



AGENDA

PLANNING AND ZONING COMMISSION

Council Chamber
101 West Abram Street

April 15, 2009
5:30 P.M.

The order of the meeting is subject to change per the Commission's Discretion

I. CALL TO ORDER

II. INVOCATION AND PLEDGE

III. APPROVAL OF MINUTES

- A. Minutes of April 1, 2009

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS
Approving plats and authorizing the filing thereof where appropriate

- A. Replat – Pioneer 360 Business Center – Lots 1-R, 2-R, 3-R, and 4-R (Zoned "IM"); generally located east of State Highway 360 and south of East Pioneer Parkway with the approximate addresses being 2900 and 3000 East Pioneer Parkway, 2241 South Watson Road, and 2801 East Arkansas Lane

V. MISCELLANEOUS

- A. Reports from Boards/Commissions Liaisons
B. Reports from Staff and Announcements
C. Update of Final City Council Action on Planning Items

- (1) Zoning Case SUP08-27
(Titan Martin Drill Site – 2500 North Cooper Street)
P&Z Denied 7-0-0 on January 7, 2009.
On February 3, 2009, CC Approved 7-1-0 Resolution #09-024
to call a public hearing on March 10, 2009.
On March 10, 2009, CC continued to March 24, 2009.

NOTE: The Municipal Building 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.

CC Approved 8-1-0 on March 24, 2009 on first reading with the following stipulations:

- 1. Operation of a gas drilling use must comply with all requirements in the Gas Drilling and Production Chapter of the Arlington City Code.**
- 2. At the permit stage, a Road Damage Assessment Study is required to mitigate any impacts to the street system during drilling.**
- 3. The transportation route for all truck traffic to and from the property shall be from Greenbelt Road to North Green Oaks Boulevard to North Cooper Street; however, this route may be modified by City Staff, with input from the River Legacy Foundation, during the permitting stage as necessary for traffic management.**
- 4. Truck traffic to and from the property is prohibited Monday through Friday from 7:00 to 8:30 a.m. and from 4:30 to 6:00 p.m. Traffic shall also be restricted, as necessary for traffic management, during special events at the new Cowboys stadium if the transportation route utilizes the intersection at North Cooper Street and Interstate 30 Highway.**
- 5. Landscaping will be provided in accordance with the submitted site plan and consists of approximately 384 shrubs and 58 trees that will be installed surrounding the entire perimeter of the required masonry wall. The proposed screen trees must be installed prior to drilling activities.**
- 6. An eight-foot masonry screen wall and landscaping, as shown on the site plan, will be installed on the east side of the pad along the North Cooper Street frontage prior to drilling activities.**
- 7. The landscaping must be provided adjacent to the eight foot screening walls on the outside of the walls surrounding the drill site.**
- 8. Drilling on this site is limited to no more than five years, at which time; the site shall be restored to its original condition as nearly as practicable. The five-year date shall begin with the issuance of the initial gas well permit for the site.**
- 9. An environmental/erosion control plan and also a dust control plan shall be submitted to the City of Arlington for review during the gas well permit stage.**
- 10. No frac ponds will be utilized on-site.**
- 11. On-site flaring is not allowed unless required for safety measures.**
- 12. No drilling shall occur in the temporary work space, as identified on the site plan.**

13. **Sound abatement measures (sound blankets), as identified during the gas well permit stage, will be put in place prior to the commencement of drilling activities to comply with the permit required ambient noise level threshold.**
14. **Lighting will be directed downward and not toward adjacent residential uses.**
15. **A preliminary drilling schedule must be provided during the gas well permit stage.**
16. **Use and development of the property must be in compliance with the Site Plan, which is attached to this ordinance.**
17. **In the event of a conflict between the provisions in this Exhibit B and any other exhibits to this ordinance, the provisions of Exhibit B control.**

CC Approved 6-3-0 on April 7, 2009 on final reading with a clarification; condition eight is revised to read as follows:

8. **Drilling new wells on this site is limited to no more than five years, at which time all new well drilling activity at the site shall cease, and the temporary work space at the site shall be restored to its original condition as nearly as practicable. Reworking activities, gathering, and transporting gas may continue after the five-year period. The five-year date shall begin with the issuance of the initial gas well permit for the site.**

- (2) **Zoning Case SUP08-31 (Cornerstone Drill Site – 217 Cravens Park Drive and 5415 Matlock Road)
P&Z Approved 4-2-1 on February 4, 2009 with stipulations.
On March 10, 2009 CC Approved 7-0-1 to table action until March 24, 2009.**

CC Approved 8-0-1 on March 24, 2009 on first reading with the following modifications and stipulations:

1. **Upon completion of the construction of the pad site, the east side of the masonry wall will be constructed; and**
2. **Any access to the drill site will be from Matlock Road at the intersection of Nathan Lowe Road; and**
3. **Access to the drill site will be via a drive extended from Matlock Road to the site driveway; and**
4. **No ingress to or egress from the drill site is permitted to or from Cravens Park Drive either directly or indirectly; and**
5. **Trucks or other traffic accessing the drill site are prohibited from traveling on Nathan Lowe Road west of Matlock Road.**

CC Approved 9-0-0 on April 7, 2009 on final reading.

- (3) Zoning Case SUP08-30
(Agape Drill Site – 2300 East Mayfield Road)
P&Z Approved 5-1-1 on February 4, 2009.
On March 10, 2009, CC continued to March 24, 2009.
CC Approved 7-0-2 on March 24, 2009 on first reading.
CC Approved 9-0-0 on April 7, 2009 on final reading.

- (4) Zoning Case ZA09-1
(Central Park Office Complex – 3101 South Center Street)
P&Z Approved 8-0-0 on March 4, 2009.
CC Approved the zoning 9-0-0 along with the corresponding
Correcting Ordinance on March 24, 2009 on first reading.
CC Approved the zoning 9-0-0 along with the corresponding
Correcting Ordinance on April 7, 2009 on final reading.

D. Discussion of Future Meeting Dates and Times

VI. ADJOURN