOUNTING DEVICES SHALL BE DESIGNED FOR 200 LB (MINIMUM FT) LOAD.
 G.C. TO MEET ALL AND STATE AND OTHER LOCAL CODES.
 FLOOR CONTROLS TO BE MOUNTED ON SIDE OF TOILET.

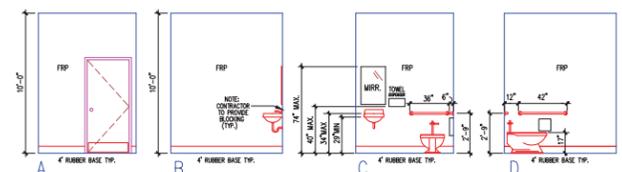
ADA COMPLIANCE NOTES:
 ALARM SYSTEMS TO COMPLY SECTIONS 4.1 AND 4.28 OF THE TEXAS ACCESSIBILITY STANDARDS OF THE ARCHITECTURAL BARRIERS ACT.
 SYMBOLS OF ACCESSIBILITY AND SIGNAGE TO COMPLY WITH SECTIONS 4.1 AND 4.30 OF THE TEXAS ACCESSIBILITY STANDARDS OF THE ARCHITECTURAL BARRIERS.
 DOOR HARDWARE TO COMPLY WITH SECTION 4.13.9 OF THE TEXAS ACCESSIBILITY STANDARDS.
 DOOR CLOSURES TO COMPLY WITH SECTION 4.13.10 OF THE TEXAS ACCESSIBILITY STANDARDS.
 DOOR OPENING FORCE TO COMPLY WITH SECTION 4.13.11 OF THE TEXAS ACCESSIBILITY STANDARDS.
 PROVIDE HANDICAP ACCESS TO WALLING PER CAROLINA 1111 1990 AND CHAPTER 11 77 USC - ORDINANCE AMEND. 13029 SEC. 110.2
 PROVIDE NONABSORBENT FINISHES IN RESTROOMS PER F.B.A.C. SEC. 907.1.2
 LIGHTED EXIT SIGNS REQUIRED PER F.B.A.C. 1003.29.
 GLASS AND GLAZING TO MEET F.B.A.C. SEC. 2401.1

PLUMBING FIXTURE NOTES

- FLOOR AND HUB DRAINS IN RESTROOMS, MEDICAL HOLDING PENS & MECHANICAL ROOM DRAINS WHEN RECEIVE PUMP UNIT CONDUIT AND DRAINAGE NOT FREQUENTLY USED SHALL HAVE AN AUTOMATIC TRAP PRIMER ACTIVATED BY A SHOP IN SISING WATER PRESSURE. TRAP PRIMER SHALL BE LOCATED DIRECTLY BEHIND A 10" X 10" FLUSH ACCESS PANEL.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR SIZING, HEIGHTS AND LOCATIONS OF HANDICAPPED TOILET FIXTURES. CONTRACTOR SHALL COORDINATE ADA REQUIREMENTS WITH ARCHITECT PRIOR TO INSTALLATION OF FIXTURES. CONTRACTOR SHALL PROVIDE ADA FINISHES AS SHOWN ON ARCHITECTURAL DRAWINGS.
- FLOOR WALKER FOR HANDICAPPED FIXTURES SHALL BE INSTALLED WHERE HANDLE FACES INTO OPEN AREA WITHIN STALL.
- CONTRACTOR SHALL PROVIDE FLEXIBLE MOLDED INSULATION ON P-TRAPS, WATER SUPPLY PIPING AND VACUUM BREAKING ADA FIXTURES.
- CONTRACTOR SHALL PROVIDE OFFSET P-TRAPS FOR ADA FIXTURES.
- CONTRACTOR SHALL FURNISH AND INSTALL ON EACH FIXTURE CHROME PLATED BRASS P-TRAPS, NIPPLES WITH ECOTOXIC CHROME PLATED BRASS BRASS SUPPLY WITH CHROME PLATED FLANGE, NIPPLES WITH NIPPLES AND CHROME PLATED CAST SET-SCREW ECOTOXIC CHROME.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTINGS, PIPING SUPPORTS, ETC. TO INSTALL EACH PLUMBING FIXTURE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND TO COMPLY WITH CITY CODES AND STANDARDS.
- VACUUM BREAKERS REQUIRED ON ALL HIDE DRINKS.



02 ADA RESTROOM PLAN

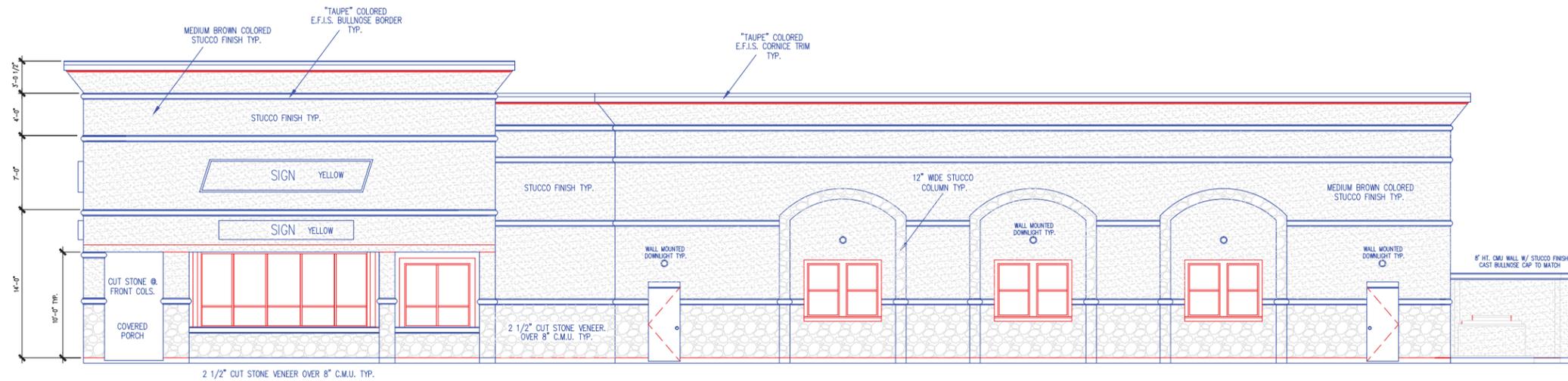


03 RESTROOM ELEVATIONS

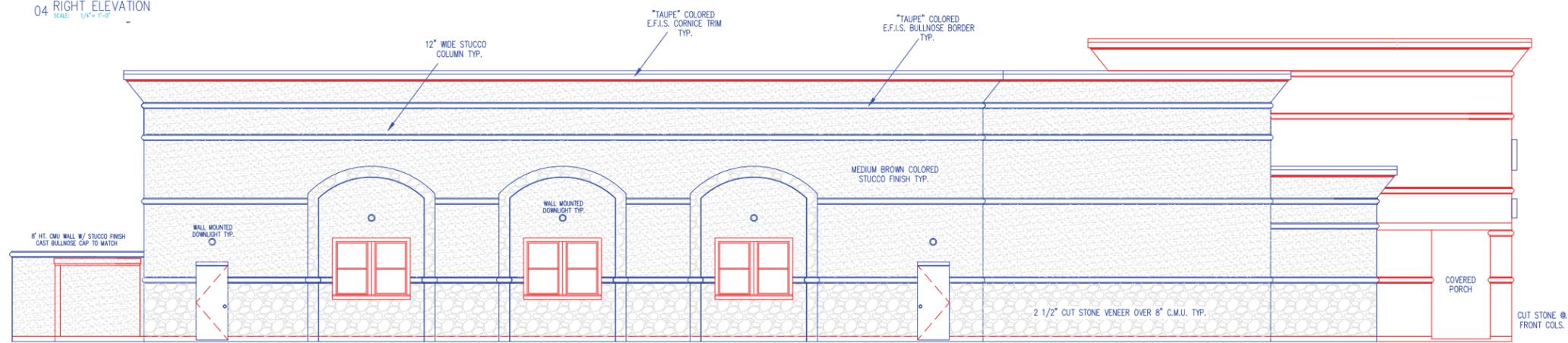
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817-680-6681

PROPOSED MEINEKE CAR CARE CENTER
6001 POLY WEBB ROAD
LOT 16, CHAPMAN HILLS ESTATES

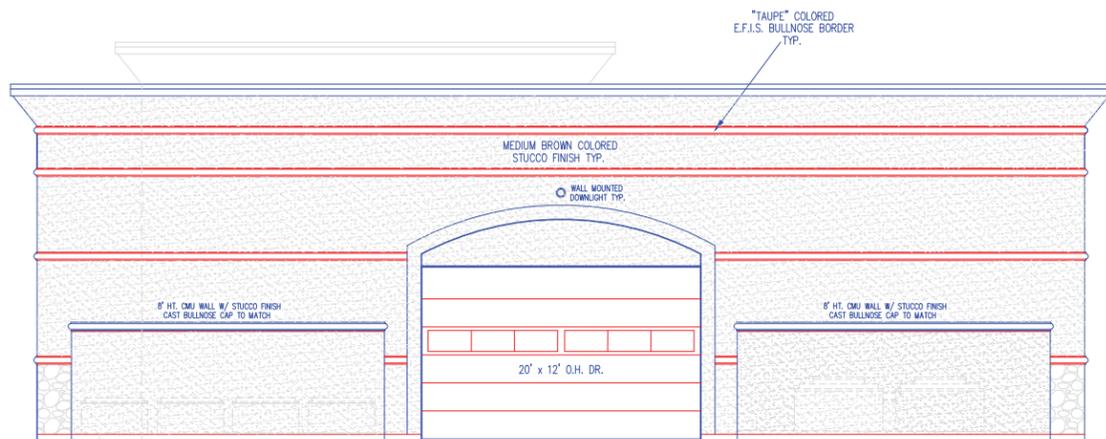
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Checked By:	LJP
Builder:	TRINITY CLASSIC
Date Released:	08/04/24
Revisions:	
Description:	MEZZ. PLAN & DETAILS
Plan Number:	CM-ARL-061414
Sheet Number:	A2



