

The construction process is expected to take six months, with multiple trucks per day accessing the site. After construction, it is expected that the site will have minimal weekly truck activity for monitoring and maintenance. The city's gas well ordinance addresses the affect of truck activity on the degradation of the streets. A bond system has been set up and gas well staff works frequently with the well operators toward the needed improvement of roads affected by gas well traffic.

A meeting was held with the neighborhood on September 27. Staff has received a letter in opposition from the Mallard Cove neighborhood and from some area property owners.

Development Standards	PD/SU District	PD/I District
Height	Based on most restrictive adjacent district: "A-5" is 35 ft.	45 ft max.
Front Yard	Adjacent to AG district: 25 ft. minimum	25 ft. projected from AG district
Rear & Side Yard	5 ft.	5 ft
Parking	Based on use	No parking indicated
Signage	Monument sign, non-illuminated	Monument sign by right
Uses	PD was tied to specific uses noted above	Gas line compressor station only

On November 17, the applicant submitted a letter requesting withdrawal of the case. The action of Denial Without Prejudice is typical for voluntary withdrawals.

Site Information:

Owner: Two Ponds, Inc.
100 Crescent Court
Suite 450
Dallas, Texas 75201

Agent: William Dahlstrom/Jackson Walker, L.L.P.

Acreage: 40.96 acres

Comprehensive Plan Sector: Far Southwest

Surrounding Zoning and Land Uses:

- North "AG" Agricultural / vacant
- East "AG" Agricultural / single-family
- South "A-5" & "A-43" One-Family / vacant, gas well, single-family
- West "AG" Agricultural / single-family, vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-06-115 approved by Council 08/08/06 for PD/SU for specific uses and a site plan

BOA History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Randol Mill Road	Two-way county	Major Arterial	culvert improvements/2012

Considerations: The site's primary access is from Randol Mill Road which is currently in fair to poor condition and may not be adequate for truck traffic generated by the proposed construction activity.

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

Public Notification:

The following Neighborhood Associations were notified:

John T. White
Eastside Sector Alliance
Neighborhoods of East Fort Worth

East Fort Worth Business Association
Northeast FW Mineral Leasing Task Force
Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/SU" Planned Development for gas line compressor station only.

Surrounding land uses are vacant and scattered single-family to the north and east, gas well and single-family to the south, and vacant and single-family to the west.

Based on surrounding land uses, the proposed zoning for this site **is not compatible** at this location.

2. Comprehensive Plan Consistency

The 2011 Comprehensive Plan designates the subject property as agricultural. The requested zoning change is not consistent with the following Comprehensive Plan policies.

- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 37)
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Based on non-conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site plan
- Minutes from the Zoning Commission meeting

RECOMMENDED FOR DENIAL

ACAD: Ref: 18.1a (LMS Tech) User: jeh Date: 10/04/2011 3:50pm
 FILE: C:\Users\jeh\Documents\Draw - 18x24 - 150sc.dwg LAYOUT: Layout
 Oct 04, 2011 3:50pm PLS: 0 TMS: C:\Users\jeh\Documents\Draw - 18x24 - 150sc.dwg
 REFERENCES: N:\hvac\Standard\CSK11-1780RD.dwg, N:\hvac\Standard\CSK18-4490RD.dwg, 1:\hvac\Standard\CSK11-1780RD.dwg

SURVEYOR:
 HALFF ASSOCIATES, INC.
 3801 PARKWOOD BLVD., SUITE 500
 FRISCO, TX 75034
 214-618-4570

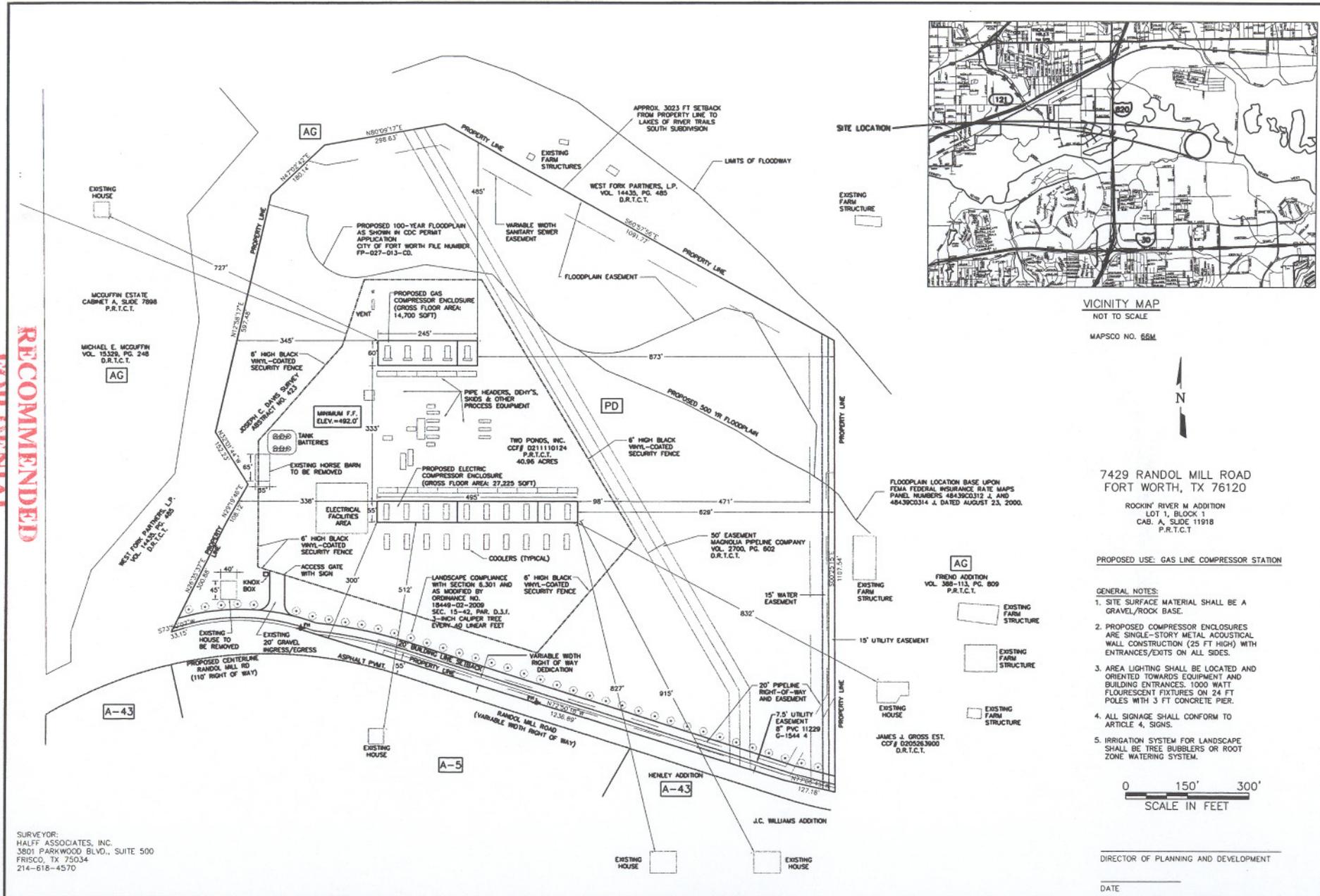
REVISION HISTORY		
NO.	DESCRIPTION	DATE


 100 ENERGY WAY
 FT. WORTH, TX 76102
 817-502-5000


Freese and Nichols
 4055 International Plaza, Suite 200
 Fort Worth, Texas 76109-6895
 Phone - (817) 735-7300
 Fax - (817) 735-7491

