

Case Information



Applicant:	EnerVest Operating, LLC, represented by Rusty Ward
Property Owner:	Perr LLC
Sector Plan:	East
Council District:	4
Allowable Uses:	All uses as itemized in Attachment ii.
Development History:	The subject site is currently platted as A. Newton Addition Lot 135.
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 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.
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:	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.
Fire:	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.
School District:	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: 5

PLANNING AND ZONING COMMISSION SUMMARY:

Public Hearing: September 17, 2014

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.

Present to speak in support of this case was Shea Kirkman, 4821 Merlot Avenue, Grapevine, 76051; and Rusty Ward, 777 Main Street, suite 1390, Fort Worth, 76102.

Present to speak in opposition to this case were Marc McCord, 616 South Colorado Street, Celina, 75009; Richard Weber, 2703 Crestmoor Court, 76016; Jane Lynn, 2403 Havenwood Drive, 76018; Sharon Belvin, 4219 Vidalia Drive, 76016; Harriet Irby, 3400 Peachtree Lane, Pantego, 76013; Kim Feil, 409 North Elm, 76011; Faith Chatham, 803 North Mesquite Street, Apt. A, 76011; and Tammie Carson, 5400 Lansingford, 76017.

Also present on opposition to this case was Connie Gosnell, 1703 Bayou Drive, 76018.

Commissioner Smith III moved to Approve Specific Use Permit SUP09-16R1. Seconded by Commissioner McKissic, the motion failed by a vote of 4-4-0.