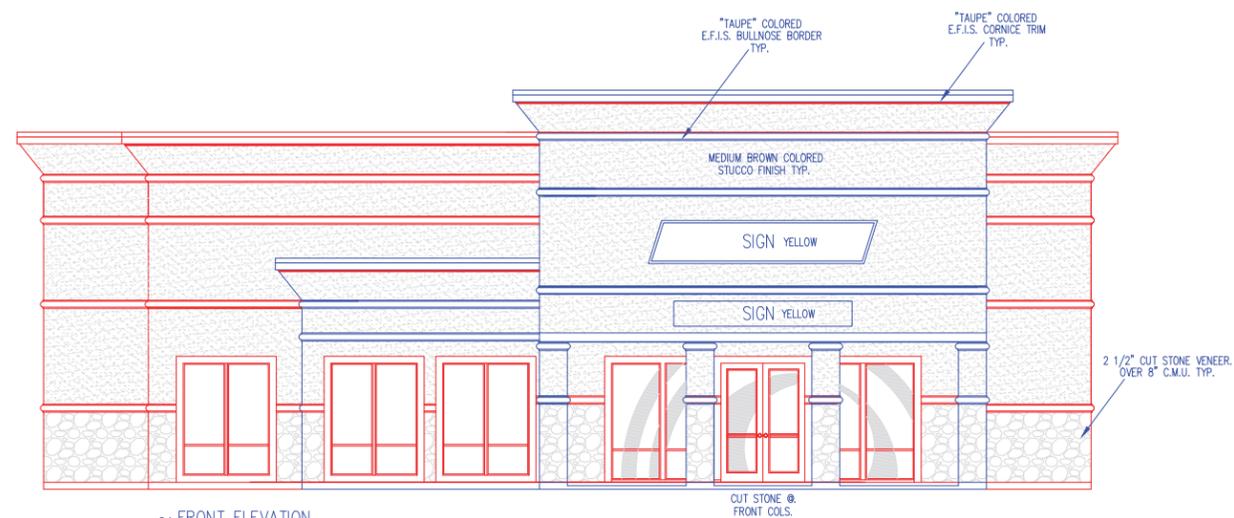
04 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



03 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



02 REAR ELEVATION
SCALE: 1/4" = 1'-0"



01 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

BRAZOS DESIGN
817-680-6681

PROPOSED MEINEKE CAR CARE CENTER
6001 POLY WEBB ROAD
LOT 16, CHAPMAN HILLS ESTATES

Drawn By:	LDL
Checked By:	LDL
Builder:	XXX
Date Released:	06/29/14
Revisions:	

Description:
EXTERIOR ELEVATIONS
Plan Number:
CM-ARL-061414
Sheet Number:

A3



TRITON
GENERAL CONTRACTOR + MGMT + DESIGN





Staff Report



Zoning Case SUP07-09R2 (Rolling Hills Drill Site)

Planning and Zoning Meeting Date: 1-7-15	Document Being Considered: Ordinance
--	--------------------------------------

RECOMMENDATION

Following the public hearing, consider an amendment to a specific use permit for gas drilling.

PRIOR BOARD OR COUNCIL ACTION

On December 4, 2007, the City Council approved Zoning Case SUP07-09 by a vote of 8-0-0.

On October 13, 2009, the City Council approved Gas Well Permits GW09-29, GW09-30, and GW09-31 for the Rolling Hills 1H, 2H, and 3H wells by a vote of 8-0-1.

On September 28, 2010, the City Council approved Gas Well Permits GW10-54, GW10-55, and GW10-56 for the Rolling Hills 4H, 5H, and 6H wells by a vote of 9-0-0.

On September 28, 2010, the City Council approved Zoning Case SUP07-9R1 (Alternate Landscape Plan) by a vote of 9-0-0.

On December 20, 2010, the City Council approved Gas Well Permit GW10-133 for the Rolling Hills 3H (the previous Rolling Hills 3H expired) well 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 3.314-acre tract of land zoned Residential Single-Family 7.2 (RS-7.2); addressed at 401 East Lamar Boulevard; generally located north of East Lamar Boulevard and east of North Cooper Street.

The site is developed as a gas well site. The site currently contains six wellheads (Rolling Hills 1H, 2H, 3H 4H, 5H, and 6H), with supporting equipment. The operator plans to drill nine more wells on the site. 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 completed.

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 the property owners, residents, and neighborhood Associations.

On January 5, 2015, the operator held a public hearing for the Rolling Hills 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

A demolition permit has been issued for the adjacent multi-family development to the east of the subject site. The closest residential structure is located 1,490 feet northwest, the closest school (Roquemore Elementary School) is approximately 1,594 feet northeast and the nearest park (Parkway Central Park) is approximately 1,816 feet east of the proposed drill

zone. The Rolling Hills Drill Site is located within two miles of four identified gas well sites. The attached location map illustrates the location of these sites.

Landscaping/Screening

Per GD&P Ordinance No. 11-068, Tier 1 landscaping and screening is required for non-industrialized zoned districts.

	Tier 1
Landscaping	<ul style="list-style-type: none"> • 40-foot transitional buffer around drill site • 10-foot wide streetscape setback with street trees
Perimeter Fencing	<ul style="list-style-type: none"> • 8-foot tall masonry wall with 75% opacity around the perimeter of the drill site • Installation of gate

On September 28, 2010, the City Council approved Zoning Case SUP07-9R1 (Alternate Landscape Plan). In cooperation with the Rolling Hills Country Club’s plan to realign the golf cart path, the operator reduced the 40-foot transitional buffer area along the northern, western, and southern SUP boundaries. In reducing the buffer area, the operator replaced the required 82 trees by utilizing the existing 23 trees and planting 105 shrubs. A split-face concrete masonry unit (CMU) retaining wall and the 105 shrubs were installed along the northwest corner of the drill site. The operator also constructed an eight-foot decorative concrete masonry wall around the entire perimeter of the drill site.

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

Water Source

The applicant is proposing to purchase water from the City of Arlington to serve at 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.

Transportation Route

The transportation route commences at State Highway 360 (SH 360). From SH 360, travel west on Lamar Boulevard to the existing site access road north of Lamar Boulevard. To exit the site, continue on Lamar Boulevard west to gain access to Interstate Highway 30 (I-30).

Pipeline Route

The pipeline connection is to the existing Summit Midstream lateral located on the northeast corner of the drill site.

Compliance

The site is in full compliance.

Conclusion

Per the Unified Development Code, Section 10.4.6.H.3.c, Specific Use Permits for gas drilling shall be reviewed every five years from the date of City Council 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.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Site Plan/Transportation Map
- vi. Proximity Map
- vii. Landscape Plan

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

January 20, 2015

STAFF CONTACTS

Bridgett White, AICP
Assistant Director
Community Development and Planning
817-459-6660
Bridgett.White@arlingtontx.gov

Maria Carbajal
Gas Well Coordinator
Community Development and Planning
817-459-6661
Maria.Carbajal@arlingtontx.gov

Case Information



Applicant:	EnerVest Operating, LLC, represented by Rusty Ward
Property Owner:	Rolling Hills Country Club
Sector Plan:	North
Council District:	1
Allowable Uses:	All uses as itemized in attachment ii.
Development History:	<p>The subject site is currently platted and commonly known as a portion of Lot 3 of the G.W. Coonrod Addition.</p> <p>No previous zoning cases have occurred in the general vicinity within the past five years.</p>
Traffic Impact:	An SUP does not alter the underlying zoning and therefore will not alter the traffic generated over the life of the well. The trips generated during the drilling process are mitigated with the Road Damage Fee.
Water & Sewer:	<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">1. A site plan of the proposed drill site, including the location of the fire hydrant(s) proposed to supply water to the site.2. An estimate of total volume of water desired.3. Approximate dates water supply will be needed at the site. <p>Based on the information provided, additional infrastructure may be required to be constructed.</p>
Drainage:	This site is located within the Stream WF (A)-2 drainage basin and no portion of the site is within the FEMA designated floodplain. No significant drainage impacts are expected to result from development of this site as long as all relevant city ordinances are complied with.
Fire:	Fire Station number 8, located at 2020 Maddison Drive, provides protection to this site. The estimated fire response time is 2.08 minutes, which is in keeping with recommended standards.
School District:	This property is located in the jurisdiction of the Arlington Independent School District (AISD). The AISD did not indicate

Case Information



that the proposal will have any impact on the schools serving this site.

Notices Sent:

Neighborhood
Associations:

- ACTION North
- Arlington Alliance for Responsible Government
- Arlington Chamber of Commerce
- Arlington Neighborhood Council
- Double Y Wooded Estate Addition
- East Arlington Renewal
- East Arlington Review
- Far South Arlington Neighborhood Association
- Forest Hills Homeowners Association
- Friends of Parkway Central Park
- Northern Arlington Ambience
- Parkway Central Homeowners Association
- Rolling Hills Neighborhood Association
- Town North Neighbors
- WeCan (West Citizen Action Network)