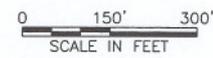
CHESAPEAKE ENERGY
CHESAPEAKE ENERGY PROJECT
RANDOL MILL STATION
COMPRESSOR FACILITY (PROPOSED)
SITE PLAN

ZONING CASE NO:
 DATE: AUGUST 2011 JOB NUMBER: CSK072320 SHEET
 DRAWN BY: VMC FILE: RandolMillSitePlan - 18x24 150sc.dwg
 REVIEWED BY: JEH



7429 RANDOL MILL ROAD
 FORT WORTH, TX 76120
 ROCKY RIVER M ADDITION
 LOT 1, BLOCK 1
 CAB. A, SUBE. 11918
 P.R.T.C.T.

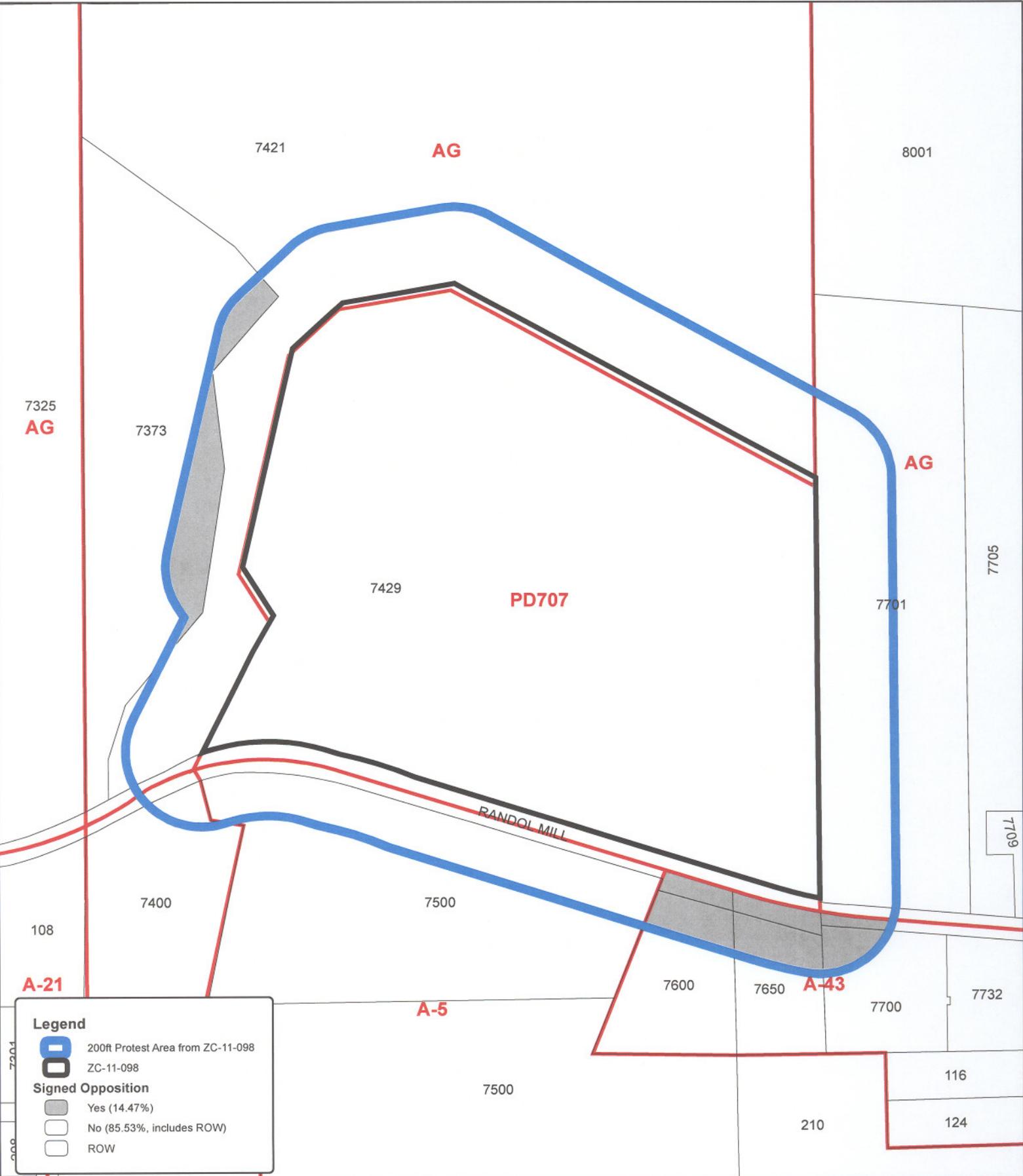
- PROPOSED USE: GAS LINE COMPRESSOR STATION
- GENERAL NOTES:
- SITE SURFACE MATERIAL SHALL BE A GRAVEL/ROCK BASE.
 - PROPOSED COMPRESSOR ENCLOSURES ARE SINGLE-STORY METAL INDUSTRIAL WALL CONSTRUCTION (25 FT HIGH) WITH ENTRANCES/EXITS ON ALL SIDES.
 - AREA LIGHTING SHALL BE LOCATED AND ORIENTED TOWARDS EQUIPMENT AND BUILDING ENTRANCES. 1000 WATT FLOUORESCENT FIXTURES ON 24 FT POLES WITH 3 FT CONCRETE PIER.
 - ALL SIGNAGE SHALL CONFORM TO ARTICLE 4, SIGNS.
 - IRRIGATION SYSTEM FOR LANDSCAPE SHALL BE TREE BUBBLERS OR ROOT ZONE WATERING SYSTEM.

