

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF NOVEMBER 10, 2011**

APPROVED

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given.

APPROVAL OF MINUTES

1. **Consider approval of the following Planning and Zoning Commission meeting minutes:
a) October 27, 2011.**

Motion: Commissioner Carlson made a motion to approve the meeting minutes of October 27, 2011, correct as written.

Commissioner Reese seconded the motion and the vote was as follows:

Motion approved 4-0-1. Chairman Davisson declared the motion approved.

PUBLIC HEARING

1. **Zoning Case Z-212, public hearing and consider request of Tuck Thean for Arlington Chinese Baptist Church to rezone property known as Lot 3R, Block 1, Rustic Woods Office Park Addition from Heavy Commercial to Heavy Commercial/Specific Use Permit/Church. The property is generally located east of State Highway 121 and north of Harwood Road.**

Chairman Davisson recognized Consultant City Planner Dan Boutwell who reviewed Zoning Case Z-212.

Chairman Davison recognized Tuck Thean, 2001 Brown Trail Boulevard, Arlington, Texas who was there to represent this application.

Chairman Davisson opened the public hearing at 7:14 p.m. and recognized the following :

Steven Painter, 3905 Pebblebrook Lane, Bedford, Texas, who was concerned the church have adequate parking. The lighting from this property be directed away from the adjacent residential properties. He did not think this was the best use for that land.

Valarie Mattice, 3701 Comanche Trail, Bedford, Texas, who was concerned about the lighting of this property not spill over to the adjacent residential property.

Cathy Eifling, 3921 Pebblebrook, Bedford, Texas, who was concerned about the occupancy limit. Would the church move if their congregation grew? If so, would the specific use permit for a church stay with the property? When did the church plan to move into the building.

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Jay Young, 3500 State Highway 121, Bedford, Texas who was concerned about the property parking, lack of lighting, and a need to improve the water retention from this property. He asked if the drainage at the north end of this property could be researched and improved.

Robert Eifling, 3921 Pebblebrook, Bedford, Texas, who was concerned with the appearance of the property, and it not adversely affect the adjacent residential property owners.

Chairman Davisson closed the public hearing at 7:25 p.m.

The Commission discussed the application.

Motion: Commissioner Reese made a motion to approve Zoning Case Z-211 with the stipulation: All exterior lighting be directional, away from the adjacent residential neighborhood. Any light standards in the parking lot be fully shielded with a 80-degrees cutoff.

Commissioner Henning seconded the motion.

Motion approved 5-0-0. Chairman Davisson declared the motion approved.

ADJOURNMENT

Chairman Davisson adjourned the Planning and Zoning meeting at 7:41 p.m.

**Chairman Davisson
Planning and Zoning Commission**

ATTEST:

Yolanda Alonso, Planning and Zoning Secretary