Property Owners: 15
Letters of Support: 0
Letter of Opposition: 0

Itemized Allowable Uses

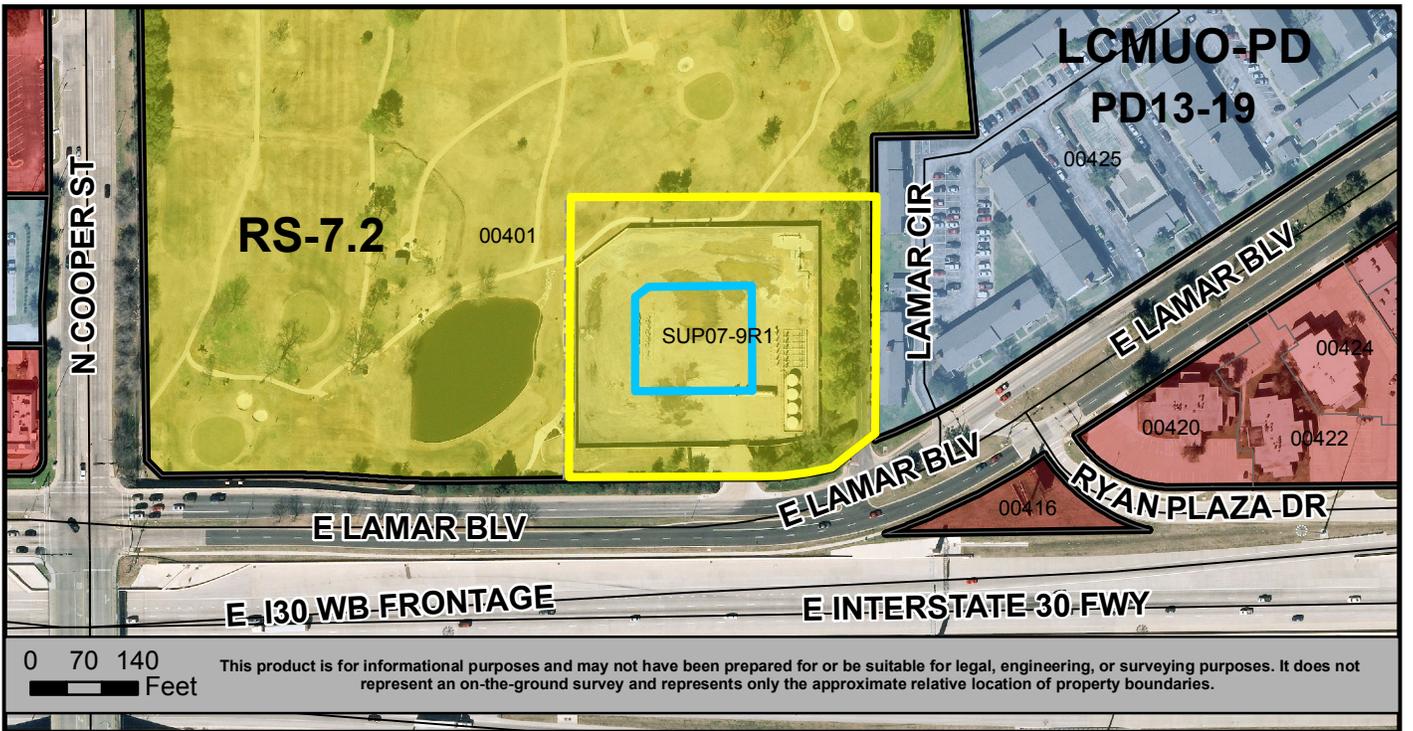
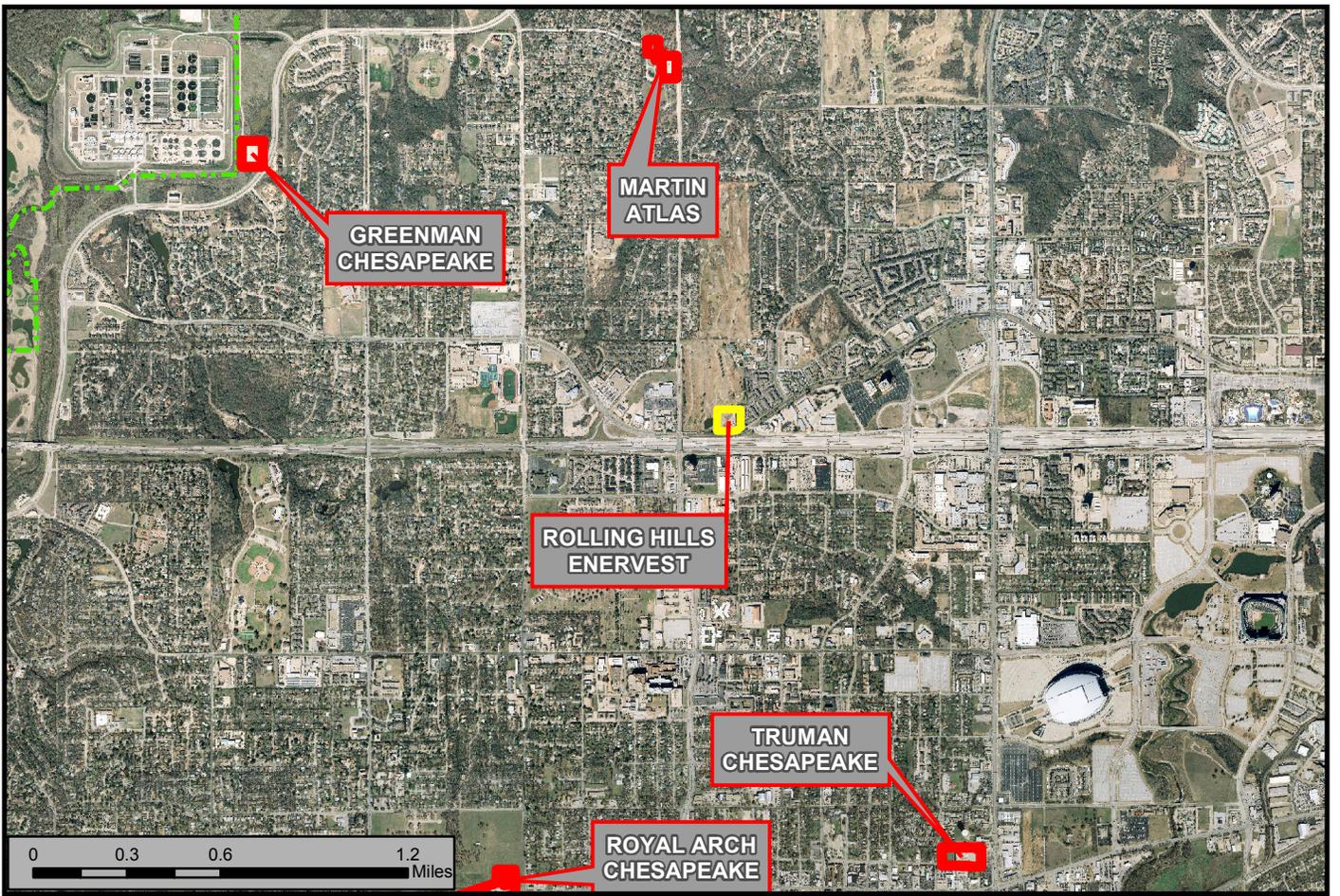


Allowable Uses:**RESIDENTIAL SINGLE FAMILY-7.2**

Permitted - Dwelling, single-family detached on minimum 7,200 Square Feet, Non-Residential on minimum 15,000 square foot lots, Assisted living facility (≤ 6 residents), Community home for disabled persons, Foster family home, Foster group homes, Government administration and civic buildings helter, Religious assembly, Public or private school, Cemetery, Community garden, Public park or playground, Golf course, Utility lines, towers or metering station, garage-private, and accessory swimming pool-private.

Specific Use Permit (SUP) - Assisted living facility (≥ 7 residents), Philanthropic institution (other than listed), Bed and breakfast inn, Country club, Marina, Airport or landing field, Gas well, Telecommunication Facilities Towers ≤ 75 ft., Stealth towers ≤ 100 ft., Telecommunication Facilities Towers > 75 ft., Stealth towers > 100 ft.

Conditions (C) – Telecommunication Facilities Building-mounted antennae and towers, Nursery garden shop or plant sales, Telecommunication Facilities Building-mounted antennae and towers.



LOCATION MAP
SUP07-9R2

 ROLLING HILLS DRILL SITE 3.314 ACRES	 DRILL ZONE	 EXISTING DRILL SITES WITHIN 2 MILES
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SUP07-9R2

North of East Lamar Boulevard and east of North Cooper Street



View west on East Lamar Boulevard along the frontage of the drill site.



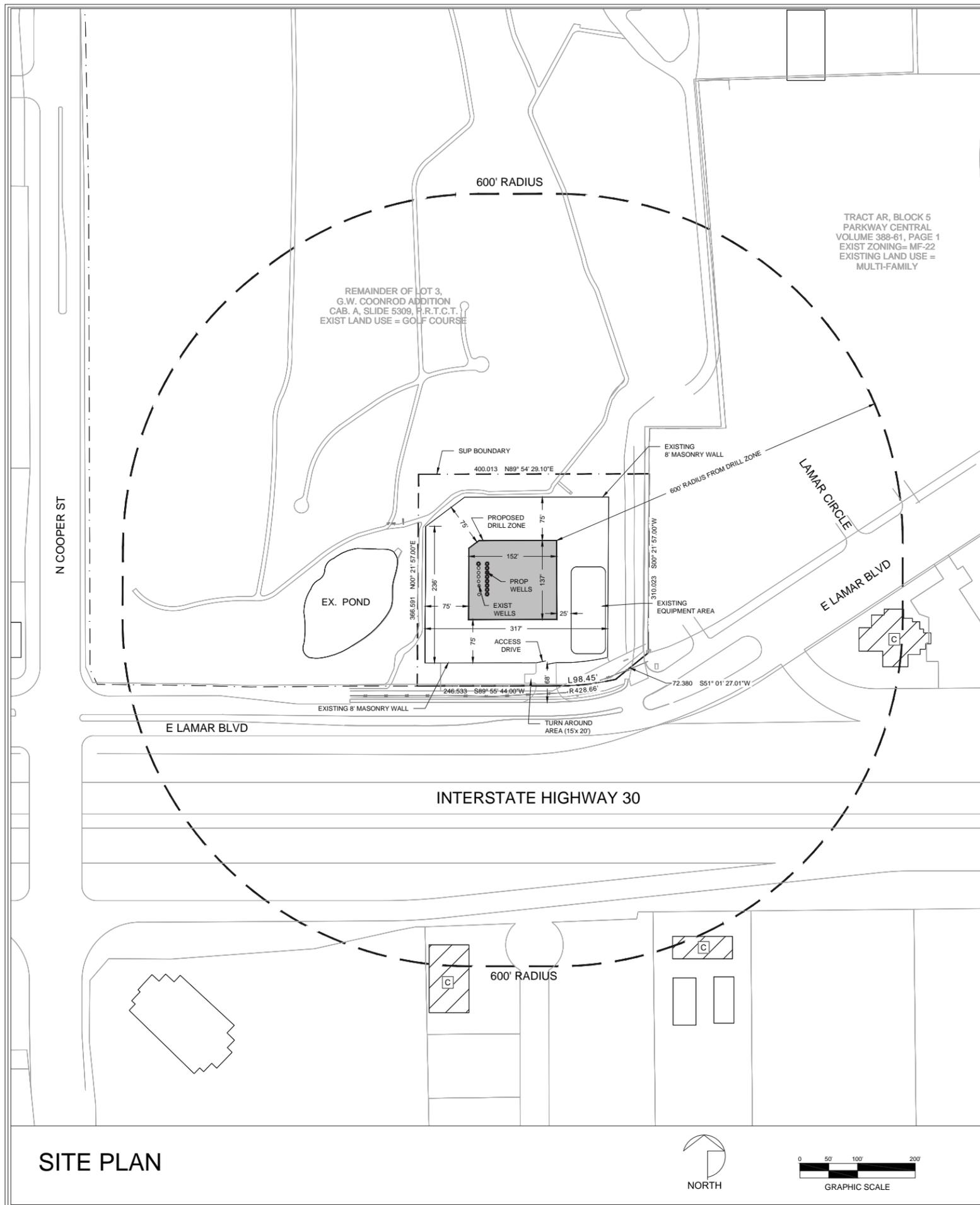
View north along the eastern border of the subject drill site and the adjacent abandoned multi-family structures.