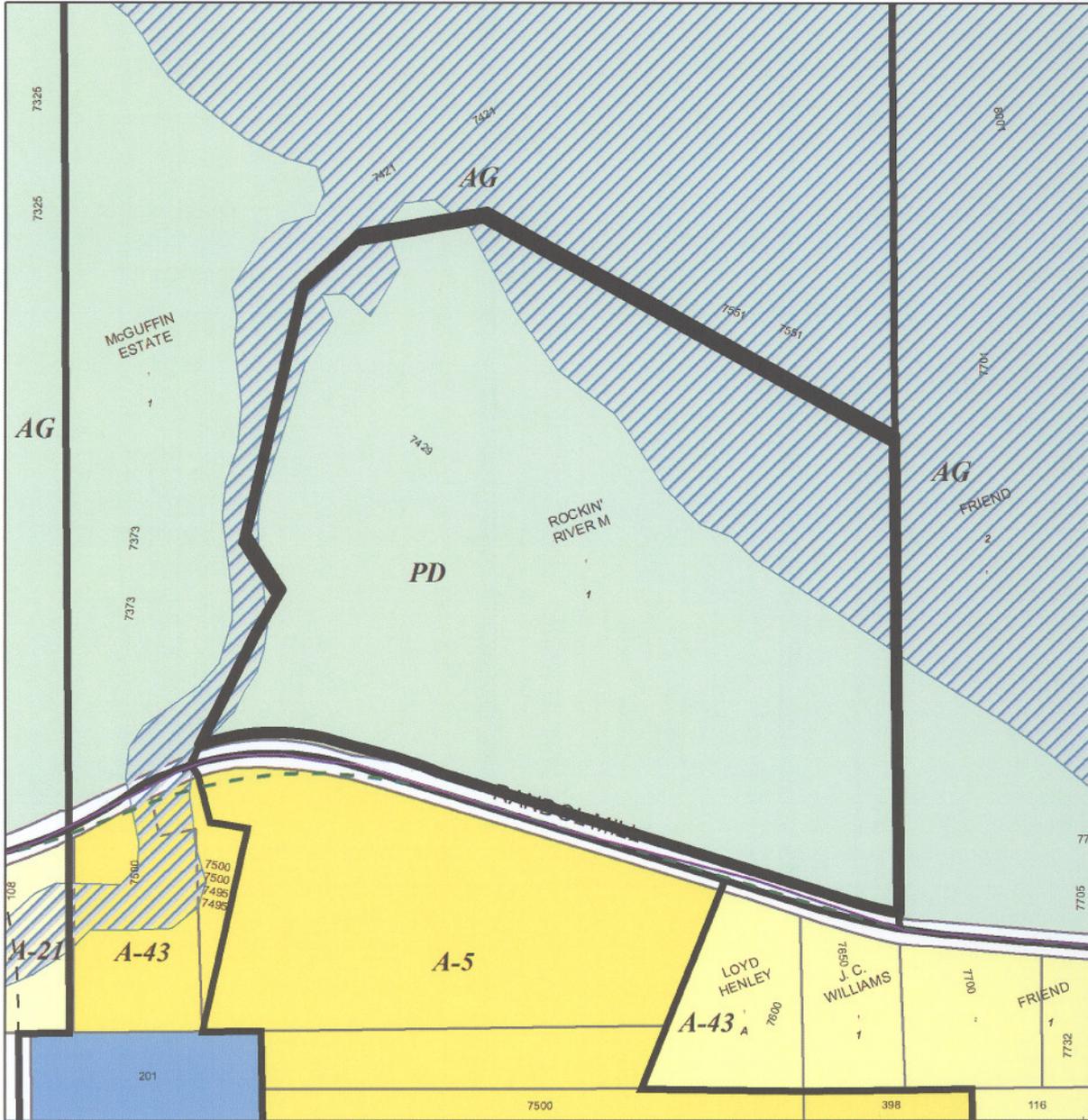


DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

20% Protest Area for ZC-11-098





- | | | |
|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial | CFWGIS.SDE.TRN_RAILROADS |
| Rural Residential | General Commercial | CFWGIS.SDE.CAD_addresses |
| Suburban Residential | Light Industrial | Freeways/Toll Roads |
| Single Family Residential | Heavy Industrial | Proposed Freeway/Toll Road |
| Manufactured Housing | Mixed-Use Growth Center | Principal Arterial |
| Low Density Residential | Industrial Growth Center | Proposed Principal Arterial |
| Medium Density Residential | Infrastructure | Major Arterial |
| High Density Residential | Lakes and Ponds | Proposed Major Arterial |
| Institutional | Public Park, Open Space | Minor Arterial |
| | Private Park, Open Space | Proposed Minor Arterial |
| | | Flood Plain |



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 01, 2011



Aerial Photo Map



IV. New Cases

2. ZC-11-098 Two Ponds Inc. (CD 4)- 7429 Randol Mill Road (Joseph C. Davis Survey, Abstract 423, 40.96 Acres): from "PD-707" Planned Development/Specific Use for clothing/wearing apparel sales, new, recreational vehicle (rv park for events only), restaurant, café, cafeteria, stable, commercial riding, boarding or rodeo arena, saddle or harness repair or sales, feed store, no processing/milling, and one dwelling unit when part of a business. To be developed under the E Neighborhood Commercial development standards, site plan approved to Amend "PD-707" to Planned Development/Specific Use for gas line compressor station only, site plan included.

William Dahlstrom, 777 Main Street, Fort Worth, Texas representing Texas Midstream Gas Services & Two Ponds requested a 30 day continuance. Mr. Dahlstrom mentioned after receiving several letters of opposition they needed to meet with the neighborhood to address their concerns.

Vickie McGuffin, 7373 Randol Mill Road, Fort Worth, Texas spoke in opposition. Ms. McGuffin explained to the Commissioners she lives 300 feet from the proposed site. Her concerns are related to health and the air quality. She also mentioned her grandchildren have asthma. Ms. McGuffin also mentioned there are two schools within a mile of the project. The Compressor station runs 24/7 and is generally lighted at night. She also has a concern about property values in the neighborhood.

Gretchen Demke, 445 Shadow Grass Avenue, Fort Worth, Texas representing Mallard Cove Neighborhood also spoke in opposition. Ms. Demke explained to the Commissioners their neighborhood is approximately 1,000 feet from the proposed site. The neighborhood is concerned about how many compressor stations are indicated on the site plan. She explained the gas compressors need to exist but not in their neighborhood. She also stated there are three gas drill sites within the same area and adding the compressor station will only add to the emission concerns. She mentioned the Comprehensive Plan and the vision of this area being single-family. They would like to see restaurants, retail, medical facilities and agricultural uses in their community.