AYES: Croxton, Talambas, R. Smith, Smith III

NAYES: McGlaun, McAlister, McKissic, Reilly

DENIED

Itemized Allowable Uses



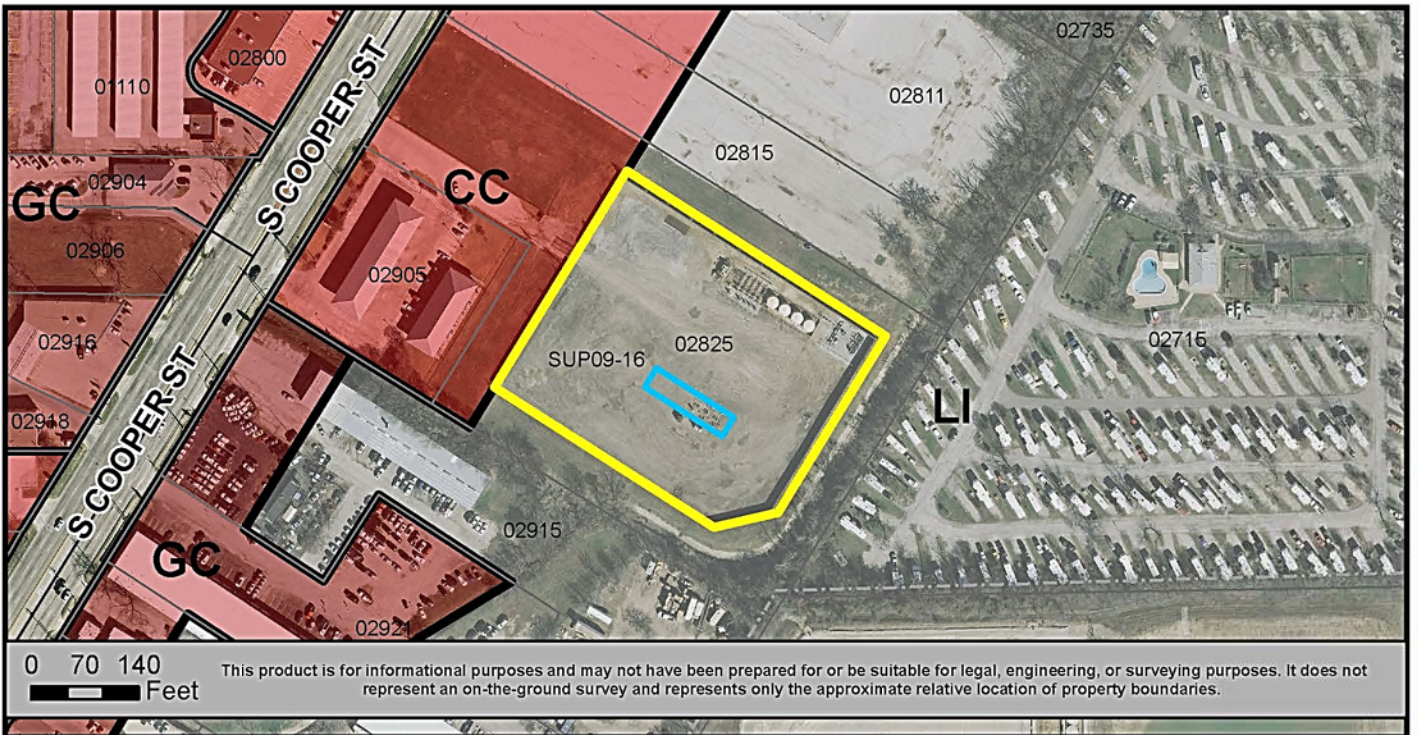
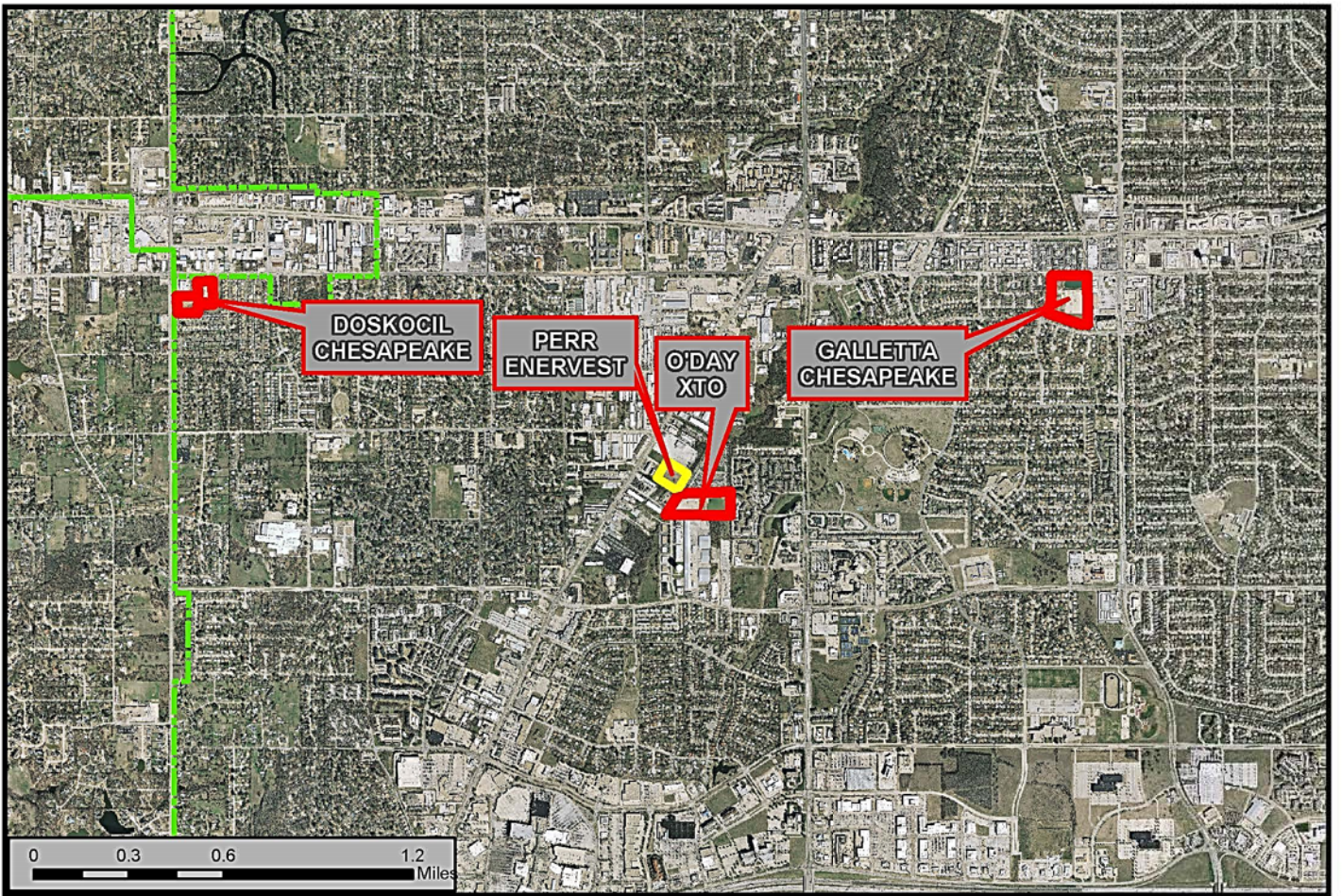
Allowable Uses: **Light Industrial (LI)**

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>PERR DRILL SITE 2.988 ACRES</p>	 <p>DRILL ZONE</p>	 <p>EXISTING DRILL SITES WITHIN 2 MILES</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.