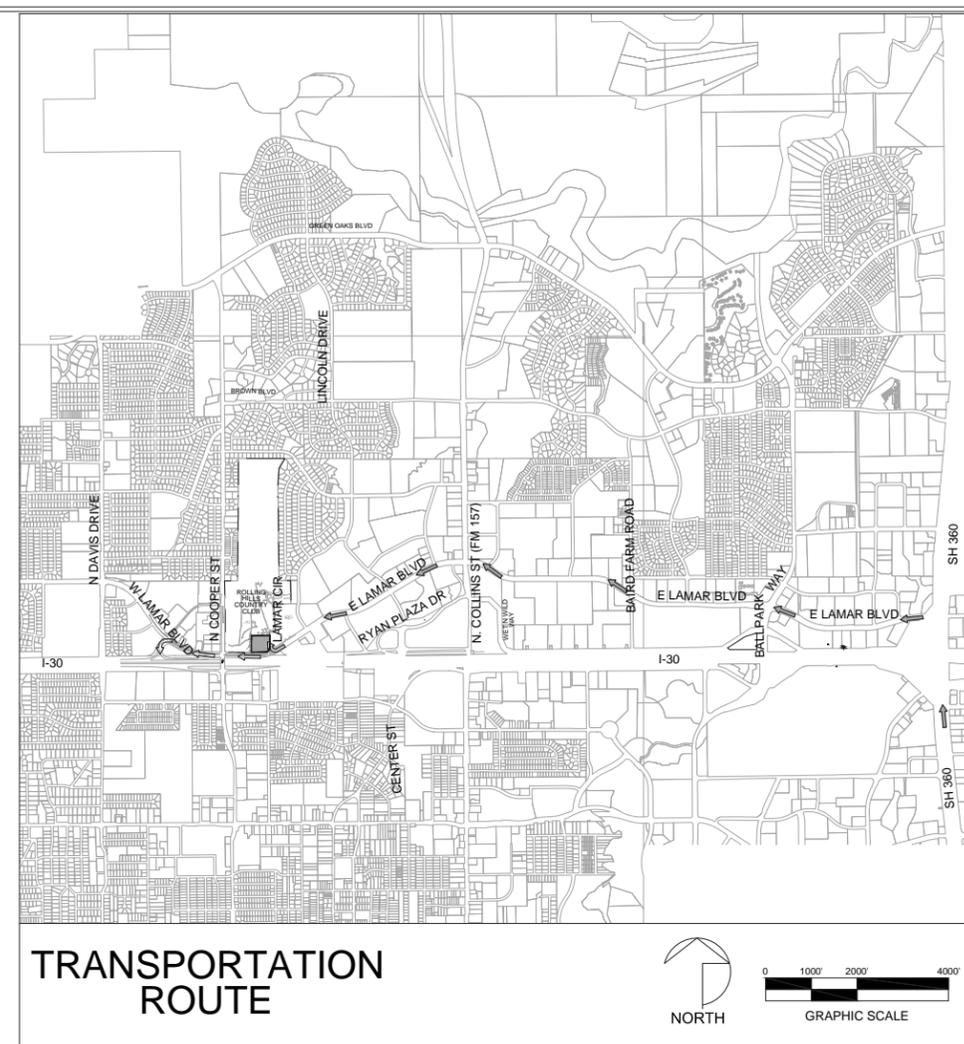
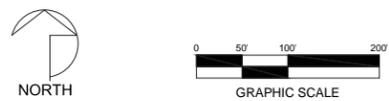
View into the drill site pad from the south entrance gate.



View north at subject drill site.



SITE PLAN



TRANSPORTATION ROUTE

LEGAL DESCRIPTION

3.314 ACRE
 ROLLING HILLS SUP BOUNDARY
 BEING a tract of land situated in the J.M. Henderson Survey, Abstract No. 696, City of Arlington, Tarrant County, Texas, and being a portion of PLAT REVISION LOT 3, G.W. COONROD ADDITION, an addition to the City of Arlington, Texas as recorded in Cabinet A, Slide 5309 of the Plat Records of Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said COONROD ADDITION being a point in Lamar Drive;
 THENCE N00°21'57"E, (recorded as N00°11'02"W) 66.16 feet along the east line of said addition to the POINT OF BEGINNING, being a point in the north right-of-way line of Lamar Drive as shown on said COONROD ADDITION;
 THENCE S51°01'27"W, (recorded as S50°28'28"W) 72.38 along said north right-of-way line to the beginning of a non-tangent curve to the right;
 THENCE 98.45 feet along the arc of said non-tangent curve to the right, and along said north right-of-way line, through a central angle of 13°09'33", whose radius is 428.66 feet, the long chord of which bears S83°20'59"W, (recorded as S82°47'59"W) 98.23 feet to a point;
 THENCE S89°55'44"W, (recorded as S89°22'45"W) 246.53 feet along said north right-of-way line to a point;
 THENCE N00°21'57"E, 366.59 feet leaving said right-of-way line to a point;
 THENCE N89°54'29"E, 400.01 feet to a point in the east line of said COONROD ADDITION;
 THENCE S00°21'57"W, 310.02 feet along said east line to the POINT OF BEGINNING and containing 3.314 acres of land, more or less.

NOTES:

1. SPECIFIC USE PERMIT FOR GAS DRILLING USE.
2. EXISTING ACCESS DRIVEWAY / LEASE ROAD OFF E LAMAR BLVD WILL BE UTILIZED UNDER THIS PERMIT.
3. THE PROPOSED WATER SOURCE FOR DRILLING AND FRACING OPERATIONS IS WATER PURCHASED FROM THE CITY. EXISTING ADJACENT WATER INFRASTRUCTURE WILL BE UTILIZED.
4. BEFORE FRACING OPERATIONS, A SIGN SHALL BE INSTALL TO NOTIFY THE PUBLIC OF THE TIME THAT THE OPERATOR INTENDS TO FRAC ON THE SUBJECT SITE.
5. THE PURPOSE OF THIS SUP AMENDMENT IS TO DEFINE A DRILL ZONE WITHIN THE EXISTING SPECIFIC USE PERMIT AREA.



4821 Merlot Avenue, Suite 210
 Grapevine, Texas 76051
 Phone: 817-488-4960
 Texas Firm No: 15874

OPERATOR/APPLICANT



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



LEGEND

- DRILL ZONE
- EXISTING STRUCTURE
- COMMERCIAL

PROJECT NO: ENV14003
 FILE PATH: K:\Job\ENV14003\Petro\SUP\
 DRAWN BY: MTM
 REVIEWED BY: SOK
 DATE: OCT 2014
 REV:

SHEET CONTENT

**DRILL ZONE
 ROLLING HILLS
 PAD SITE
 ARLINGTON, TX**

ROLLING HILLS - DRILL ZONE EXHIBIT

ROLLING HILLS PAD SITE

SPECIFIC USE PERMIT APPLICATION
ARLINGTON, TEXAS



ENERVEST
1001 Fannin Street, Suite 800
Houston, TX 77002
Phone 713-328-1000
Fax 713-328-1035



5751 KROGER DRIVE
SUITE 185
KELLER, TX 76244
PHONE: 817-562-3350

TEXAS FIRM NO. 12207

LEGEND

- PROTECTED USE STRUCTURE
- 1 ADJACENT PROPERTY LABEL
- PROPOSED/EXISTING WELLHEAD
- PROPERTY BOUNDARY
- DRILL SITE BOUNDARY

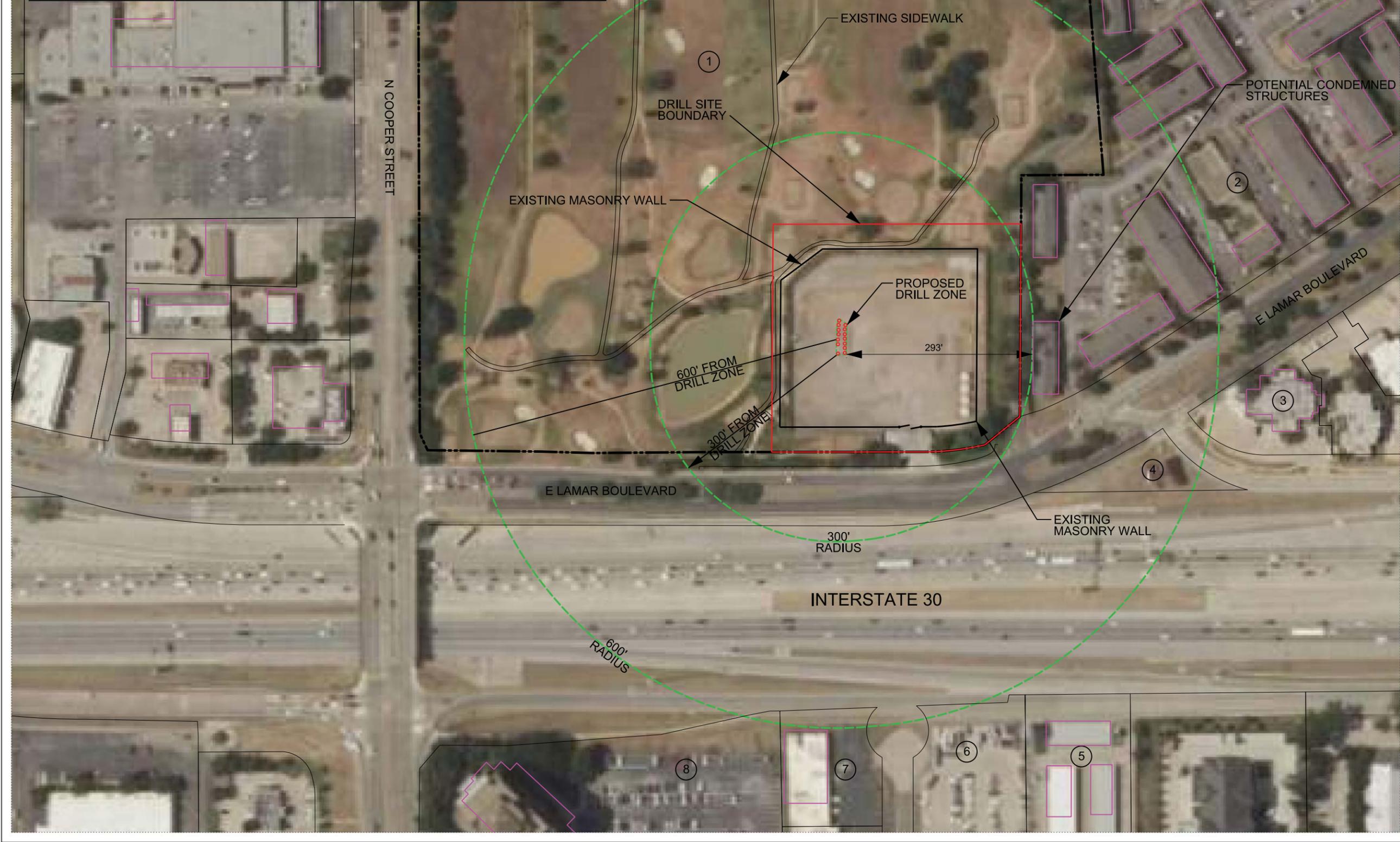
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REV:

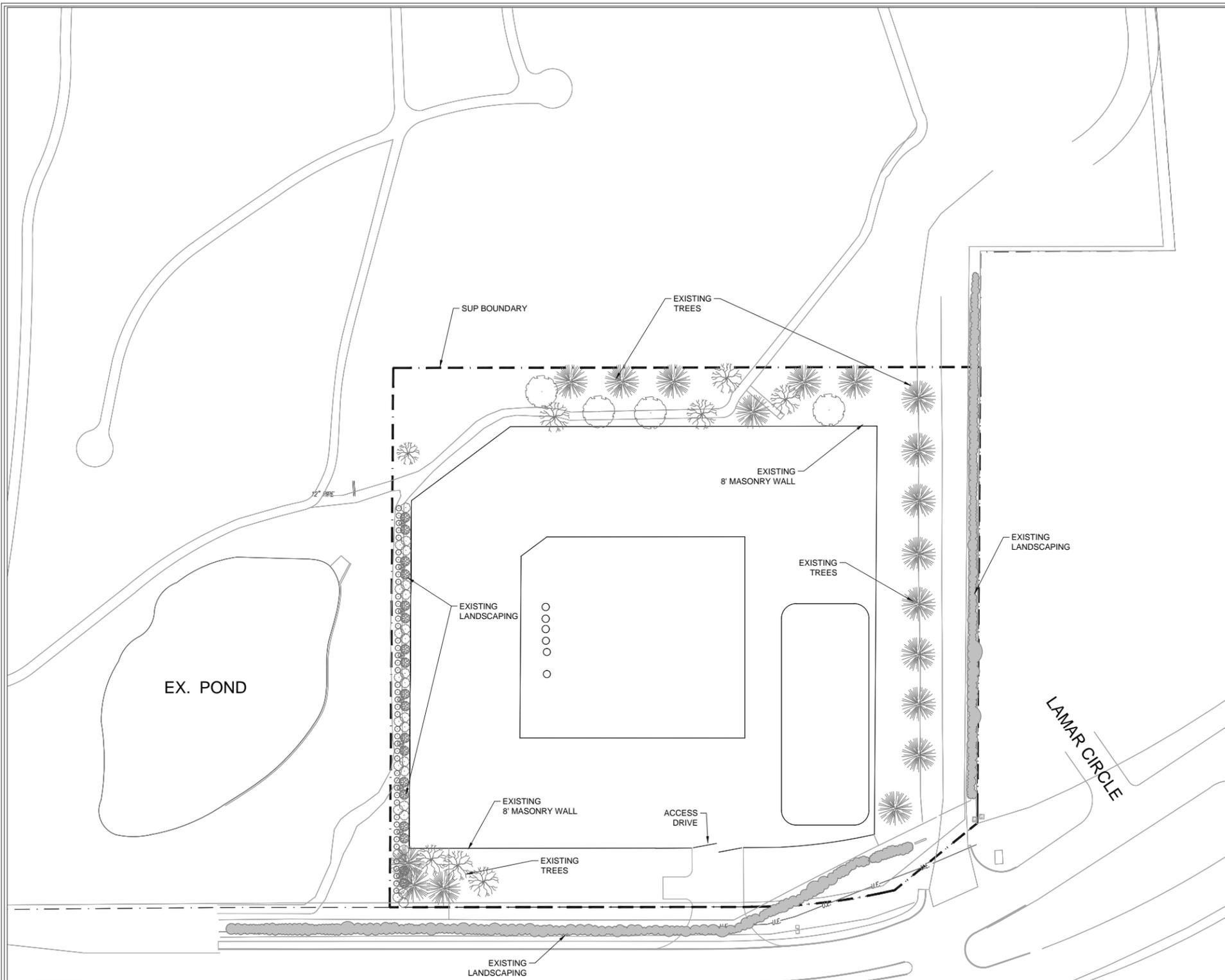


SHEET CONTENT

ADJACENT STRUCTURES EXHIBIT

Property Owners Within 600'					
Parcel Label	Owner_Name	Owner Address	City	State	Zip
1	Rolling Hills Co	401 E Lamar Blvd	Arlington	Texas	76011
2	Arlington Commons Lands LLC	835 E Lamar Blvd Ste 175	Arlington	Texas	76011
3	420 E Lamar LLC	PO Box 1843	Arlington	Texas	76004
4	A O Billboard Jv	1017 S Fm 5	Aledo	Texas	76008
5	R V Storage Inc	436 Haltom Rd	Fort Worth	Texas	76117
6	Moritz Family Interests Ltd	2111 N Collins St Ste 323	Arlington	Texas	76011
7	J D Higgins Co Inc	PO Box 5948	Arlington	Texas	76005
8	CSFB Skymark Tower 2007-C2 LLC	230 Park Ave Fl 12	New York	New York	10169





TIER 1 LANDSCAPE AND SCREENING DATA (R ZONING)		
ELEMENT	REQUIRED	PROVIDED
TIER	TIER 1	ALTERNATE PLAN
TRANSITIONAL BUFFER	40' TRANSITIONAL BUFFER AROUND DRILL SITE WITH (1) TREE PER 600 S.F. (82 TREES)	22 TREES AND 105 SHRUBS PLANTED WITH ORIGINAL SUP UTILIZED 23 EXISTING TREES AND 10,060 SF OF EXISTING SHRUBS
PERMETER FENCING	8' TALL MASONRY WALL WITH 75% OPACITY AROUND THE PERIMTER OF THE DRILL SITE.	CONTINUOUS 8' TALL MASONRY WALL AROUND PERIMTER OF DRILL SITE.
GATE	GATE REQUIRED	GATE PROVIDED

LANDSCAPE PLAN

NORTH

0 20' 40' 80'
GRAPHIC SCALE

VICINITY MAP

NORTH

0 500' 1000' 2000'
GRAPHIC SCALE

- NOTES:
1. 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.
 2. 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 PLAN MATERIAL USED.
 3. EXISTING LANDSCAPING EXCEEDS CURRENT ORDINANCE REQUIREMENTS.
 4. EXISTING LANDSCAPING ALONG E. LAMAR BLVD. DOES NOT MEET LANDSCAPE SETBACK REQUIREMENTS IN CURRENT ORDINANCE.
 5. THE EXISTING LANDSCAPING WAS DONE IN A PARTNERSHIP WITH THE ROLLING HILLS COUNTRY CLUB TO THE NORTH AND WEST.
 6. A DENSE ROW OF LANDSCAPING ALONG THE SOUTH AND EAST PROVIDE SCREENING ABOVE AND BEYOND THE CURRENT ORDINANCE.

LEGEND

PROJECT NO: ENV14003
FILE PATH: K:\Job\ENV14003\Petrol\SUP\
DRAWN BY: MTM
REVIEWED BY: SOK
DATE: OCT 2014
REV:

SHEET CONTENT

**LANDSCAPE PLAN
ROLLING HILLS
PAD SITE
ARLINGTON, TX**

SHEET NO. 2 OF 2

Kirkman ENGINEERING

4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

Texas Firm No: 15874

OPERATOR/APPLICANT

ENERVEST

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

ARLINGTON
THE AMERICAN DREAM CITY

Staff Report



Zoning Case SUP09-04R1 (Matlock Thornton Drill Site)

Planning and Zoning Meeting Date: 1-7-15

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider an amendment to a specific use permit for gas drilling.

PRIOR BOARD OR COUNCIL ACTION

On August 4, 2009, City Council approved Zoning Case SUP09-04 by a vote of 8-0-1.

On May 18, 2010, City Council approved Gas Well Permits GW10-27, GW10-28, GW10-29, and GW10-30 for the Matlock Thornton 1H, 2H, 3H, and 4H gas wells by a vote of 9-0-0.

On August 17, 2010, City Council approved Gas Well Permits GW10-68, GW10-69, GW10-70, and GW10-71 for the Matlock Thornton 5H, 6H, 7H, and 8H gas 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 the drill zone for gas drilling on a 2.755 acre tract of land zoned Industrial Manufacturing (IM); addressed at 6001 Copping Lane, generally located south of West Sublett Road and east of South Cooper Street.

The site is developed as a gas well site. The site currently contains eight wellheads (Matlock Thornton 1H, Fannin Farms A2H (previously Matlock Thornton 2H), Fannin Farm B3H (previously Matlock Thornton 3H), YU 4H (previously Matlock Thornton 4H); and Matlock Thornton 5H, 6H, 7H, and 8H with supporting equipment. The operator plans to drill a total of eight more wells on the site. 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 completed.

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 January 6, 2015, the operator held a Town Hall Meeting for the Matlock Thornton 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 does not meet the minimum 600-foot setback requirement for protected uses.

The closest residential structure is approximately 563 feet to the north of the proposed drill zone. The closest school, Glenn Harmon Elementary School, is approximately 1,784 feet northeast and the nearest park, FJ Red Kane Park, is approximately 2,990 feet southwest of the proposed drill zone. The Matlock Thornton Drill Site is located within two miles of seven drill sites. The attached location map illustrates the location of these sites.

The process to reduce the setback requires a simple-majority affirmative vote by City Council because the applicant has provided written consent for more than 70-percent of the surface property owners within a radius of 300 to 600 feet around the proposed drill zone.

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.

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

The owner/operator will be responsible for the installation, preservation, and maintenance of all landscaping and physical features shown on the landscape 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 U.S. 287 Highway, exit at F.M. 157, and travel north along South Cooper Street to Sublett Road. Head east on West Sublett Road a total of 6,340 feet to Coping Lane. Travel south to the site access road on the east side of Coping Lane. To exit the site, travel north on Coping Lane back to Sublett Road. Head east on West Sublett Road to Matlock Road and travel 6,550 feet south on Matlock Road to West Harris Road. Turn right on West Harris Road and continue west approximately 6,300 feet to South Cooper Street. Due to the congested intersection of U.S. 287 Highway and F.M. 157, semi-truck traffic is restricted through that intersection between the hours of 7-9 a.m. and 4-6 p.m.

Pipeline Route

The pipeline connection is to the existing Summit Midstream lateral located to the southeast corner of the pad site.

Compliance

The site is in full compliance.

Conclusion

Per the Unified Development Code, Section 10.4.6.H.3.c, Specific Use Permits for gas drilling shall be reviewed every five years from the date of City Council 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.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

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

Under separate cover:

Available in the City Secretary's office:

January 20, 2015

CITY COUNCIL DATE

STAFF CONTACTS

Bridgett White, AICP
Assistant Director
Community Development and Planning
817-459-6660
Bridgett.White@arlingtontx.gov

Maria Carbajal
Gas Well Coordinator
Community Development and Planning
817-459-6661
Maria.Carbajal@arlingtontx.gov

Case Information



Applicant:	Enervest Operating, LLC, represented by Rusty Ward
Property Owner:	Roy Irvin Thornton Trust
Sector Plan:	Southeast
Council District:	2
Allowable Uses:	All uses as itemized in Attachment ii.
Development History:	The subject site is currently platted and commonly known as portion of Lot 3B, Block 1 of the Rankin-Becker Industrial Addition.
Traffic Impact:	An SUP does not alter the underlying zoning and therefore will not alter the traffic generated over the life of the well. The trips generated during the drilling process are mitigated with the Road Damage Fee.
Water & Sewer:	<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">1. A site plan of the proposed drill site, including the location of the fire hydrant(s) proposed to supply water to the site.2. An estimate of total volume of water desired.3. Approximate dates water supply will be needed. <p>Based on the information provided, additional infrastructure may be required to be constructed.</p>
Drainage:	This site is located within the Stream Lynn Creek and Rush Creek basins. No portion of the site is located within a FEMA designated floodplain and no significant drainage impacts are expected to result from development of this site, as long as the developer complies with all relevant city ordinances.
Fire:	Fire Station No. 15, located at 906 Eden Road, provides protection to this site. The estimated fire response time is 3.40 minutes, which is in keeping with recommended standards.
School District:	This property is located in the jurisdiction of the Mansfield Independent School District (MISD). MISD did not indicate that the proposal has any impact to MISD.
Notices Sent:	
Neighborhood Associations:	A Better Community at Fossil Lake ACTION North Arlington Alliance for Responsible Government Arlington Chamber of Commerce