James Roland, 8832 San Joaquin, Fort Worth, Texas representing the River Trails Neighborhood Association also spoke in opposition.

In rebuttal Mr. Dahlstrom said they are looking forward to meeting with the neighborhoods on the issues brought up.

Mr. Romero asked how far away the closest compressor station from this site is. Mercedes Bolin representing Texas Midstream Gas answered the closest is off Randol Mill behind the River Bend Neighborhood. Mr. Romero also asked why the need for the station and this location. Ms. Bolin mentioned they have increased production and this site was chosen because of the zoning in the area and the acreage needed for the compressor station including some of the industrial uses in the area. Mr. Romero asked if there was a distance requirement between compressor

stations. Ms. Bolin mentioned they would be happy to answer questions but this one needs to be answered by their experts. Mr. Romero reiterated his question of why this site was chosen.

Ms. Spann mentioned the importance of gas compressor stations and encouraged the neighborhood to visit a site before meeting with the experts.

Dr. Barnes asked about the proximity to the neighborhood. Mr. Dahlstrom said they are about 900 feet from their property line to Mallard Cove Neighborhood and several thousand feet from River Trails Neighborhood. Dr. Barnes also asked how close they are to Ms. McGuffin's house. Mr. Dahlstrom mentioned the house is 300 feet from the property line and more than 500 feet from the compressor station containment area and about 600 feet from the actual compressors. He also mentioned their noise expert is not present but did say the buildings have to be designed to satisfy the most conservative noise requirements.

Mr. Genua asked what is a compressor station and asked if they would provide information at the next meeting on what they are, what are they used for and potential impacts to the neighborhood.

Mr. Edmonds mentioned he did meet with the applicants as well as the neighborhood. His response was there has been a good faith effort has been put out on both sides. Mr. Edmonds mentioned he was concerned when he first saw the request to rezone all the property to PD/I and wanted the neighborhoods to know the request he received this morning was to rezone it for a compressor site only. He is encouraging the neighborhoods and Chesapeake to get together before the next meeting. He is also hoping staff can deal with the problems on Randol Mill Road.

Motion: Following brief discussion, Mr. Edmonds recommended a 30 day continuance of the request, seconded by Ms. Reed. The motion carried unanimously 8-0.

Name	Address	Within 200 ft	Outside 200 ft
Mei Chu	7252 Specklebelly Ln		X
Fred McCully	101 Cooks Ln		X
Tracy Neal	332 Goldeneye Ln		X
Will & Martha Boykin	7261 Specklebelly Ln		X
Barbara Ross	441 Shadow Grass Ave.		X
Robert S. Horton	9104 Autumn Falls Drive		X
Steve Wagner	9033 Rushing River Drive		X
Jim Roland	Incoming President of the River Trails Homeowners Association		X
Colleen Gilipin	Specklebelly Ln.		X
Cheryl K. Seese	237 Shadow Grass Avenue		X
Gretchen Demke	445 Shadow Grass Ave.		X
Craig Dyer	457 Shadow Grass Ave.		X
Jacquelyn Barnd	7249 Specklebelly Lane		X
Joe Anne Carter	448 Shadow Grass		X
Marilyn Bowser	Mallard Cove		X

James Driskell	9008 Rivertrails		X
Amber & Wes Cahoon	7248 Decoy Lane		X
Craig A. Maurer	8612 Saranac Trail		X
Stephen Johnson	9060 Autumn Falls Dr.		X
Matt Stevenson	2948 Thames Trail		X
Steve and Kimberly Guidroz	9001 Elbe Trail		X
Aaron Faircloth	NA		
Johnnie Thomas	NA		
Barbara Fravert	8821 Saranac Trail		X
Jill Sparks	9033 Saranac Trail		X
Linda Wells	NA		
Debbie McLendon	River Trails Neighborhood		X
Michael Manginell	Lakes of River Trails		X
Deb Edwards	301 Shadow Grass Avenue		X
Ryan & Kathy Lam	9004 Riverfalls Drive		X
Denise Riley	8800 San Joaquin Tr.		X
David and Ann Malone	121 Flyaway Lane		X
Jeanna Tucker	9108 Autumn Falls Dr.		X
Tammie McDuffie	9012 Creede Trl.		X
Vickie McGuffin	7373 Randol Mill Rd.	X	
Sharon H. Carter	River Trails Subdivision		X
Shannon Broyles	River Trails		X
Stan Demke	445 Shadow Grass Ave.		X
Laurie Lozano	NA		
Brent Unrue	8625 Tamar Trail		X
Fred McCulley	101 Cooks Lane		X
Levale McNair	Lakes of River Trails		X
Jessical D. Smith	Creede Trl.		X
Kristal Wallace	400 Shadow Grass Ave.		X
Tracy Neal	NA		
Anthony Scanio	9074 River Falls Drive		X
Chyna Nguyen	River Trial Community		X
Skip Steed	NA		
Mary Horton	NA		
Carl Cassier	9000 Winding River		X
Mona and John Neill	3101 Well Springs Dr		X
Jamie Heath	Lakes of River Trails		X
Nancy N [nanners8@sbcglobal.net]	Mallard Cove		X
Ayman Aljauni	308 Goldeneye Ln		X
Royd Buchanan	NA		
Ofelia Gonzalez	120 Flyaway		X
Kyle Nickell	2325 Lake Falls Drive		X
Brian Steig	2728 Salado Trail		X
Matt Giadrosich	NA		
Lorri Howard	7256 Retriever Ln		X
The Sinclair Family	NA		
Chun Yip	7252 Specklebelly Ln		
Anna E. Phillips	212 Goldeneye Lane		

