

**MINUTES  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING - NOVEMBER 7, 2011  
FOREST HILL COUNCIL CHAMBERS  
3219 CALIFORNIA PARKWAY  
6:00 PM**

Chairperson Johnson called the meeting to order at 6:00 p.m.

Members present: Berniece T. Johnson, Hattie M. Jones, Jimmie Sanders, Michael Lewis, David Gainer, and Loretta Muldrew

Members absent: Adrian Anderson

Staff present: Ed Henderson, Fire Chief; Randy Chapman, Fire Marshall; and Lisa Dawn Cabrera, City Planner.

Commissioner Gainer delivered the invocation.

The pledge of allegiance to the United State and the Texas flags were recited.

**A. VISITORS/CITIZENS FORUM**

No one wished to speak at this time.

Chairperson Johnson closed the Visitors/Citizens Forum at 6:02 pm.

**B. PUBLIC HEARING**

Chairperson Johnson opened the Public Hearing at 6:03 pm.

Chairperson Johnson wished to combine PZ 2011-17, PZ 2011-18, PZ 2011-19, and PZ 2011-20.

1. Case # PZ 2011-17 to receive citizen's comments regarding a request for a Specific Use Permit to allow for the drilling of a gas well. The current zoning of this property is R-2 (Single Family Residential). The property is located at 4556 Forest Hill Circle with the legal description being Lots 1 & 2 of the Florence G Whitlock Subdivision and Tract 42B of the Shelby County School Land Survey, Abstract 1375 in the City of Forest Hill, Tarrant County, Texas as requested by Walter Dueease with XTO Energy, Inc.
2. Case # PZ 2011-18 to receive citizen's comments regarding a request for a Specific Use Permit to allow for the drilling of a gas well. The current zoning of this property if R-2 (Single Family Residential). The property is located at 4556 Forest Hill Circle with the legal description being Lots 1 & 2 of the Florence G Whitlock Subdivision and Tract 42B of the Shelby County School Land Survey, Abstract 1375 in the City of Forest Hill, Tarrant County, Texas as requested by Walter Dueease with XTO Energy, Inc.
3. Case # PZ 2011-19 to receive citizen's comments regarding a request for a Specific Use Permit to allow for the drilling of a gas well. The current zoning of this property is R-2 (Single Family Residential). The property is located at 4556 Forest Hill Circle with the legal

description being Lots 1 & 2 of the Florence G Whitlock Subdivision and Tract 42B of the Shelby County School Land Survey, Abstract 1375 in the City of Forest Hill, Tarrant County, Texas as requested by Walter Dueease with XTO Energy, Inc.

4. Case # PZ 2011-20 to receive citizen's comments regarding a request for a Specific Use Permit to allow for the drilling of a gas well. The current zoning of this property is R-2 (Single Family Residential). The property is located at 4556 Forest Hill Circle with the legal description being Lots 1 & 2 of the Florence G Whitlock Subdivision and Tract 42B of the Shelby County School Land Survey, Abstract 1375 in the City of Forest Hill, Tarrant County, Texas as requested by Walter Dueease with XTO Energy, Inc.

Jonathan Ragsdale, 5751 Kroger Drive, Ste 185, Keller, Tx addressed the Commission in favor of these case and informed the Commission that he is available should the Commission have any questions.

Chairperson Johnson closed the public hearing at 6:05 pm.

5. Case # PZ 2011-21 to receive citizen's comments regarding a request to add a use to the Schedule of Uses Section 5.100 of the Zoning Ordinance of the City of Forest Hill for a Health & Fitness Center and to propose the allowable zoning districts for the proposed use and add a definition for a Health & Fitness Center to Section 3.100 of the Zoning Ordinance of the City of Forest Hill as requested by Ken Jonson.

Ken Johnson, 4537 Jennifer Ct, Ft. Worth, TX addressed the Commission in favor of this request. Mr. Johnson gave a brief history of his business in the City of Forest Hill.

Chairperson Johnson closed the public hearing at 6:12 pm.

