

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

The regular meeting of the Planning and Zoning Commission of the Town of Bartonville was held on February 4, 2009, 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 on Thursday, January 29, 2009, at 3:30 p.m., at Bartonville Town Hall giving notice of time, date, place, and agenda thereof.

**Present:**

Ralph Arment, Chairperson  
Gloria McDonald, Vice Chairperson  
Jim Langford (arrived at 7:16 p.m.)  
Betty Medlock  
Kathy Bradham, Alternate

**Absent:**

Don Abernathy

**Also present:** Kristi Gilbert, Town Secretary

This constituting a quorum, the following business took place:

Chairperson Ralph Arment called the meeting to order at 7:04 p.m.

The Commissioners considered the December 3, 2008, regular meeting minutes. Vice Chairperson McDonald moved to approve the minutes as written. Commissioner Medlock seconded the motion. For: Unanimous. The motion carried 4 to 0.

No one was signed in to speak.

The Commissioners considered recommendations to the Town Council regarding a request by Gulftex Gathering, L.P. to amend the Pipeline Permit #2008-01 for the pipeline connecting the Greene 1H well and the Frenchtown 1H well to relocate the temporary work space to an adjacent property owned by Carmen Blankenship and relocate an approximately 240 foot length of pipe to the northern edge of the Mary Hager property.

Town Secretary Kristi Gilbert stated that Gulftex had made a field change in order to lessen the amount of trees to be removed. Ms. Gilbert stated that David York, a representative from Gulftex, had made the decision to relocate a bore pit approximately 300 feet north to a future XTO bore pit site. Ms. Gilbert stated that, doing so Mr. York violated the Town's tree regulations, however, he made a practical decision that will ultimately save numerous trees. Gulftex Gathering is now requesting an amendment to their permit in order to complete the pipeline installation in accordance with the field change.

**Call to Order**

**ACTION: Approve Minutes**

**Open Forum**

**Discussion: Gulftex Pipeline Amendment**

Commissioner Jim Langford arrived at 7:16 p.m.

**Commissioner  
Langford Arrives**

Commissioner Medlock moved to recommend to the Town Council the approval of the relocation of the temporary workspace to immediately west of Blenheim Road. Vice Chairperson McDonald seconded the motion. For: Unanimous. The motion carried 5-0.

**ACTION:  
Approve Pipeline  
Amendment**

The Commissioners considered recommendations to the Town Council regarding extending XTO Energy Inc's deadline for performing a site specific maximum source noise level for the Ginger Hackel 1H well site until March 4, 2009.

Ms. Gilbert stated that XTO had been unable to conduct a sound study due to Braden drilling and fracing of the Rachwal-XTO well that is located near the Ginger Hackel 1H pad site. Commissioner Medlock moved to recommend to the Town Council that the timeframe for performing a site specific maximum source noise level be extended until March 4, 2009. Commissioner Langford seconded the motion. For: Unanimous. The motion carried 5-0.

**ACTION:  
Approve extension  
for sound study**

The Commissioners considered recommendations to the Town Council regarding an ordinance amending Ordinance 412-06 providing for oil and gas pipeline standards. Ms. Gilbert explained the revisions and stated that the ordinance was being amended to decrease the time frame for pipeline permit approval from ten weeks to approximately six weeks. Ms. Gilbert stated that the original ordinance provided for time for a public review period and the review of any public comments at a Development Review Committee meeting. Ms. Gilbert stated that, of the five pipeline permitted, none had comments following the public review period. Ms. Gilbert stated that the ordinance still required a public hearing before both the Planning and Zoning Commission and the Town Council whereby property owners could express any concerns. Ms. Gilbert continued by stating that the requirement of obtaining an acknowledgement and hold harmless statement be removed.

Commissioner Langford moved to recommend to the Town Council the approval of the ordinance amending the pipeline regulations conditioned upon leaving in Section 4.221(e)(1) and Section 4.232 relating to acknowledgment and hold harmless statements. Alternate Commissioner Bradham seconded the motion. For: Unanimous. The motion passed 5 to 0.

**ACTION:  
Approve  
Amendment to Gas  
Pipeline  
Regulations**

The Commission held discussions regarding Discussion regarding regulating wind turbines. Discussion included height and noise requirements. Ms. Gilbert provided the Commission with ordinances from other towns, as well as an informational packet from the American Wind Energy Association.

The Commission requested further discussion on wind turbine regulations at a future meeting.

**Future Agenda  
Items**

There being no further business, Chairperson Arment adjourned the meeting at 8:10 p.m.

**ADJOURNMENT**

**APPROVED this the 4<sup>th</sup> day of March, 2009.**

**Approved:**

(Seal)

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**Ralph Arment, Chairperson**

**Attest:**

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**Kristi Gilbert, Town Secretary, TRMC, CMC**