Rodney & Gloria Durrance	8637 Creede Trail		
Thomas Tippen	NA		
Tim Hess	NA		
Libby Willis	FWLA		
Yolanda Westmorland	NA		
Joshua Mishio	9063 Riverfalls Dr		X
Laune J Langley [langleyl@sbcglobal.net]	NA		
Steve Huddleston	9017 Rushing River Drive		X
jim Ashford [jimashford@sbcglobal.net]	NA		
Ryan Tucker	NA		
Richard Sinclair	NA		
David Golden	River Trails		X
Signed Petition in Opposition			
Ross Dorman	7650 Randol Mill	X	
Julie Williams	7700 Randol Mill	X	
Shelley Mayo	7202 Randol Mill Rd		X
Allen Figueroa	7273 Speckebelly		X
Sharon Rutherford	7225 Retriever Ln		X
Alvilla Nelson	7233 Specklebelly Ln		X
Vance Ulasky	724 Decoy		X
Kimcon Epp	321 Shadow Grass Ln		X
Donald Sanders	133 Goldeneye Ln		X
Staci Bradford	104 Goldeneye Ln		X
Joseph Mercado	7273 Decoy Ln		X
Jerry J. Lobdill	6336 Darwood Ave.		X
Maria Delap	7264 Specklebelly Ln		X
Perla B. Rinehart	7241 Specklebelly		X
Carlos and Ninfa Lopezavila	317 Shadow Grass Ave.		X
Al Moshowitz	228 Goldeneye Ln		X
Don Kotrla	108 Goldeneye		X
David Alvear	324 Goldeneye Ln		X
Navid Saljoughi	136 Fly Away Ln		X
Cherri R. Henderson	200 Goldeneye Ln		X
Patrick Guy	7240 Retriever Ln		X
Vinh Khong	148 Goldeneye Ln		X
Lisa Manneh	112 Goldeneye Ln		X
Rachel Hayes Fisher	124 Goldeneye Ln		X
Santos Carbajal	109 Goldeneye Ln.		X
Cindy Carbajal	109 Goldeneye Ln		X
Annette Dobson	7233 Decoy Ln		X
James Herman	113 Goldeneye Ln.		X
Jerome Jones	7248 Specklebelly Ln		X
Michael Mather	421 Shadow Grass Ave.		X
Rutilio Gonzalez	7256 Specklebelly Ln		X
Tim Hess	7029 Greenview Cir.		X
Ronald D. Whitaker	7224 Specklebelly		X
Olga Meza	7236 Decoy Ln.		X

Amber Lahoon	7248 Decoy Ln		X
Merlinda Gonzalez	124 Flyaway LN		X
Christina Gehman	125 Flyaway		X
Edwin Padmore	232 Goldeneye Ln		X
Glen R. Miller	7253 Specklebelly		X
Alan Keel	7272 Decoy Ln		X
Anitra Randle	7232 Decoy Ln.		X
Cortesa Green	7229 Decoy Ln		X
Wes Cahoon	7248 Decoy Ln		X
Deborah Fields	129 Goldeneye		X
RL and Assia Ray	108 Flyaway		X
Richard McCain	112 Flyaway		X
Jose Angel Munoz	7252 Retriever Ln		X
Kim Stergio	127 Goldeneye		X
Jason Christian	7241 Retriever Ln		X
Leland & Sonia Kee	132 Goldeneye		X
Bryan Bradford	104 Goldeneye Ln		X
Karen and Steve Kline	1012 Foxriver Ln		X
Dorothy J. Bryan	1013 Foxriver Ln		X
Jack and Barbara Miller	7605 Fox River Ct.		X
Ayman Aljauni	308 Goldeneye Ln		X
Somphet Peter Suphawawnd	726- Specklebelly		X
Chun Yeung Yip	7260 Specklebelly		X
Victoria Rodarte	125 Goldeneye		X

3. ZC-11-099 Haynes Family Properties LLC (CD 2)- 4022 Keller Hicks Road (Jesse Billingsley Survey, Abstract No. 70, 1.82 Acres): from "A-10" One-Family to "E" Neighborhood Commercial

Chad Haynes, 4022 Keller Hicks Road, Keller, Texas, property owner explained to the Commissioners he was annexed into the City of Fort Worth some time ago and thought he was being rezoned for commercial use for his existing insurance business.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-0.

4. ZC-11-101 Victor Lopez (CD 2)- 3602 North Grove Street (Fostepco Heights Addition, Block 30, Lots 11 & 12, 0.28 Acres): from "K" Heavy Industrial to "PD/K" Planned Development for "K" Heavy Industrial uses plus glass recycling, site plan included.

The applicant was not present when the case was called.

Mr. Genua made a motion to move the case to the end of the agenda, seconded by Mr. Wilson. The motion carried unanimously 8-0.

NA					
Cultural District Alliance	na			Support	Letter of support

Motion: Following brief discussion Ms. Reed recommended a 30 day continuance of the request, seconded by Mr. Romero. The motion carried unanimously 9-0.

2. ZC-11-098 Two Ponds Inc. (CD 4)- 7429 Randol Mill Road (Joseph C. Davis Survey, Abstract 423, 40.96 Acres): from "PD-707" Planned Development/Specific Use for clothing/wearing apparel sales, new, recreational vehicle (rv park for events only), restaurant, café, cafeteria, stable, commercial riding, boarding or rodeo arena, saddle or harness repair or sales, feed store, no processing/milling, and one dwelling unit when part of a business. To be developed under the E Neighborhood Commercial development standards, site plan approved to Amend "PD-707" to Planned Development/Specific Use for gas line compressor station only, site plan included.

Before public testimony Mr. West and Dr. Barnes recused themselves from the case.

Justin Bond, 100 Energy Way, Fort Worth, Texas representing Texas Midstream spoke on the case. A slide presentation was submitted as Mr. Bond explained the proposal. He mentioned the proposed site is east of 820 and north of Randol Mill Road will have the potential for 15 compressors located on this site. Compressor Stations are needed to move gas from point A to point B allowing for the right pressure, removing water vapor, and safe transport of natural gas. He explained that it falls in line with City regulations regarding task force meetings and Council comments.

They are looking for large parcels with buffering and in cooperation with other gas companies to limit the number of stations needed for compression. This site will bring in gas from multiple operators like Chesapeake, XTO, Quicksilver, and Carrizo, utilizing pipelines that exist. Mr. Bond also mentioned they are meeting and exceeding the requirements set by the Ordinance. He mentioned that they looked at other sites where the zoning would allow for the use by right; this site was more appropriate based on the red lines depicted on the map representing pipelines. He went on to mention their performance record should be considered part of this application with 22 compressor stations and 100 compressor engines.

At Randol Mill Road near Oakland is the Arc Park facility which includes a field office. A school is located 2100 feet away, single-family 1700 feet away and businesses are 900 feet away. The Edgecliff compressor site is located in South Fort Worth by Alcon Labs; houses are within 600 feet of the facility. The Harbison Fischer facility is 600 feet from residential and 1600 feet from a school. He did mention these facilities do not have enclosures and the Randol Mill site will. The Randol Mill site is located about 1600 feet from the neighborhood to the west and about 3500 feet from the neighborhood to the north.

Mr. Bond added they were asked to have several community meetings; they posted a website for comments and sent out postcards to the community. Out of all the public meetings, they had

attendance of 128 citizens with 109 questions on comment cards. Health, safety, and property values were the most concerns. If granted a 30 day delay, they would be able to reach out to the citizens and perhaps provide more tours of the facility. They are requesting a continuance to the December 14, 2011 meeting.