### **C. REGULAR ITEMS**

1. Approval of Minutes dated August 1, 2011 & August 5, 2011

Commissioner Muldrew made a motion to approve the minutes as presented, seconded by Commissioner Sanders.

Motion passed without opposition.

Commissioner Gainer made a motion to deliberate cases PZ 2011-17, PZ 2011-18, PZ 2011-19, and PZ 2011-20 combined and voted on as one case, seconded by Commissioner Muldrew.

Motion passed unanimously.

2. Case # PZ 2011-17 to consider approval of a request for a Specific Use Permit to allow for the drilling of a gas well. The current zoning of this property is R-2 (Single Family Residential). The property is located at 4556 Forest Hill Circle with the legal description being Lots 1 & 2 of the Florence G Whitlock Subdivision and Tract 42B of the Shelby County School Land Survey, Abstract 1375 in the City of Forest Hill, Tarrant County, Texas as requested by Walter Dueease with XTO Energy, Inc.
3. Case # PZ 2011-18 to consider approval of a request for a Specific Use Permit to allow for the drilling of a gas well. The current zoning of this property is R-2 (Single Family Residential). The property is located at 4556 Forest Hill Circle with the legal description being Lots 1 & 2 of the Florence G Whitlock Subdivision and Tract 42B of the Shelby

County School Land Survey, Abstract 1375 in the City of Forest Hill, Tarrant County, Texas as requested by Walter Dueuease with XTO Energy, Inc.

4. Case # PZ 2011-19 to consider approval of a request for a Specific Use Permit to allow for the drilling of a gas well. The current zoning of this property is R-2 (Single Family Residential). The property is located at 4556 Forest Hill Circle with the legal description being Lots 1 & 2 of the Florence G Whitlock Subdivision and Tract 42B of the Shelby County School Land Survey, Abstract 1375 in the City of Forest Hill, Tarrant County, Texas as requested by Walter Dueuease with XTO Energy, Inc.
5. Case # PZ 2011-20 to consider approval of a request for a Specific Use Permit to allow for the drilling of a gas well. The current zoning of this property is R-2 (Single Family Residential). The property is located at 4556 Forest Hill Circle with the legal description being Lots 1 & 2 of the Florence G Whitlock Subdivision and Tract 42B of the Shelby County School Land Survey, Abstract 1375 in the City of Forest Hill, Tarrant County, Texas as requested by Walter Dueuease with XTO Energy, Inc.

A discussion was held among the Commissioners, the applicant, and staff regarding the drilling operations, lease options for Forest Hill residents, noise issues, setback distances to residents from well heads, driveways, fencing requirements, SUP stipulations recommended by City Staff, landscaping, and inspections.

Commissioner Gainer made a motion to approve the SUP for all four cases, seconded by Commissioner Muldrew.

Motion passed without objection.

6. Case # PZ 2011-21 to consider approval of a request to add a use to the Schedule of Uses Section 5.100 of the Zoning Ordinance of the City of Forest Hill for a Health & Fitness Center and to propose the allowable zoning districts for the proposed use and add a definition for a Health & Fitness Center to Section 3.100 of the Zoning Ordinance of the City of Forest Hill as requested by Ken Johnson.

After a short discussion among the applicant and the Commission a motion was made.

Commissioner Muldrew made a motion to approve the addition of the use as presented by staff to allow the use in LR (Local Retail), GB (General Business), LI (Light Industrial), and PD (Planned Development and with the definition being an indoor facility including uses such as game courts, exercise equipment, locker rooms, Jacuzzi and/or sauna, pro shop, gymnasiums, private clubs (athletic, health, or recreational), reducing salons, and weight control establishments. Also may offer classes for exercise, dance, self-defense, and martial arts. Motion was seconded by Commissioner Lewis.

Motion passed unanimously.

#### **D. ADJOURNMENT**

Commissioner Muldrew made a motion to adjourn, seconded by Commissioner Lewis.

Motion passed with no opposition.

Chairperson Johnson adjourned the meeting at 6:46 pm.

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Berniece T. Johnson  
Planning & Zoning Chairperson

ATTEST:

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Lisa Dawn Cabrera  
Planning & Zoning Secretary