

OFFICIAL RECORD

RESOLUTION NO. 07-056

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTHLAKE, TEXAS, AMENDING THE CONSOLIDATED 2005 FUTURE LAND USE PLAN TO INCLUDE A POLICY ON NATURAL RESOURCE EXTRACTION ACTIVITIES, AN ELEMENT OF THE SOUTHLAKE 2025 PLAN, THE CITY'S COMPREHENSIVE MASTER PLAN.

WHEREAS, a Home Rule Charter of the City of Southlake, Texas, was approved by the voters in a duly called Charter election on April 4, 1987; and,

WHEREAS, the Home Rule Charter, Chapter XI requires an update to the City's comprehensive plan elements every four years,

WHEREAS, the City Council has adopted the City's Comprehensive Master Plan in 2005,

WHEREAS, recognizes that the Consolidated Future Land Use Plan is an element of the Southlake 2025 Plan, the City's Comprehensive Master Plan,

WHEREAS, the City Council of the City of Southlake, Texas, has determined that there is a need for the changes to the Future Land Use Plan to provide guidelines for the extraction of natural resources and feels the changes are in the best interest of the public at large, the citizens of the city of Southlake, Texas, and helps promote the general health, safety and welfare of the community;

WHEREAS, The city of Southlake places significant emphasis on the protection of the natural environment, including tree preservation, protection of ground water resources and air quality;

WHEREAS, the City Council has determined that the change to the Future Land Use Plan complies with the Southlake 2025 Plan, Phase I (Vision, Goals, & Objectives) and the guiding principles and recommendations for land use under Southlake 2025 Plan - Phase II;

WHEREAS, the City Council of the City of Southlake, Texas, held a public hearing to consider the proposed amendment to the Future Land Use Plan; and

WHEREAS, the City Council has deemed that the recommendations herein reflect the community's desires for the future development of the city,

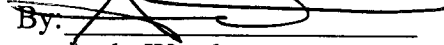
THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF

SOUTHLAKE, TEXAS, THAT:

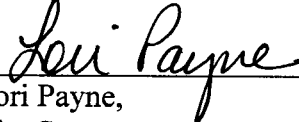
- Section 1.** All of the findings in the preamble are found to be true and correct and the City Council hereby incorporates said findings into the body of this resolution as if copied in its entirety
- Section 2.** The Future Land Use Plan is here by amended to include Exhibit A (Appendixes C & C1 – Policy on Natural Resource Extraction Activities)
- Section 3.** The different elements of the Comprehensive Master Plan, as adopted and amended by the City Council from time to time, shall be kept on file in the office of the City Secretary of the City of Southlake, along with a copy of the resolution and minute order of the Council so adopting or approving the same. Any existing element of the Comprehensive Master Plan which has been heretofore adopted by the City Council shall remain in full force until amended by the City Council as provided herein.
- Section 4.** This resolution shall become effective on the date of approval by the City Council

PASSED AND APPROVED ON THIS ^{20th} ~~3~~ DAY OF 5 2008.

CITY OF SOUTHLAKE

By: 
Andy Wambsganss, Mayor

ATTEST:


Lori Payne,
City Secretary

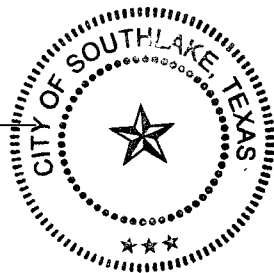


EXHIBIT A

APPENDIX C

POLICY ON NATURAL RESOURCE EXTRACTION ACTIVITIES

The city of Southlake places significant emphasis on the protection of the natural environment, including tree preservation, protection of ground water resources and air quality. The city recognizes that the preservation of the natural environment provides a significant protection of the quality of life our citizens enjoy.

Increased market demand and possibly vast natural gas reserves from the Barnett Shale have created economic opportunities for some area residents in terms of leases, royalties and bonus payments. In order to balance the economic upside with environmental protection, the city has established the following policies to guide regulatory and approval decisions regarding natural resource extraction activities within the city.