Mr. Edmonds mentioned he attended all the meetings and heard all the questions raised by the residents. He also mentioned he doesn't believe a resolution to this could be solved based on the opposition received over the last 30 days. Mr. Bond responded by saying they still have a lot to discuss and changes that could be made based on the questions presented by the residents. He believes they are making headway and that a continuance could help bridge the gap.

Sean Scogin, 8575 San Jacquin Trail, Fort Worth, Texas spoke in support of the request. He also mentioned he is a new employee of Chesapeake and has done extensive research and heard the concerns of the residents and doesn't believe the Compressor station should be a concern.

Wallace Hall, 3716 Colgate Avenue, Dallas, Texas also spoke in support. He is representing the property owners to the north, west, and 100 acres to the south. Mr. Hall mentioned Chesapeake over the past years have changed the way the deal with neighborhoods. They also own the property to the north of the Arc Park station and are familiar with the Compressor station. He went on to mention the ambient noise is no louder than a car driving by and that the prevailing winds carry whatever air emissions away from the neighborhoods.

Gretchen Demke, 445 Shadow Grass Court, Fort Worth, Texas representing Mallard Cove neighborhood clarified with the Chair that they only want to hear testimony in relation to the continuance request.

Kim Sheppard, 9090 River Trails, Fort Worth, Texas spoke in opposition of the continuance request. Ms. Sheppard is speaking on behalf of the River Trails subdivision and 75% of the homeowners in the neighborhood who signed a petition. She went on to mention the proposed use for one of the largest gas compressor stations in the nation is not consistent with the City of Fort Worth's Comprehensive Plan. They believe this use will terminate future growth for this area. A few miles away from this site is industrial zoning as well as pipelines that could support a compressor station.

Gretchen Demke, 445 Shadow Grass Court spoke on the continuance and asked the Commissioners not to put this off any longer. They do not support the continuance and the neighborhood has taken time off to be here today. Ms. Demke mentioned they requested another continuance to speak with the neighbors but the neighbors don't want the compressor station in their neighborhood. In September they were invited to a neighborhood meeting in Mallard Cove which they declined. Five public meetings were held by the applicant at their facility as well as post cards distributed and she felt they missed their opportunity to meet with the neighborhood. She also mentioned two miles down the road is another compressor facility with five compressors that run 24/7.

Garrett Gatlin, 8508 Lake Springs trail, Fort Worth, Texas also spoke in opposition of the continuance. He mentioned they have done research via the internet trying to find out if this is a

viable source they would want in their neighborhood. Mr. Gatlin asked the Commissioners to deny the continuance as well as the zoning change request.

Melissa McDougall, 2971 Sequin Trail, Fort Worth, Texas in opposition also spoke on the continuance. Ms. McDougall is representing River Trails neighborhood and went on to mention they have never been opposed of the gas industry; they are opposed of the 15 proposed gas compressors in their neighborhood. Their concerns are emissions and quality of health. River Trails lies within the floodplain and will settle into these areas. Ms. McDougall compared the compressor site to light and heavy rains in relation to the noise and flooding that happens in this area. The Mercado Juarez facility has two compressors, not 15 that are proposed in her neighborhood. They don't want to be flooded by unknown emissions. Ms. McDougall stated that Chesapeake mentioned their doors are closed at their facilities but this is not true as you she showed in the pictures of the Mercado site. Several residents have already expressed concern and mentioned if the zoning is approved they will move away from the neighborhood. In her closing statement she stated that if the Arc Park facility is so great then why not move the compressor stations there.

In rebuttal, Mr. Bond wanted to make clear they do not disrespect the oppositions time here today. He also noted there were several blanket comments made that were not supported with backup information. Studies done by the State Department, TCEQ, and the City of Fort Worth are usually met with skepticism. He also stated regulations govern one, two or even 18 compressors and set limits; each facility has a cap limit. Where multiple gas companies have gas compressors, each one has their own set of regulations and their own cap. They have been challenged over the years to find ways where they can locate a station, even a larger station that can take in volume from multiple gas companies, and the trade off is a facility like this one. He did comment on one thing that was mentioned concerning the industrial site a few miles away and possibly exploring that option.

Ms. Zadeh asked why they did not reach out to the neighborhood before making application. She also noted the sites they were encouraged to visit seem to be located next to highways and/or industrial areas. It was mentioned that the request to keep continuing the case would be a way to wear the neighborhood down. She would not support the continuance.

Mr. Ortiz asked if he would address Ms. Zadeh's concern as well as this being a much larger project. Mr. Bond mentioned their outreach was only about a mile and a half from the property and they didn't think they needed to go out further. They held three different meetings in which several questions were asked. They would still like to continue the case to create more dialogue with the neighborhood to possibly address concerns.

Ms. Spann agreed with Ms. Zadeh's comments and noted at the last meeting that she mentioned to the audience to visit the Mercado site only as an example. Ms. Spann asked who is regulating their facilities. Mr. Bond mentioned they want to avoid situations like the gate left open and it doesn't sit well when something like this does happen. The State department set up laws and rules that govern safety in construction and design at their facilities. He also mentioned there are safeguards in place to detect such things as changes in pressure which would shut the compressor down. He could not address why the gate was left open at that facility.

Mr. Edmonds explained to Mr. Bond he wanted to speak on the continuance and that the Commission grants them based on progress that could be made. He mentioned he has 137 pages of emails, pages of petitions, and since this site is so specific there is disagreement between Chesapeake and the neighborhood on whether the zoning should be changed. He went on to mention if the neighborhood was in favor then they might be inclined to continue the case. He stated he is not in favor of continuing the case.

Mr. Ortiz asked how long the compressor station is proposed to be at this site. Mr. Bond mentioned it could be as long as the life of the Barnett Shale.

Mr. Romero asked why this particular site and if they could find a place further away. He mentioned they need to create a dialogue with neighborhoods on future sites. Mr. Bond responded by saying they have staff of about 35 people whose job is to work with the neighborhood. It would not be beneficial for them to build station after station of a redundant system. He also noted they don't know the volume build out. From a time perspective it does not benefit them to have to go through a zoning change. They did look at sites west of Mallard Cove which presented challenges that being an airstrip and close proximity to the park. Another site at the corner of Cooks Lane and I-30 was denied by the Board of Adjustment. They need acreage in order to build the facility. Mr. Scoggins wanted to thank the representatives from the neighborhood for their hard work and for rallying the neighborhood. He also mentioned there are rules and guidelines that they have to comply with and will not be a detriment to the neighborhood.

