

**MINUTES  
CITY OF HURST  
PLANNING AND ZONING COMMISSION  
WORK SESSION  
MONDAY, JANUARY 31, 2011**

On the 31st day of January 2011, at 6:30 p.m., the Planning and Zoning Commission of the City of Hurst, Texas, convened in regular meeting at Hurst City Hall, 1505 Precinct Line Road, Hurst, Texas with the following members and staff present:

Georgia Kidwell	) Chair
Charles Aman	) Vice-Chair
Bill Bryan	) Members
Joe Fuchs	)
David Booe	)
Mark Cyrier	)
Mike Morgan	) Director Planning and Community Development
Michelle Lazo	) Assistant Director Planning and Community Development
Melissa Younger	) Assistant/Planning and Community Development
John Boyle	) City of Hurst Attorney
Representative	) Chesapeake Energy, Inc.

The following members were absent: Mary Ellen Schiermeyer, constituting a quorum; at which time the following business was transacted:

- I. Call to order- The meeting was called to order at 6:30 p.m.
- II. Discussion and review of proposed amendments to Chapter 27, Comprehensive Zoning Ordinance, of the City of Hurst Code of Ordinances as related to Gas Drilling and Production in Chapter 12 Licenses and Business Regulations.
- III. Adjournment- the work session adjourned at 7:00 p.m.

**APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2011**

**ATTEST:**

\_\_\_\_\_  
**Recording Secretary**

**APPROVED:**

\_\_\_\_\_  
**Chair**

**MINUTES  
CITY OF HURST  
PLANNING AND ZONING COMMISSION  
MONDAY, JANUARY 31, 2011**

On the 31st day of January 2011, at 7:00 p.m., the Planning and Zoning Commission of the City of Hurst, Texas, convened in regular meeting at Hurst City Hall, 1505 Precinct Line Road, Hurst, Texas with the following members and staff present:

Georgia Kidwell	) Chair
Charles Aman	) Vice-Chair
Bill Bryan	) Members
Joe Fuchs	)
David Booe	)
Mark Cyrier	)
Mike Morgan	) Director Planning and Community Development
Michelle Lazo	) Assistant Director Planning and Community Development
Melissa Younger	) Assistant/Planning and Community Development
John Boyle	) City of Hurst Attorney
Representative	) Chesapeake Energy, Inc

The following members were absent: Mary Ellen Schiermeyer, constituting a quorum; at which time the following business was transacted:

The pledge of Allegiance was led by Mr. Cyrier

1. Charles Aman moved to approve the minutes as corrected for the January 17, 2011 meeting. Mr. Mark Cyrier seconded the motion. The motion prevailed by a vote of 6-0.
2. Consider amendment to Chapter 27, Comprehensive Zoning Ordinance, of the City of Hurst Code of Ordinances as related to Gas Drilling and Production in Chapter 12 Licenses and Business Regulations.

Georgia Kidwell opened the Public Hearing. No one was present to speak in opposition or support to the case. Mr. Joe Fuchs made a motion to close the Public Hearing. Motion was seconded by Mr. David Booe. The motion prevailed by a vote of 6-0.

Mike Morgan presented the proposed amendments to Chapter 27 and Chapter 12 related to Gas Well Drilling and Production. Discussion followed.

A motion was made by Charles Aman to recommend approval of the amendments to Chapter 27, Comprehensive Zoning Ordinance, of the City of Hurst Code of Ordinances as related to Gas Drilling and Production in Chapter 12 Licenses and Business Regulations as presented with the following recommended changes. Motion was seconded by Joe Fuchs. The motion prevailed by a vote of 6-0.

- Make the 600 foot setback to a building suitable for human occupancy, a park, or a water well 600 feet minimum and delete the waiver option.
- Pg. 20, 12-353. Ensure that once DRC determines an application is incomplete and notifies the applicant, that a new 60-day review period starts.
- p. 21, 12-353 (c). This paragraph says to notify for P&Z, but it does not say to notify for City Council public hearings.
- Pg. 21, 12-353 (d). Make it clear that the City of Hurst will notify property owners within 1000 feet of a well in neighboring cities as well as in Hurst.
- Pg. 23, 12-356. Include P&Z as a step in the review and recommendation process for an Amendment to an approved SUP because changing the SUP is a zoning issue.
- p. 27, 12-379 (a). It says three days notice for fracing elsewhere in the ordinance, not 10 days like here. In (c), which addresses notices about fracing, add "If requested, send notices to owners within 1000 feet or place door hangers or notify individuals by others means acceptable to the City."
- Pg. 40, 12-439. Re: painting equipment specify that there be a top coat finish (not just primer) and that equipment will be in neutral colors but allow black top surfaces where spills might occur to improve appearance.
- Pg. 40, 12-441. Green completions is vague. See also pg. 46. See pg. 14 definition of Reduced Emission Completion and cross reference to a Green Completions definition.
- Pg. 47. Define whose emergency and what constitutes an emergency that would allow suspension of a noise restriction.
- Pg. 58, (v) Specify clearly that sound walls not in use must be taken down and include a large enough financial penalty to be more costly than the cost of removal, re-installation.
- Pg. 65. Make the penalties more specific and sufficient to get the company's attention and compliance.

There being no further business, the Chair declared the meeting adjourned at 8:13 p.m.

**APPROVED** this the \_\_\_\_ day of \_\_\_\_\_, 2011

**Georgia Kidwell, Chair  
Planning & Zoning Commission**

**ATTEST:**

\_\_\_\_\_  
**Recording Secretary**