1. Any natural resource extraction activity should demonstrate that the street or highway facilities providing access to the activity are adequate in functional classification, width and structural capacity to meet the requirements of the proposed activity. Also, the operator must ensure that the city will be reimbursed monetarily for any damages to public assets such as roadways that may be damaged as a direct result of activities related to natural resource extraction.
2. Natural resource extraction activities, including the installation and operation of pipelines, should occur in a manner that minimizes its impact on surrounding properties, specifically residential uses.
3. Activity related to production should be buffered adequately from adjoining uses, including screening and other fencing that minimizes the nuisance impacts of the extraction activity.
4. Any natural resource activity should minimize impact on the city's natural environment, specifically resources identified on the city's Environmental Resource Protection Map. The city will consider the following when evaluating an application to permit natural resource extraction activity:
 - Disturbance of existing vegetation;
 - Grading of soils;
 - Soil and erosion control;
 - Wildlife habitats;
 - Ground water resources;
 - Surface water resources; and
 - Federal, state and local regulations.

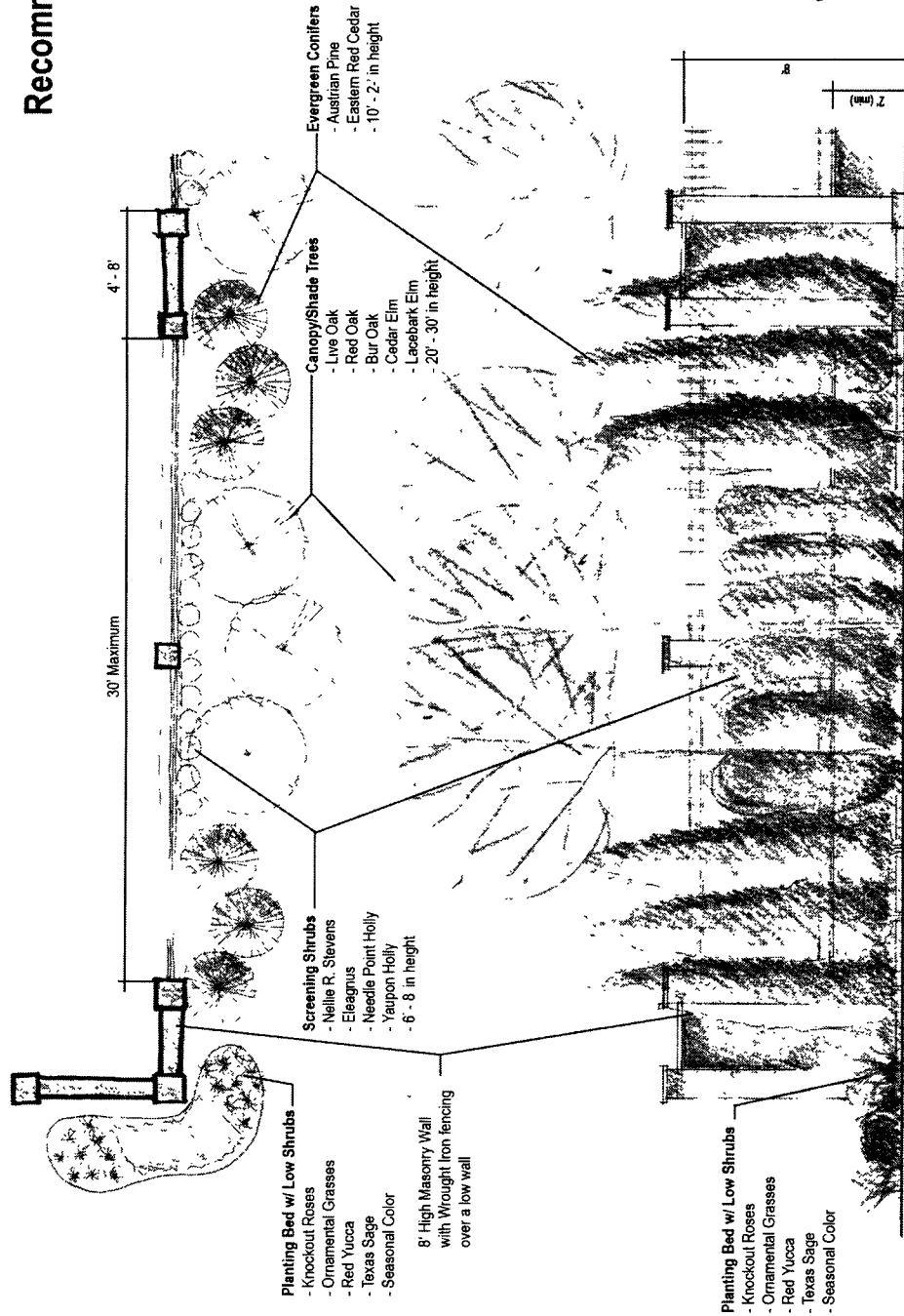
5. Companies proposing to operate will conduct educational and informational meetings between the city, the citizens, and property owners to ensure cooperation, coordination, and communication.
6. New developments (residential and commercial) should be planned to take into account current and future natural resource extraction activity to the extent it can be reasonably anticipated and vice versa.
7. All drilling and production operations including truck traffic and the location of any easements for pipe lines should be conducted in a manner which minimizes the impact on existing surface uses and conducted in a manner that does not negatively impact future planned land uses, roadways, pathways, sidewalks, open space areas, and parks. The locations of any easements for pipe lines are to be along property boundaries.
8. Well sites should be reclaimed and closed by techniques which ensure that the future use of the property is not impaired because of environmental or safety problems or the existence of improperly abandoned or located equipment such as well heads or flowlines. Applicants should specifically address timelines for drilling, production, and reclamation activity during initial application.
9. Prior to the commencement of any activities related to natural resource extraction, the owner or operator must obtain all required permits and meet all applicable city regulations and ordinances. Also, the operator must demonstrate to the city through written plans and procedures and other information deemed necessary to demonstrate that the activity can be conducted in a manner that ensures the health, safety and welfare of the citizens.
10. Application for a Specific Use Permit for drilling should encompass the entire proposed pad site.
11. Location of equipment associated with wells such as separators and water tanks should be centralized and apart from the pad site and located in a manner where truck traffic has minimum impact on adjacent land uses.