Harvey Stockman, 100 Energy Way, Fort Worth, Texas Operations Manager for Texas Mid Stream, spoke on the safety issues. He wanted to speak on the concerns of the gate being open at the Mercado site. They are wrapping up a clean up phase at this site and are seeing a high volume of traffic related to the construction. Their normal practice is to keep the gate closed at all times. He asked Ms. McDougall if she walked around the facility to see if there were employees there, she said no she didn't. He also noted based on the neighborhood concerns and comments made today they are looking at other alternatives. They are looking at reducing sound levels, emissions, sound proofing and the appearance of the building. He would like to see the continuance in order to work on this.

Mr. Hall came back and mentioned to the Commissioners for them to look at what happens in the floodplain. He went on to mention he was there before the subdivisions came along. This is a floodway area and has been that way for decades. There are pipe lines, transmission towers including a dumping site in this area.

Matthew Van Skyhock, 9009 Winding River Trail, Fort Worth, Texas spoke in support of the continuance. He mentioned it would help the neighborhood get more letters of opposition for the case.

Mr. Ortiz closed the public hearing.

Motion: Following brief discussion Mr. Edmonds recommended denial of the continuance request, seconded by Ms. Reed. The motion carried 7-0-2 with Dr. Barnes and Mr. West abstaining.

Motion: Mr. Edmonds recommended re-opening the hearing on the original request, seconded by Ms. Zadeh. The motion carried 7-0-2 with Dr. Barnes and Mr. West abstaining.

Mr. Bond, 100 Energy Way, Fort Worth, Texas representing Texas Midstream spoke on the case. He mentioned they understand the barrier they have to cross to make the site usable as well as show the zoning is appropriate for this location. They believe this area is acceptable for this type of use. He spoke in reference to the power point presentation. He mentioned the further you are away from the facility the less you will hear. They are looking at enhanced landscaping and screening for the new facility. If the City of Fort Worth does not want the compressor station at this facility they will have to look at other alternatives as well as talk to their customers coming into the site.

Mr. Ortiz asked if it would be possible to break this into two separate sites, maybe a half a mile apart. Mr. Bond said they would have to do more research on that.

William Dahlstrom, 777 Main Street, Fort Worth, Texas representing Texas Midstream Gas Services & Two Ponds mentioned they have to have a site for the Compressor Station and that there is not another site available. Mr. Dahlstrom mentioned this use is permitted by right in an agricultural district and would say it is consistent with the Comprehensive Plan. He also noted they meet or exceed sound, emissions and all other standards of State and local laws.

Garrett Gatlin, 8508 Lake Springs trail, Fort Worth, Texas spoke in opposition of the zoning request. He mentioned the burden is not for them to neither present information nor defend themselves. It is their right to say whether they want this in their neighborhood.

Shelby Godwin, 7232 Retriever Lane, Fort Worth, Texas also spoke in opposition. She mentioned they should have done better research on where they put their facilities and also mentioned a rehabilitation center is going in on Randol Mill Road. Ms. Godwin mentioned they have to deal with construction and traffic on a two lane road every day.

Gail Gray, 9059 Rushing River Drive, Fort Worth, Texas mentioned she helped secure petitions in the neighborhood of about 1000 names in opposition in River Trails and Lakes of River Trails neighborhood. As a neighborhood they are strong.

Gretchen Demke, 445 Shadow Grass Court, Fort Worth, Texas representing Mallard Cove neighborhood. She mentioned regardless of what language the zoning request states, it is still an industrial use in an industrial yard that includes sounds and smells. Ms. Demke reiterated this use is not compatible or consistent with the City of Fort Worth's Comprehensive Plan. She briefly mentioned some of the chemicals associated with the compressor station. More than 80% of her neighborhood do not want this use and if approved will have problems selling their homes. A short video was displayed to the Commissioners as she explained their findings of other compressor sites.

Mr. Edmonds thanked Ms. Demke for being here today and all of her hard work.

Brian Boerner, 100 Energy Way, Fort Worth, Texas Manager of Regulatory Affairs for Chesapeake mentioned that even though they are proposing 15 compressors at this site only five will be powered by natural gas; the other ten will be electric. When they look at the emissions, he wants to focus only on the five that are gas powered. In the protected use area of 600 feet they are at or approaching the ambient level that you would find in normal air. He mentioned when you look and read through the completed study by the City of Fort Worth, they concluded that 600 feet is appropriate for oil and gas operations for setbacks including compressor stations. In a manual called AP42 which was assigned to the operation of gas compressor stations, operations of these engines are uncontrolled by the operator, being in a non-attainment area in the DFW area they do not have the luxury of controlling them because the state does. He did mention the emissions are reduced from these sites.

Motion: Following brief discussion Mr. Edmonds recommended denial of the request, seconded by Ms. Zadeh. The motion carried 7-0-2 with Dr. Barnes and Mr. West abstaining.

Name	Address	Within 200 ft	Outside 200 ft
Mei Chu	7252 Specklebelly Ln		X
Fred McCully	101 Cooks Ln		X
Tracy Neal	332 Goldeneye Ln		X
Will & Martha Boykin	7261 Specklebelly Ln		X
Barbara Ross	441 Shadow Grass Ave.		X
Robert S. Horton	9104 Autumn Falls Drive		X
Steve Wagner	9033 Rushing River Drive		X
Jim Roland	Incoming President of the River Trails Homeowners Association		X
Colleen Gilipin	Specklebelly Ln.		X
Cheryl K. Seese	237 Shadow Grass Avenue		X
Gretchen Demke	445 Shadow Grass Ave.		X
Craig Dyer	457 Shadow Grass Ave.		X
Jacquelyn Barnd	7249 Specklebelly Lane		X
Joe Anne Carter	448 Shadow Grass		X
Marilyn Bowser	Mallard Cove		X
James Driskell	9008 Rivertrails		X
Amber & Wes Cahoon	7248 Decoy Lane		X
Craig A. Maurer	8612 Saranac Trail		X
Stephen Johnson	9060 Autumn Falls Dr.		X
Matt Stevenson	2948 Thames Trail		X
Steve and Kimberly Guidroz	9001 Elbe Trail		X
Aaron Faircloth	NA		
Johnnie Thomas	NA		
Barbara Fravert	8821 Saranac Trail		X
Jill Sparks	9033 Saranac Trail		X
Linda Wells	NA		

