

STATE OF TEXAS §
COUNTY OF DENTON §
TOWN OF BARTONVILLE §

The regular monthly meeting of the Planning and Zoning Commission of the Town of Bartonville was held on May 3, 2006, at 7:00 p.m., in the Bartonville Town Hall. This was an OPEN MEETING, open to the public, subject to the open meeting laws of the State of Texas and, as required by law, was duly posted at 3:00 p.m. on April 28, 2006, at Bartonville Town Hall giving notice of time, date, place, and agenda thereof.

Present:
Ralph Arment, Chairman
Gloria McDonald, Vice Chairman
Betty Medlock
Jim Langford

Absent:
Don Abernathy

Also present: Kristi Gilbert, Deputy Town Secretary
Bob Hager, Town Attorney
Gary Vickery, Town Engineer

This constituting a quorum, the following business took place:

Chairman Arment called the meeting to order at 7:05 p.m.

Call to Order

The Commissioners considered the April 5, 2006, Regular Monthly Meeting minutes. Betty Medlock moved to approve the April 5, 2006, regular monthly meeting minutes, with a correction for a typographical error. Gloria McDonald seconded the motion. For: Unanimous. The motion carried 4 to 0.

Approve Minutes

Alan Seals - 568 Seals Road stated that he was speaking in support of the Ginger Hackle #2H gas well permit on behalf of his dad and his sisters.

Citizens Speak

The Commission considered recommendations to the Town Council regarding a proposed gas well drilling permit for the Ginger Hackle #2H Well Site. The gas well is to be located on the east side of South Gibbons Road and the north side of East Jeter Road. The gas well plat was approved by the Planning and Zoning Commission on July 6, 2005. The proposed site is described as an approximately 171.379 acre tract of land in the M. Tucker Survey, Abt. # 1255, S. Lizenby Survey, Abt. # 787 and the J. Gibbon Survey, Abt. # 1693, Town of Bartonville, Denton County, Texas. The well head site is to be located in the western portion of the property approximately 1900' south of Seals Road and approximately 471' east of South Gibbons Road. The applicant is David H. Arrington Oil and Gas, Inc. The surface and mineral owner of the property is Wilburn H. Seals, et al. Bobby Dollak spoke on behalf of David H. Arrington Oil and Gas, Inc., and Mr. Seals. Mr. Dollak stated that the application met all of the requirements of the ordinance and that he was working with Gary Vickery on the bond amounts. Mr. Dollak stated that, due to the City of Argyle's truck traffic regulations, the applicant had to revise their route from using Gibbons Road to Frenchtown Road to an alternate route of Gibbons Road to East Jeter Road. Mr. Dollak stated that the City of Argyle was now requiring that a \$20,000 bond be posted for every commercial vehicle that utilizes Argyle roads. Mr. Dollak stated that this included one ton commercial trucks up to the large

Discussion: Ginger Hackle #2H Gas Well Permit

trucks that are used to haul the drilling rigs to and from the site. Mr. Vickery stated that the alternate route increased the bond amount required due to the increased length as well as the fact that repairs had been made recently to East Jeter. Mr. Vickery did state that he was allowing the applicant to combine the bond for wells #1H & #2H at a reduced amount as the two wells will be drilled simultaneously therefore the truck traffic will be reduced. Betty Medlock expressed her concern over the safety issues of using East Jeter because of the sharp turns and increased traffic and stated she does not believe that it is the safest route for the citizens of Bartonville. Gloria McDonald stated that this was a well on land in Bartonville and the commission needed to figure out a way to make it work. Mr. Dollak suggested that the applicant post temporary signage advising travelers of the truck traffic. Ms. Medlock stated that she was concerned as to the times that the trucks would be traveling and stated it would be difficult for the trucks to maneuver with the increased school and work traffic in the morning and late afternoon.

Gloria McDonald moved to recommend that the Town Council approve the Ginger Hackle #2H Gas Well Permit with the western approach (Plan "A") as the preferred truck route, with an eastern approach (Plan "B") as an alternate truck route between the hours of 9:00 a.m. and 3:00 p.m. Monday through Friday, with added traffic control signage and per the bond recommendations provided by the Town Engineer. Jim Langford seconded the motion. For: Unanimous. The motion carried 4 to 0.