Case Information



Arlington Neighborhood Council
East Arlington Renewal
East Arlington Review
Emerald Park Neighborhood Organization
Fannin Farm Home Owners Association
Fannin Farms West Association, Inc.
Far South Arlington Neighborhood Association
Forest Hills Home Owners Association
Fossil Lake III Home Owners Association
Harold Patterson Community Association
Hunter Bend Neighborhood Association
Lake Hill Manor Home Owners Association
McKamy Oaks Home Owners Association
Meadow Vista Community Watch Organization
Mondavi Estates Home Owners Association
North Cravens Community Group
Northern Arlington Ambience
Raintree Neighborhood Association
Summerwood Community Watch
Valley Spring Community Watch
Villages of Fairfield Neighborhood Association
Wallace Meadows Home Owners Association
WeCan (West Citizen Action Network)
Wimbledon Addition Home Owners Association

Property Owners: 85
Letters of Support: 20 (Petition of Support for setback reduction)
Letter of Opposition: 0

Itemized Allowable Uses



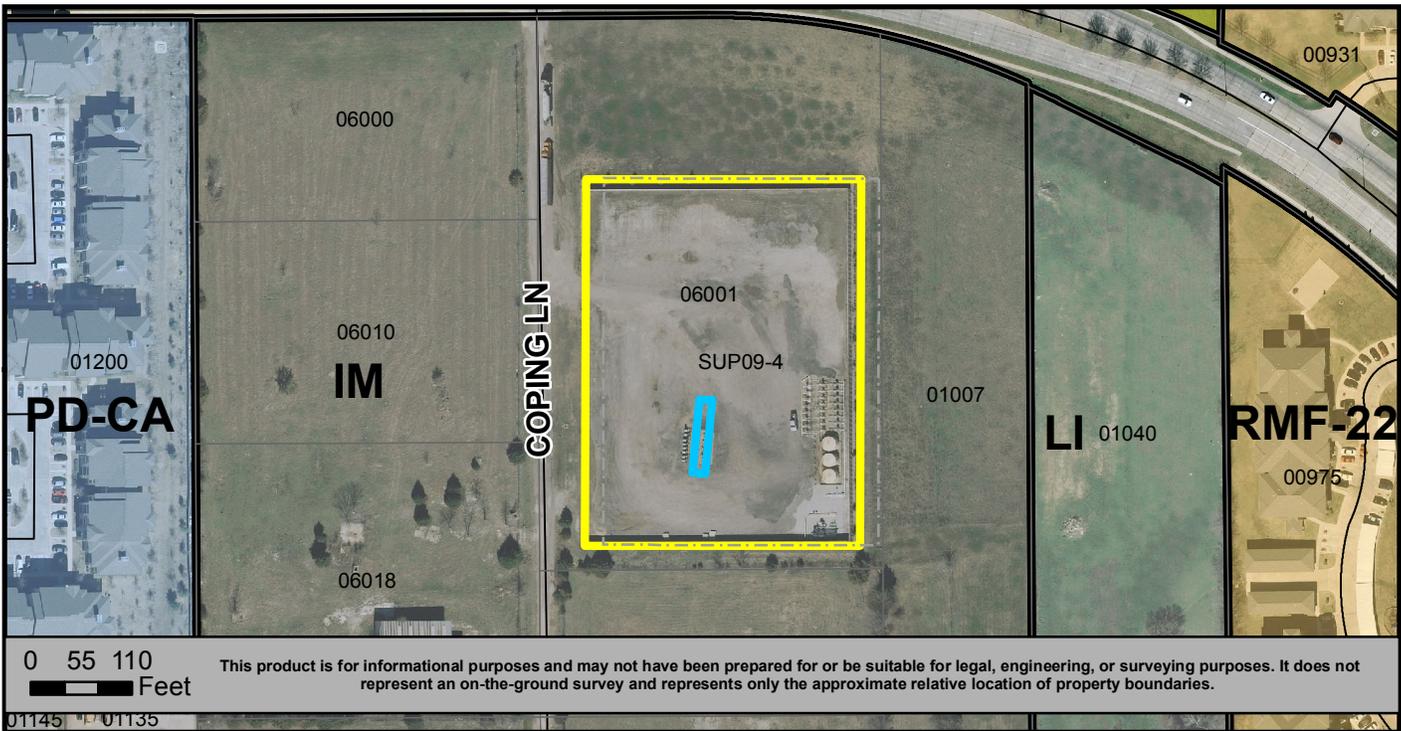
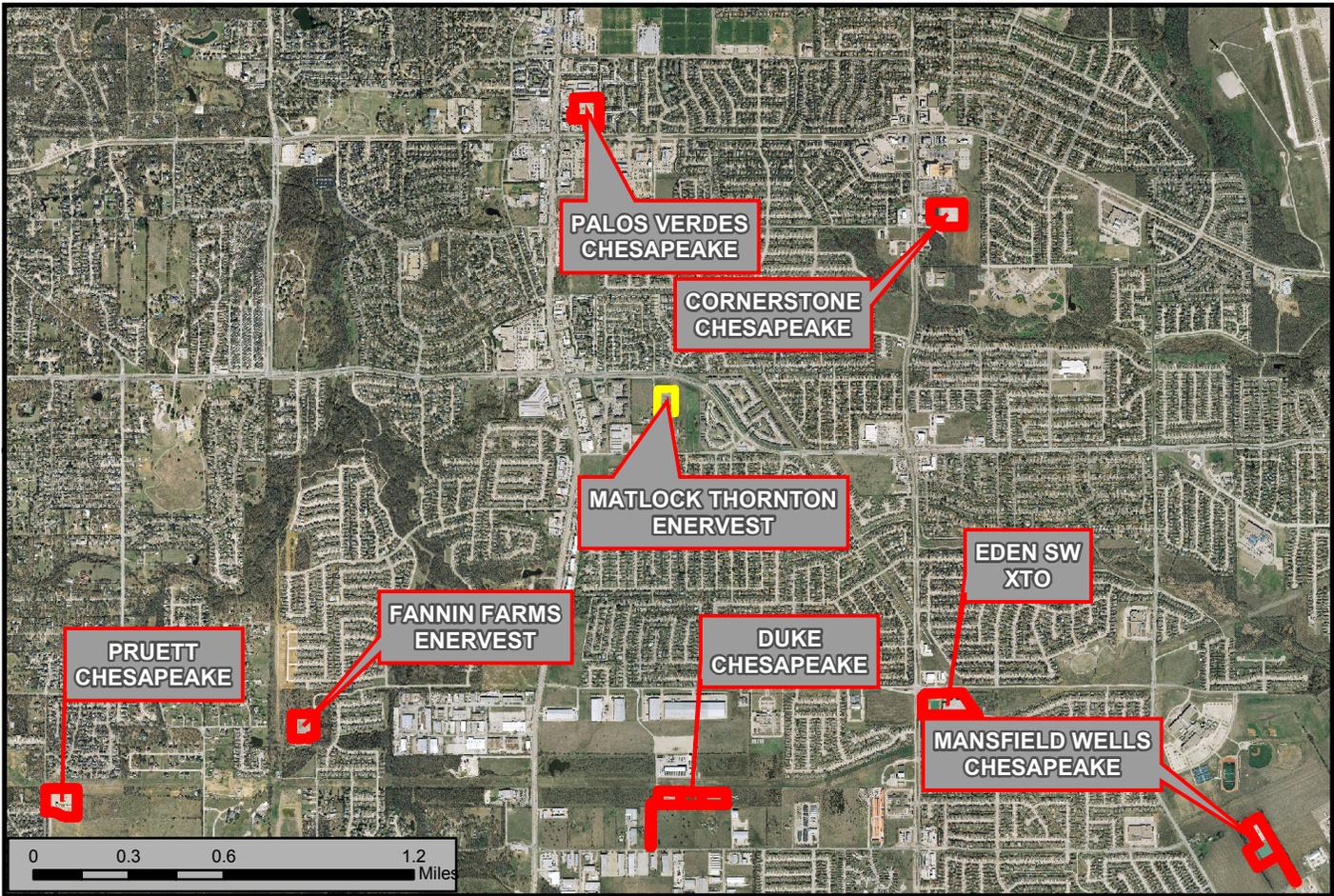
Allowable Uses:

INDUSTRIAL MANUFACTURING (IM)

Permitted – Crop production, bar, night club, banquet hall, wedding chapel, bingo parlor, bowling alley, billiards, indoor theatre, skating rink, gun range (indoor), recreation-inside/outside, public park, playground or golf course, country club with golf course, yacht club or marina, catering service, cleaning laundry, copy center, restaurant, nursery, garden shop or plant sales; building and landscape materials and lumber sales, antique shop, second hand goods, pawn shop, rental store, new retail gun sales, boat accessory sales, rental, and service, specialty paraphernalia, general retail store, tattoo parlor, massage therapy, personal household service, package liquor stores, auto parts accessory and sales, auto service, minor auto repair, major auto repair garage, gasoline sales, car wash, motor vehicle sales and rental, commercial parking, veterinary clinic, commercial kennel, commercial stables, radio or TV studio, bail bond service, swimming pool accessory sales and service, heavy machinery and equipment sales/rental/service, commercial cleaners, custom and craft work, wholesale supply business, cold storage plant, distribution center, food processing, light manufacturing, warehouse, wrecker service, salvage or reclamation of products (indoor), church, college, university or seminar, business school, trade school, government facility, museum or art gallery, philanthropic institution, private club, lodge or fraternal organization, medical or scientific research lab, mortuary or funeral chapel, cemetery, emergency shelter, women’s shelter, electric utility substation, railroad yard, shop, or roundhouse, transit passenger terminal, transit passenger shelter, utility lines, towers, or metering stations, utility installation, accessory caretakers quarters, accessory garage-private, and customarily incidental.

Specific Use Permit (SUP) - Full service hotel, motel, residences hotel/motel, gun club or outdoor target range, horse or auto racing, large scale retail, asphalt or concrete batch plant, livestock sales/shipping facilities, high impact use, salvage or reclamation of products (outdoor), day care, public or private school, halfway house, prison, airport, heliport or landing field, and electric generating plant and gas drilling.

Conditions (C) - Trailer camp or park, teen club, sexually oriented business, open air vending, large scale retail, alcohol sales, recycling collection center, mini-warehouses, outside storage, wireless telecommunications facilities, temporary carnival, circus or amusement ride, temporary construction field office; temporary construction storage yard, accessory outside display and sales; nursery, and accessory outside storage.



**LOCATION MAP
SUP09-4R1**



**MATLOCK THORNTON
DRILL SITE- 2.755 ACRES**



DRILL ZONE



**EXISTING DRILL SITES
WITHIN 2 MILES**



SUP09-04R1

South of West Sublett Road and east of South Cooper Street



View of access road, Copping Lane, to subject site.