EXHIBIT A
APPENDIX C-1
SITE DESIGN STANDARDS FOR OIL &
GAS DRILLING & PRODUCTION PAD SITES

In addition to meeting all city ordinances and regulations, all pad sites that are in gas drilling production operation within the city shall meet the following standards for fencing and buffering.

1. Hardscape – surface treatment of the pad:
 1. During Drilling – crushed concrete aggregate.
 2. During Production –
 - Dust free aggregate of a decomposed granite material.
 - Where site disturbance exceeds the fenced areas of the pad, natural ground cover shall be restored with aggregate of native grass seeding.
2. Fencing:
 1. During Drilling – 8’ high chain link fence with all weather fabric in black or dark green; 8’ high chain link gate.
 2. During Production –Masonry or a combination of masonry and wrought iron with similar characteristics as the rendering illustrated in figure 1.
3. Landscaping:
 1. During Production - Vegetative screening as recommended in figure 1.
4. Lighting:
 1. All pad sites shall be well lit during drilling and production phases with fixtures using high-pressure sodium bulbs. Lighting during production shall meet the city’s lighting ordinance, as amended. Maximum height of fixtures shall be 25’. Light fixtures shall match those of the adjoining neighborhoods or development and be approved by City Council. All lighting must meet Federal Aviation Administration (FAA) standards.
5. Color during production phase:
 1. All wrought iron fences and gates shall be painted dark green or black.
 2. All equipment on the pad site shall be painted in earth tones limited to beige, brown, and green.
6. Access roads and driveways
 1. During drilling, all access drives shall meet the city’s standards for construction entrances and driveways.
 2. During production, all access drives shall be paved, dust-free and subject to all applicable city standards and ordinances. Access drives shall be approved by City Council.

Figure 1
Recommended Screening



Combination Masonry & Wrought Iron Fence w/ Vegetative Screen

*All heights indicated at maturity