

**MINUTES of a MEETING
of the
CITY OF DALWORTHINGTON GARDENS
Planning and Zoning Commission
Tuesday, November 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, November 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
Graham Schadt- Commissioner
Ed Motley- Commissioner
Steve Crudup- Commissioner

Staff Present:

Melinda Brittain, City Administrator
Stan Wilkes, City Attorney

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

1. Minutes of the September 7, 2006 meeting
Commissioner Motley made a motion to approve the minutes with grammatical corrections made, Commissioner Crudup seconded the motion. All voted in favor, motion carried.
2. Public Hearing: Review and make recommendations to the City Council concerning whether all commercial development in the City should be made subject to site plan approval.
Chairman Brown opened the public hearing at 7:02pm, and asked for public comment. The following persons spoke at the hearing:

Cathy Stein, 2622 Clover Ln.- against

There being no other public comments, Chairman Brown closed the hearing at 7:07pm.

Commissioner Motley made a motion that the Planning and Zoning Commission recommends council should not require site plan approval for commercial development other than what is currently required by 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.

Commissioner Brown opened the public hearing at 7:10pm and asked for public comments. The following persons spoke at the public hearing:

Pam Dunbar, Montessori School-would like to have 600 foot setback from any school property - not just building or playground

Cathy Stein- stated she liked the P&Z recommendations and suggested a tree preservation ordinance, that they limit the height of tanks to 12 ft., and that each well site be reviewed and permits issued, and that there be no park sites.

There being no other public comments, Chairman Brown closed the public hearing at 7:37pm. Discussion among the Commission and the following comments were made by the Commissioners.

Commissioner Schadt would like staff to review the ordinance to assure that the city was adequately protected legally against the risks of drilling - insurance, etc
Chairman Brown stated concerns and is cautious about provisions concerning letters of credit. Wants city to have authority to call on letter of credit before permit term expires.

Commissioner Schadt and Commissioner Motley are concerned about sources of water required for drilling activities. Is groundwater district needed?

Commissioner Crudup stated concerns about noise arising from transmission activities

Many of the commissioners expressed concern regarding access to drill site - protection of street condition

4. Public Hearing: Amendment to the Zoning Ordinance creating gas drilling as a special use.

Chairman Brown opened the public hearing at 8:00pm and asked for public comments. The following persons spoke at the hearing:

Cathy Stein, 2622 Clover Ln.- asked for clarification

There being no other public comments, Chairman Brown closed the public hearing at 8:04pm.

5. Adjourn

Commissioner Motley made a motion to adjourn, Commissioner Grabowski seconded the motion. All voted in favor, meeting was adjourned.