Debbie McLendon	River Trails Neighborhood		X
Michael Manginell	Lakes of River Trails		X
Deb Edwards	301 Shadow Grass Avenue		X
Ryan & Kathy Lam	9004 Riverfalls Drive		X
Denise Riley	8800 San Joaquin Tr.		X
David and Ann Malone	121 Flyaway Lane		X
Jeanna Tucker	9108 Autumn Falls Dr.		X
Tammie McDuffie	9012 Creede Trl.		X
Vickie McGuffin	7373 Randol Mill Rd.	X	
Sharon H. Carter	River Trails Subdivision		X
Shannon Broyles	River Trails		X
Stan Demke	445 Shadow Grass Ave.		X
Laurie Lozano	NA		
Brent Unrue	8625 Tamar Trail		X
Fred McCulley	101 Cooks Lane		X
Levale McNair	Lakes of River Trails		X
Jessical D. Smith	Creede Trl.		X
Kristal Wallace	400 Shadow Grass Ave.		X
Tracy Neal	NA		
Anthony Scanio	9074 River Falls Drive		X
Chyna Nguyen	River Trial Community		X
Skip Steed	NA		
Mary Horton	NA		
Carl Cassier	9000 Winding River		X
Mona and John Neill	3101 Well Springs Dr		X
Jamie Heath	Lakes of River Trails		X
Nancy N [nanners8@sbcglobal.net]	Mallard Cove		X
Ayman Aljauni	308 Goldeneye Ln		X
Royd Buchanan	NA		
Ofelia Gonzalez	120 Flyaway		X
Kyle Nickell	2325 Lake Falls Drive		X
Brian Steig	2728 Salado Trail		X
Matt Giadrosich	NA		
Lorri Howard	7256 Retriever Ln		X
The Sinclair Family	NA		
Chun Yip	7252 Specklebelly Ln		
Anna E. Phillips	212 Goldeneye Lane		
Rodney & Gloria Durrance	8637 Creede Trail		
Thomas Tippen	NA		
Tim Hess	NA		
Libby Willis	FWLA		
Yolanda Westmorland	NA		
Joshua Mishio	9063 Riverfalls Dr		X
Laune J Langley [langleyl@sbcglobal.net]	NA		
Steve Huddleston	9017 Rushing River Drive		X
jim Ashford [jimashford@sbcglobal.net]	NA		

Ryan Tucker	NA		
Richard Sinclair	NA		
David Golden	River Trails		X
Signed Petition in Opposition			
Ross Dorman	7650 Randol Mill	X	
Julie Williams	7700 Randol Mill	X	
Shelley Mayo	7202 Randol Mill Rd		X
Allen Figueroa	7273 Speckebelly		X
Sharon Rutherford	7225 Retriever Ln		X
Alvilla Nelson	7233 Specklebelly Ln		X
Vance Ulasky	724 Decoy		X
Kimcon Epp	321 Shadow Grass Ln		X
Donald Sanders	133 Goldeneye Ln		X
Staci Bradford	104 Goldeneye Ln		X
Joseph Mercado	7273 Decoy Ln		X
Jerry J. Lobdill	6336 Darwood Ave.		X
Maria Delap	7264 Specklebelly Ln		X
Perla B. Rinehart	7241 Specklebelly		X
Carlos and Ninfa Lopezavila	317 Shadow Grass Ave.		X
Al Moshowitz	228 Goldeneye Ln		X
Don Kotrla	108 Goldeneye		X
David Alvear	324 Goldeneye Ln		X
Navid Saljoughi	136 Fly Away Ln		X
Cherri R. Henderson	200 Goldeneye Ln		X
Patrick Guy	7240 Retriever Ln		X
Vinh Khong	148 Goldeneye Ln		X
Lisa Manneh	112 Goldeneye Ln		X
Rachel Hayes Fisher	124 Goldeneye Ln		X
Santos Carbajal	109 Goldeneye Ln.		X
Cindy Carbajal	109 Goldeneye Ln		X
Annette Dobson	7233 Decoy Ln		X
James Herman	113 Goldeneye Ln.		X
Jerome Jones	7248 Specklebelly Ln		X
Michael Mather	421 Shadow Grass Ave.		X
Rutilio Gonzalez	7256 Specklebelly Ln		X
Tim Hess	7029 Greenview Cir.		X
Ronald D. Whitaker	7224 Specklebelly		X
Olga Meza	7236 Decoy Ln.		X
Amber Lahoon	7248 Decoy Ln		X
Merlinda Gonzalez	124 Flyaway LN		X
Christina Gehman	125 Flyaway		X
Edwin Padmore	232 Goldeneye Ln		X
Glen R. Miller	7253 Specklebelly		X
Alan Keel	7272 Decoy Ln		X
Anitra Randle	7232 Decoy Ln.		X
Cortesa Green	7229 Decoy Ln		X
Wes Cahoon	7248 Decoy Ln		X
Deborah Fields	129 Goldeneye		X
RL and Assia Ray	108 Flyaway		X

Richard McCain	112 Flyaway		X
Jose Angel Munoz	7252 Retriever Ln		X
Kim Stergio	127 Goldeneye		X
Jason Christian	7241 Retriever Ln		X
Leland & Sonia Kee	132 Goldeneye		X
Bryan Bradford	104 Goldeneye Ln		X
Karen and Steve Kline	1012 Foxriver Ln		X
Dorothy J. Bryan	1013 Foxriver Ln		X
Jack and Barbara Miller	7605 Fox River Ct.		X
Ayman Aljauni	308 Goldeneye Ln		X
Somphet Peter Suphawawnd	726- Specklebelly		X
Chun Yeung Yip	7260 Specklebelly		X
Victoria Rodarte	125 Goldeneye		X
Travis Nash	9012 Riverfalls Dr		X
Shelby Godwin	9232 Retriever Ln		X
Gail Gray	9059 Rushing River		X
Garrett Gatlin	8508 Lake Springs Trl		X

Other petitions have been received and are on file in the Planning and Development Department.

3. ZC-11-101 Victor Lopez (CD 2)- 3602 North Grove Street (Fostepco Heights Addition, Block 30, Lots 11 & 12, 0.28 Acres): from “K” Heavy Industrial to “PD/K” Planned Development for “K” Heavy Industrial uses plus glass recycling, site plan included.

Louis Zapata, 2007 North Houston, Fort Worth, Texas representing Mr. Zapata apologized for missing the last meeting explained to the Commissioners the reason for the request. He did mention the owner received his certificate from the State. Mr. Zapata mentioned he did contact all the neighbors in the 200 foot boundary and understands there is one person in opposition. It was also mentioned he processes about 20,000 bottles a week for recycling; some of this is removed from the landfills. A petition of support was submitted.

Mr. Ortiz asked what is across from Grove Street. Mr. Zapata mentioned industrial uses.

Motion: Following brief discussion Mr. Genua recommended approval of the request, seconded by Ms. Spann. The motion carried unanimously.

<i>Document received for written correspondence</i>				ZC-11-101
Name	Address	In/Out 200 ft notification area	Position on case	Summary
Catarina Morales	na		Opposition	Letter of opposition

IV. New Cases