ACTION:
Approve Ginger Hackle #2H Gas Well Permit

The Commission considered the final plat for the proposed Hidden Glen Addition. The proposed development will create two residential, lots consisting of one 5.00 acre lots and one 14.557 acre lot, being described as a 19.998 acre tract of land out of the N. Alsup Survey Abstract No.3, The subject property is located within the Town limits and has approximately 550' of frontage on the north side of West Jeter Road, approximately 3700' west of South Gibbons Road, otherwise known as 774 West Jeter Road. The property is currently zoned "RE-5" Residential Estates. Bob Hager gave background information on the platting process to the Commission. Mr. Hager stated that after the Commission had approved the preliminary plat which showed a cul-de-sac; at its last meeting, the applicant discovered that Bartonville Water Supply would require the extension of a 6" water line approximately 3500' at a cost of approximately \$150,000. At that time, the Ehler's approached town staff about considering alternatives. Mr. Hager stated that the plat that was being presented tonight met all the technical requirements of the ordinance. Betty Medlock requested information from Mr. Vickery with regard to his letter dated April 14, 2006 citing the need for several variances and/or waivers. Mr. Vickery stated that, in actuality the only waiver that was required was to Section 5.7 of the Development Ordinance which requires a public water system. Mr. Vickery stated that the Council had approved the waiver at their last meeting.

Discussion: Hidden Glen Final Plat

Gloria McDonald moved to approve the final plat for the Hidden Glen Addition, as presented. Betty Medlock seconded the motion. For: Unanimous. The motion carried 4 to 0.

ACTION:
Approve Hidden Glen Final Plat

The Commission considered recommendations to the Town Council regarding a request from Williams Production for an amendment to Gas Well Drilling and Production Permit #2005-01, #1 Wallings Well, as approved by Council Action on January 18, 2006, to provide for a temporary vehicle route. The #1 Wallings Well is described as a 139.956 acre lease site located in the N. Alsup Survey, Abstract No. 3 and the R. Keith Survey, Abstract No. 1643, Town of Bartonville, Denton County, Texas, more commonly known as 624 West Jeter Road. Mr. Vickery stated that this situation was similar to that of the Ginger Hackle #2H well in that the trucks that have been working on the site have been issued citations by the City of Argyle and have been told that they are required to obtain permits for each truck, which would require the posting of additional bonds. Mr. Sparks, representing Williams Production, stated that the #1 Wallings Well was finished with the drilling phase and was currently in the production phase. As a result, the well is currently only generating traffic from water trucks at a rate of approximately four trucks a day. Mr. Sparks stated that this would decrease to about four trucks a week in approximately four months time.

Discussion: Request to Amend Gas Well Drilling Permit #2005-01 for the #1 Wallings Well

Jim Langford moved to recommend that the Town Council approve the request for an amendment to the Gas Well Drilling and Production Permit #2005-01 for the #1 Wallings well with the western approach of West Jeter Road to Frenchtown Road as the preferred truck route, with an eastern approach of West Jeter Road to East Jeter Road as an alternate truck route between the hours of 9:00 a.m. and 3:00 p.m. Monday through Friday, with added traffic control signage and contingent upon amending the bond to cover both routes. Betty Medlock seconded the motion. For: Unanimous. The motion carried 4 to 0.

ACTION: Approve Amendment to Permit #2005-01 for the #1 Wallings Well

The Commissioners took a ten minute break and reconvened at 8:30 p.m.

The Commissioner's reviewed and discussed: Ordinance 361-05, Zoning Regulations; Ordinance 336-03, Development Regulations; and Ordinance 318-03, the 2022 Comprehensive Land Use Plan. Commissioners discussed: defining and prohibiting flag lots; cul-de-sac design requirements; minimum lot width requirements; minimum street frontage requirements; defining strip malls and prohibiting them in certain zoning districts; adopting zero impact down stream requirements; defining animal boarding facilities and prohibiting them in certain zoning districts; amending road bond requirements for gas well permits and adding provisions for road damage assessments to be collected at the time a gas well permit is issued. No action was taken.

Work Session

There being no further business to come before the body, Chairman Arment declared the meeting adjourned at 9:35 p.m.

ADJOURNMENT

PASSED AND APPROVED this the 7th day of June 2006.

Approved:

Ralph Arment, Chairman

(Seal)

Attest:

Debbie E. Millican, Town Secretary

Minutes Prepared By: Kristi Gilbert.