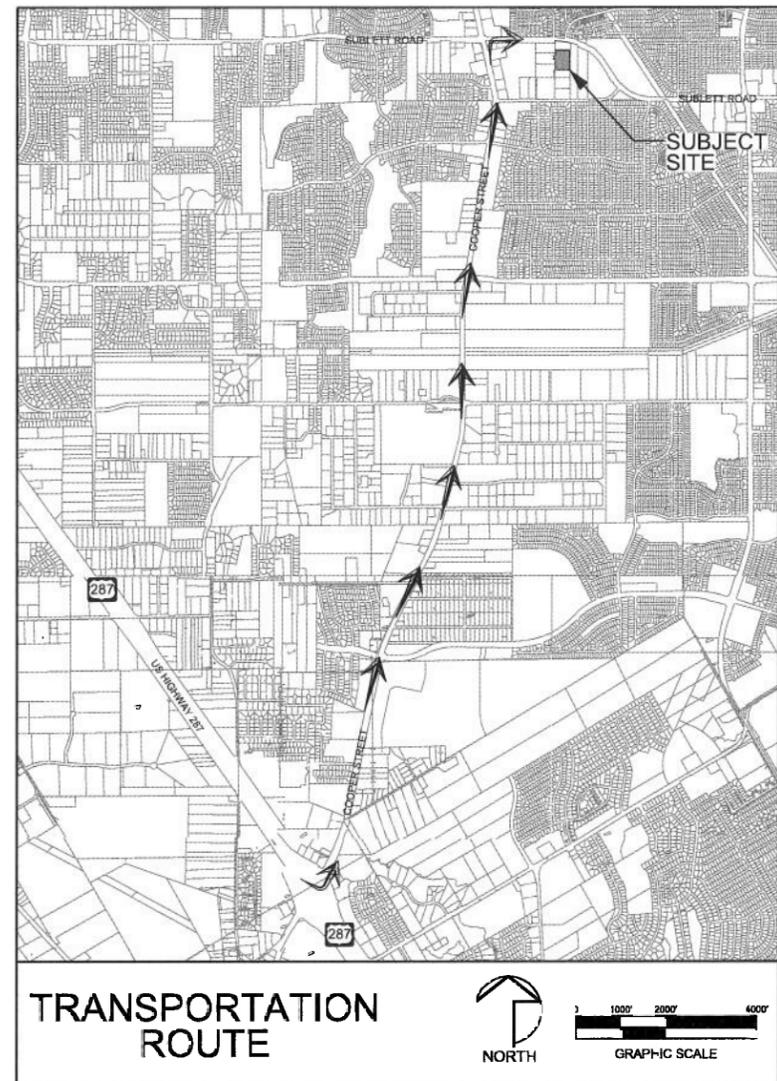
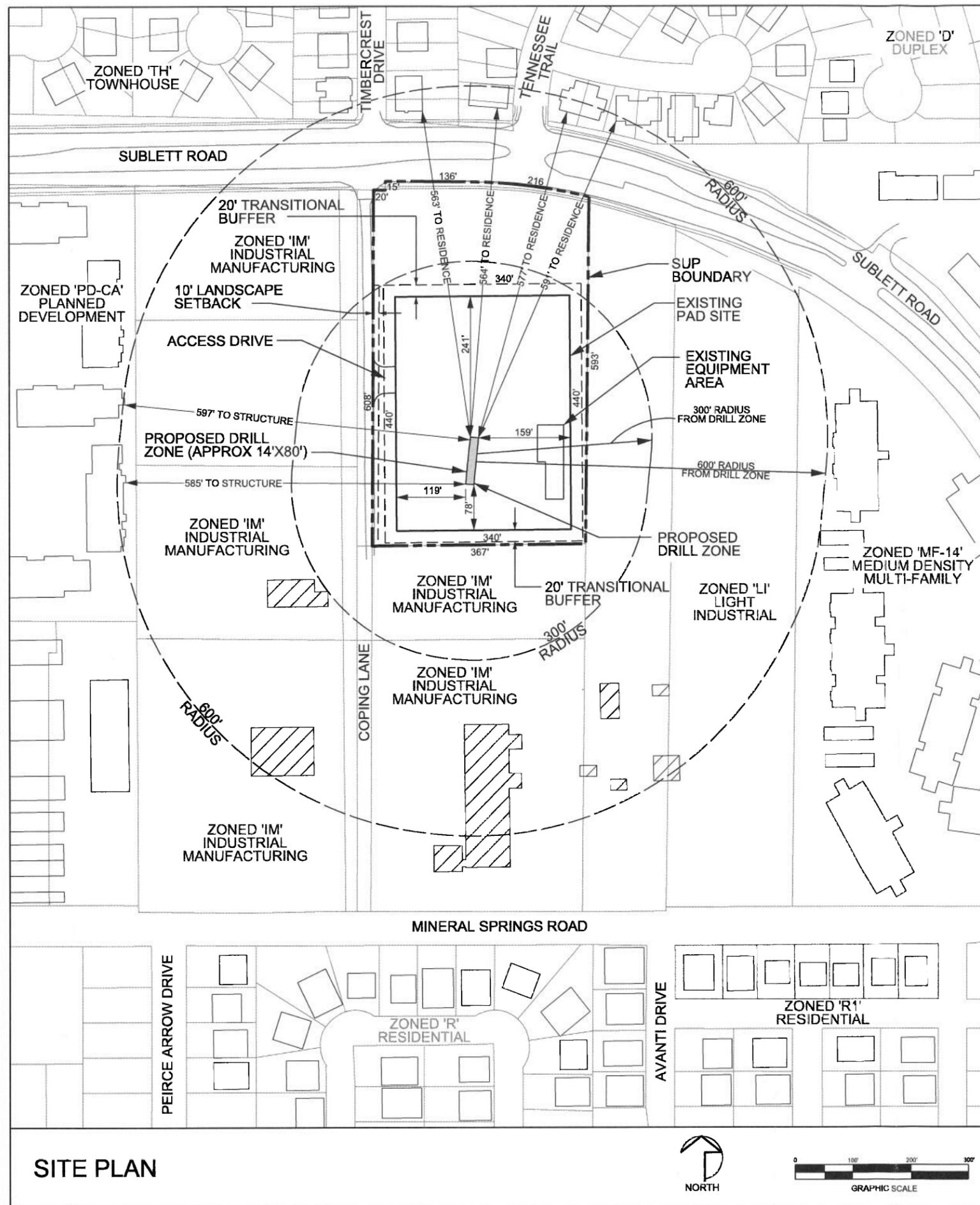
View of masonry wall along the west side of the side of the drill site.



View of adjacent residential (multi-family) property as seen from the subject site.



View of entry way to subject site from Copping Lane.



LEGAL DESCRIPTION
 2.755 ACRE PAD SITE
 M. MAISE SURVEY, ABSTRACT NO. 1001
 TARRANT COUNTY, TEXAS

BEING A TRACT OF LAND SITUATED IN THE M. MAISE SURVEY, ABSTRACT NUMBER 1001, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO ROY L. THORNTON, RECORDED IN VOLUME 7420, PAGE 798, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TRACT:
 THENCE N44°52'29"W, 35.34 FEET TO THE POINT OF BEGINNING;
 THENCE N89°53'55"W, 300.00 FEET;
 THENCE N00°08'56"E, 400.00 FEET;
 THENCE S89°53'53"E, 300.00 FEET;
 THENCE S00°08'56"W, 400.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 120,000 SQUARE FEET OR 2.755 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/ROAD WILL BE OFF OF COPING LANE.
 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.

THORNTON PAD SITE

CITY OF ARLINGTON, TEXAS

OPERATOR/APPLICANT



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

PROPERTY OWNER:
 ROY L. THORNTON
 2133 REFLECTION BAY DRIVE
 ARLINGTON, TEXAS



PELTON
 LAND SOLUTIONS
 5751 KROGER DRIVE
 SUITE 185
 KELLER, TX 75244
 PHONE: 817-562-3350

LEGEND

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

PROJECT NO:	ENV14003
FILE PATH:	...Thornton/Petro/Amended SLP
DRAWN BY:	KAK
REVIEWED BY:	PCF
DATE:	JULY 2014
REV:	

SHEET CONTENT

AMENDED SUP SITE PLAN
 2.755 ACRES OUT OF THE M. MAISE SURVEY, ABSTRACT NO. 1001, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS
 JUNE 2014

AMANDA SEQUENCE NO. #14-633621

THORNTON PAD SITE

CITY OF ARLINGTON, TEXAS

OPERATOR/APPLICANT



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

PROPERTY OWNER:

ROY L. THORNTON
2133 REFLECTION BAY DRIVE
ARLINGTON, TEXAS

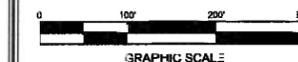


575 KROGER DRIVE
SUITE 185
KELLER, TX 76244
PHONE: 817-562-3350

LEGEND

- PROPOSED DRILL ZONE
- PROTECTED USE STRUCTURE
- VCN PROTECTED USE STRUCTURE
- SUP BOUNDARY
- PROTECTED USE STRUCTURE WITH WAIVER GAINED

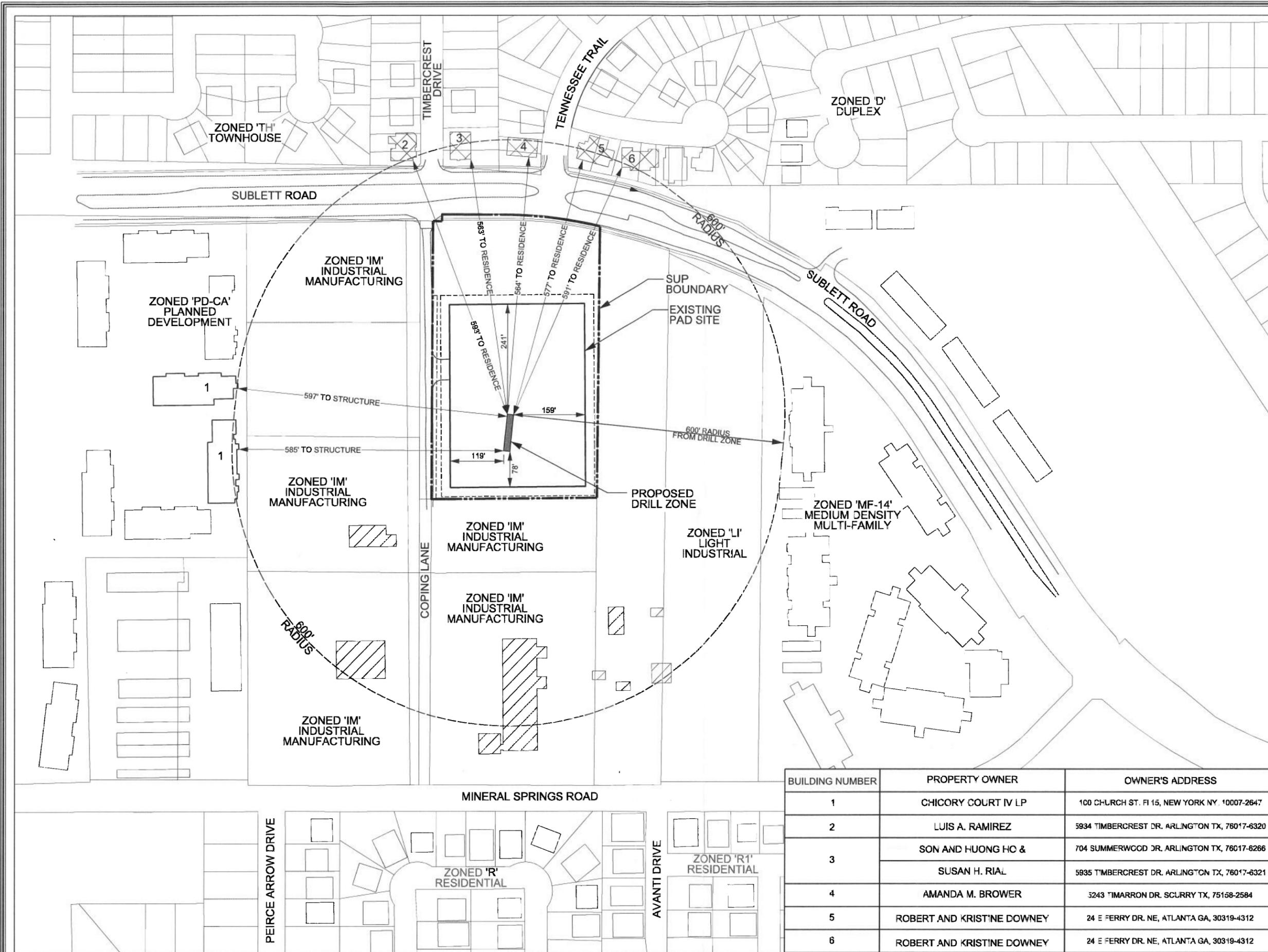
PROJECT NO: ENV14003
FILE PATH: ..\Thornton\Petro\SUP\Exhibits\
DRAWN BY: KAK
REVIEWED BY: PCF
DATE: JULY 2014
REV:



SHEET CONTENT

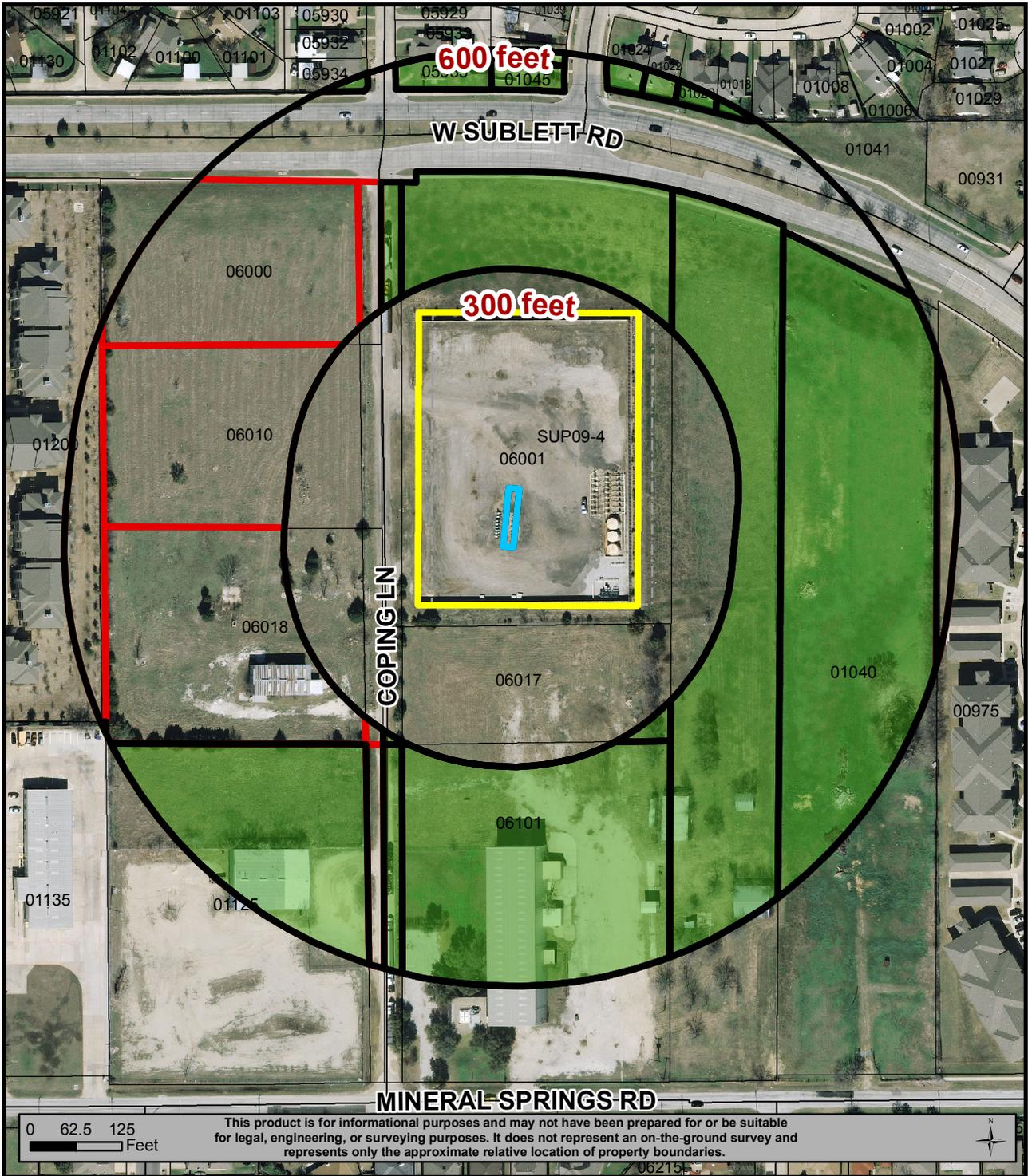
AMENDED SUP WAIVERS EXHIBIT

SHEET NO. 1 OF 1



BUILDING NUMBER	PROPERTY OWNER	OWNER'S ADDRESS
1	CHICORY COURT IV LP	100 CHURCH ST. FL 15, NEW YORK NY 10007-2647
2	LUIS A. RAMIREZ	5934 TIMBERCREST DR. ARLINGTON TX, 76017-6320
3	SON AND HUONG HC &	704 SUMMERWOOD DR. ARLINGTON TX, 76017-6266
	SUSAN H. RIAL	5935 TIMBERCREST DR. ARLINGTON TX, 76017-6321
4	AMANDA M. BROWER	3243 TIMARRON DR. SCURRY TX, 75158-2584
5	ROBERT AND KRISTINE DOWNEY	24 E FERRY DR. NE, ATLANTA GA, 30319-4312
6	ROBERT AND KRISTINE DOWNEY	24 E FERRY DR. NE, ATLANTA GA, 30319-4312

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SETBACK REDUCTION MAP SUP09-4R1

<p>SUPPORT SIGNED</p> <p> Yes</p> <p> No</p> <p> City Owned Property</p> <p> Right of Way</p>	<p>SUP Boundary </p> <p>Drill Zone </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>TOTAL PARCELS</td> <td style="text-align: right;">28</td> </tr> <tr> <td>NUMBER CONSENTED</td> <td style="text-align: right;">20</td> </tr> <tr> <td>PERCENTAGE</td> <td style="text-align: right;">71.4%</td> </tr> </table>	TOTAL PARCELS	28	NUMBER CONSENTED	20	PERCENTAGE	71.4%	
TOTAL PARCELS	28							
NUMBER CONSENTED	20							
PERCENTAGE	71.4%							



SUBLETT ROAD

136'

216

15'
20'

COPING LANE

20' TRANSITIONAL BUFFER

SUP BOUNDARY

10' LANDSCAPE SETBACK

340'

8' MASONRY WALL

ACCESS GATE

608'

593'

20' TRANSITIONAL BUFFER

PROPOSED DRILL ZONE (APPROX 14'X80')

440'

8' MASONRY WALL

340'

10' LANDSCAPE SETBACK

367'

20' TRANSITIONAL BUFFER

COPING LANE



VICINITY MAP
SCALE: N.T.S.

LANDSCAPE NOTES:

1. 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.
2. 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.

THORNTON PAD SITE

CITY OF ARLINGTON, TEXAS

OPERATOR/APPLICANT



ENERVEST

1001 Fannin Street, Suite 300
Houston, Texas 77002
Phone: 713-659-3500

PROPERTY OWNER:

ROY L. THORNTON
2133 REFLECTION BAY DRIVE
ARLINGTON, TEXAS



5751 ROGER DRIVE
SUITE 185
KELLER, TX 76244
PHONE: 317-562-3350

LEGEND

- EXISTING TREE
- EXISTING TREE CANOPY
- PROPOSED DRILL ZONE

PROJECT NO:	ENV14003
FILE PATH:	ENV14003_Thornton/Petro/SUP
DRAWN BY:	KAK
REVIEWED BY:	PCF
DATE:	JULY 2014
REV:	

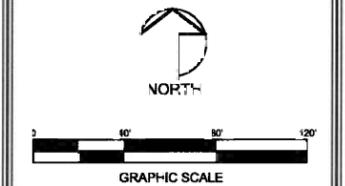
BUFFER WIDTHS		
BUFFER	REQUIRED	PROVIDED
NORTH	20' WIDTH	20' WIDTH
SOUTH	20' WIDTH	20' WIDTH
EAST	20' WIDTH	20' WIDTH
WEST	20' WIDTH	20' WIDTH
COPING LANE	10' WIDTH	10' WIDTH

PLANT SCHEDULE

TREE	QTY	NAME	CONT	SIZE
	12	QUERCUS VIRGINIANA / LIVE OAK	B & B	3" CAL

TIER 2 LANDSCAPE AND SCREENING DATA (IM ZONING)

ELEMENT	REQUIRED	PROVIDED
TIER	TIER 2	TIER 2
LANDSCAPING	- 20' TRANSITIONAL BUFFER AROUND DRILL SITE WITH (1) TREE PER 600 S.F. - 10' LANDSCAPE SETBACK WITH STREET TREES	- 20' TRANSITIONAL BUFFER AROUND DRILL SITE EXISTING LANDSCAPING COMPLYING WITH ONE TREE PER 600 SQUARE FEET REQUIREMENT - 10' LANDSCAPE SETBACK WITH STREET TREES. 12 TREES INCLUDED
PERMETER FENCING	8' TALL ORNAMENTAL IRON FENCE WITH MASONRY COLUMNS AROUND THE PERIMETER OF THE DRILL SITE	CONTINUOUS 8' TALL MASONRY WALL AROUND PERMITTER OF DRILL SITE.
GATE	GATE REQUIRED	GATE PROVIDED



SHEET CONTENT

AMENDED SUP LANDSCAPE PLAN

2.755 ACRES OUT OF THE
M. MAISE SURVEY,
ABSTRACT NO. 1301
CITY OF ARLINGTON,
TARRANT COUNTY, TEXAS
JUNE 2014

AMANDA SEQUENCE NO.
#14-633621

SHEET NO. 2 OF 2