

**MINUTES of a MEETING
of the
CITY OF DALWORTHINGTON GARDENS
Planning and Zoning Commission
Thursday, September 7, 2006 7:00 P.M.**

REGULAR SESSION

A regular meeting of the Planning and Zoning Commission was held at **7:00 o'clock p.m. on Thursday, September 7, 2006** in the Council Chambers of City Hall, 2600 Roosevelt Drive, Dalworthington Gardens, Texas. The following items of business were considered, discussed and acted upon as appropriate by the Commission:

Members Present:

Lee Brown- Chairman
Lisa Grabowski, Commissioner
Steve Crudup, Commissioner
Ed Motley, Commissioner

Members Absent:

Graham Schadt

Staff Present:

Melinda Brittain, City Secretary
Stan Wilkes, City Attorney

CALL TO ORDER- Chairman Brown called the meeting to order at 7:00pm

1. Minutes of the August 1, 2006 meeting.
Commissioner Motley made a motion to approve the minutes of the August 1, 2006 meeting. Commissioner Grabowski seconded the motion. All voted in favor, motion carried.
2. Public Hearing: Application for plat revision

Applicant: Dick Frazier & Debbie Frazier

Location: 3629 Wooded Creek Estates

Property Description: Lot 15R1, Block 1 an Addition to the City of Dalworthington Gardens, Tarrant County, Texas as described by plat in Cabinet A, Slide 4966 of the plat records of Tarrant County, Texas, and by deed in volume 15191, page 373, of the deed records of Tarrant County, Texas.

Chairman Brown opened the public hearing at 7:05pm and asked for public comment.

The following persons spoke at the public hearing:

Dick Frazier, 3629 Wooded Creek Estates, explained the project for application. There being no other public comments, Chairman Brown closed the public hearing at 7:10.

Commissioner Motley made the motion to recommend approval of the replat of Lot 15R1 and 16R subject to the verification of the sewer line indicated on the memo from the city engineer, and adding records of the visibility triangle on the front of the plat document in accordance with the ordinance. Commissioner Grabowski seconded the motion. All voted in favor, motion carried.

3. Public Hearing: Ordinance regulating exploration and production of oil, gas and other minerals.

Chairman Brown opened the public hearing at 7:15pm and asked for public comment.

The following persons spoke at the public hearing:

Steve Turnbow, 2800 Park Dr.

George Moore, 3023 Park Dr.

Gina Turner,

Ned Webster, 3301 Evie Ct.

Cathy Stein, 2622 Clover Ln.

Pam Dunbar, representing Montessori Academy 3428 Arkansas Ln.

Larry Galbiati, 2508 Roosevelt Dr.

JW Mullins, 3312 Roosevelt Dr.

Kathy Price, 2820 Whisperwood Trl.

There being no other public comments, Chairman Brown closed the public hearing at 8:25 pm.

On motion by Commissioner Motley, seconded by Commissioner Grabowski, the following motion passed by a vote of 3 ayes and 0 nays.

The Planning and Zoning Commission recommends adoption of an ordinance regulating gas wells with substantive provisions similar to those set forth in the draft ordinance prepared by the City Attorney, but subject to further technical review by the City Attorney and the following:

1. Paragraphs 16.2.06(f)(1) and (3) regarding setbacks from well bore should be simplified and clarified to provide for minimum setbacks from as follows:

300 feet from any property line;

50 feet from any public street, road, highway, or right-of-way; and

100 feet from any existing potable well;

provided, however, that the setback of the well bore from a property line may be reduced with the approval of the City Council and all of the owners or property within 300 feet, provided further that the setback shall not be less reduced to less than 200 feet from any residence or other structure.

2. As provided in paragraph 16.2.06(f)(2), the setback of any tanks, separators, compressors, or other onsite equipment shall not be reduced to less than 300 feet from any structure (business, residence, or other structure intended for human occupancy).

3. No drilling should be permitted in any city park.

4. City Council action regarding a gas well permit should be only after a public hearing.

5. A provision similar to the following (based on Fort Worth Ordinance section 15-36(c)(10)) should be added allowing the City Council to increase the required setback:

"The City Council may require an increase in the distance the well, tanks, separators, compressors, or other onsite operating equipment is setback from any residence, religious institution, public building, hospital building, school, commercial building, or park, or require any change in operation, plan, design, layout, or any change in the onsite and technical regulations in this ordinance, including fencing, screening, lighting, delivery times, noise levels, tank height, or any other matters required to mitigate the impact of the onsite operations on adjacent property or otherwise required by the public interest."

6. Approval of any Emergency Response Plan by the DPS should be required.

7. The feasibility of reducing the 12 foot height limit of tanks should be evaluated.

8. The ordinance should state expressly that only gas wells can be permitted in the City and that oil or other hydrocarbon or mineral drilling, excavation, or production is prohibited.

9. Reference to the "tree preservation plan" in 16.3.07(b)(20) of the draft ordinance should be reviewed.

4. Adjourn

Commissioner Motley made the motion to adjourn. Commissioner Crudup seconded the motion. All voted in favor, meeting was adjourned by unanimous vote.