

## **PLANNING AND ZONING COMMISSION**

**FEBRUARY 10, 2015**

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building on Tuesday, February 10, 2015 at 6:00 p.m.

City Council Present: Mayor Pro-Tem Travis Ussery

Commission Members Present: Chairman Rick Franklin, Vice-Chairman Matt Hilton, Jim Gilmore, Deanna Kuykendall, Mark McReynolds, Dick Stevens, and Cam McCall - Alternate

Commission Member Absent: Eric Zepp

Staff Present: Assistant Director of Development Services Rick Leisner, Director of Planning Michael Quint, Planning Managers Brandon Opiela and Matt Robinson, Planner II Samantha Pickett, Planners Eleana Galicia and Aaron Bloxham, and Administrative Assistant Terri Ramey

There were approximately 14 guests present.

Chairman Franklin called the meeting to order at 6:00 p.m. after determining a quorum was present.

Chairperson Franklin explained the format and procedures of the meeting, as well as the role of the Commission. He announced that some of the items considered by the Commission on this date would be only heard by the Planning and Zoning Commission and others would be forwarded on to City Council. Chairperson Franklin stated that he would advise the audience if the case will go on to City Council or be heard only by the Planning and Zoning Commission. He stated that guests would need to limit their remarks to three minutes and speak only once. Chairperson Franklin explained that there is a timer located on the podium, and when one minute of the speaker's time is remaining, the light will switch from yellow to red and a buzzer will sound. He asked that everyone treat others with respect, be concise in all comments, and avoid over talking the issues.

Chairman Franklin stepped down during the consideration of the Consent items, due to a possible conflict of interest.

Vice-Chairman Hilton continued the meeting with the Consent items.

The Commission unanimously approved the motion by Commission Member Stevens, seconded by Alternate Commission Member McCall, to approve the following six Consent items with a vote of 6-0-1. Chairman Franklin abstained.

- 15-133**      **Revised Minutes of the Planning and Zoning Commission Meeting of January 13, 2015**
- 15-132**      **Minutes of the Planning and Zoning Commission Regular Meeting of January 27, 2015**
- 15-134**      **Minutes of the Joint City Council and Planning and Zoning Commission Meeting of January 26, 2015**
- 15-011PF**    **Consider/Discuss/Act on a Preliminary-Final Plat for 66 Single Family Residential Lots and 1 Common Area (Creekside at Craig Ranch, Phase Two), Located Approximately 670 Feet East of Custer Road and on the South Side of Silverado Trail**
- 14-233PF**    **Consider/Discuss/Act on the Request for Approval of a Preliminary-Final Plat for Lot 15, Block A, of Stonebridge Parcel 903 Addition, Located on the North Side of Eldorado Parkway and Approximately 900 Feet East of Stonebridge Drive**
- 14-329PF**    **Consider/Discuss/Act on a Preliminary-Final Plat for 77 Single Family Residential Lots and 3 Common Areas (Hardin Village), Located on the Northwest Corner of Bois D'Arc Road and Crowe Lane**

**END OF CONSENT**

Chairman Franklin returned to the meeting.

Chairman Franklin continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

- 14-271Z**      **Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Properties from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Southwest Corner of Park Hill Lane and Harmony Lane (800 Harmony Lane) and on the Southwest Corner of Dorman Lane and Hermitage Lane (900 Hermitage Lane) (REQUEST TO BE TABLED)**

Ms. Samantha Pickett, Planner II for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item be tabled to the February 24, 2015 Planning and Zoning Commission meeting due to public hearing notification signs not being posted on the subject property by the applicant in the timeframe required by the Zoning Ordinance.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Hilton, seconded by Commission Member Kuykendall, the Commission voted unanimously to continue the public hearing and table the proposed rezoning request to the February 24, 2015 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 7-0-0.

**14-323Z      Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located on the Southwest Corner of Wallace Street and Holburn Drive (REQUEST TO BE TABLED)**

Ms. Samantha Pickett, Planner II for the City of McKinney, explained that Staff recommends that the public hearing be closed and the item be tabled indefinitely per the applicant's request.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Gilmore, seconded by Commission Member McReynolds, the Commission voted unanimously to close the public hearing and table the proposed rezoning request as recommended by Staff, with a vote of 7-0-0.

**15-006Z      Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located on the South Side of Stacy Road and at the Terminus of McKinney Ranch Parkway**

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that an e-mail from the applicant to the Commission Members and Staff was distributed prior to the meeting. Ms. Pickett stated that while Staff understands that 55 acres of office uses may be aggressive, and single-family residential uses may be appropriate for a portion of the property, Staff was still of the opinion that a balance of the property may be viable for office and/or supporting commercial uses and should be preserved accordingly, and as such Staff recommends denial of the proposed rezoning request.

Mr. Robert Roeder; Abernathy, Roeder, Boyd & Joplin, P.C.; 1700 Redbud, McKinney, TX, explained the proposed rezoning request. He stated that this request was similar to a request that came before the Commission in July 2014, of which the Commission recommended approval; however, it was denied by City Council. Mr. Roeder explained the differences between the two requests. He did not feel the current zoning was the highest or best use for the property and explained why. Mr. Roeder briefly discussed the surrounding properties. He stated that there was limited access to this property. Mr. Roeder stated that this property was deep and adjacent to a water way or creek. He felt that his e-mail, that was distributed prior to the meeting, demonstrated that the proposed development would generate more net income to the City and would have a significantly higher ad valorem tax value. Mr. Roeder stated that he did not understand the City's formula for the possible tax value on a property. He briefly discussed how he came up with his figures in the e-mail. Mr. Roeder did not feel there was a great commercial or retail area on the property, but felt there could be some commercial uses along Stacy Road. He asked for a favorable recommendation to City Council and offered to answer questions.

Chairman Franklin stated that he preferred to see single-family residential developed instead of four-story multi-family residential units on the property. He agreed that the full 55 acres would probably not be best developed for only office uses.

Commission Member Gilmore asked for the proposed multi-family residential percentage on the property. Mr. Roeder stated that they proposed 20 acres out of 54 acres, so that would be about 40%. Chairman Franklin stated that the proposed multi-family residential uses had doubled since the previous request. Mr. Roeder stated that his client would be willing to increase the amount of single-family residential dwelling units on the property. Chairman Franklin stated that it was hard for him to get over the four-story multi-family residential units in this area. He felt there were some retail opportunities on the property along Stacy Road. Mr. Roeder stated that his client has a potential developer for the single-family residential and a potential developer for the multi-family residential on the property. He stated that these two developers were talking with each other regarding what they plan to develop on the property.

Commission Member Gilmore stated that he drove around some area high schools and colleges and he did not see any retail near them. He felt that when the school district purchased the property to the south that it took away from the potential commercial development on this property.

Commission Member McReynolds asked if topography of the land determined the shapes of the two proposed pieces. Mr. Roeder stated that it had to do with the potential lot layout.

Vice-Chairman Hilton asked if there was an opportunity for vertical mixed-use on the property. Mr. Roeder stated that the multi-family developer might be willing to have flex space on the first floor on the units that face Stacy Road. He stated that the preference was to use the first floor for residential purposes until there was a demand for retail uses on the first floor of those buildings.

Vice-Chairman Hilton asked if he was confident that the Frisco Independent School District was going to build a high school on the property to the south. Mr. Roeder stated that Council Member Kever reported last summer that a representative from the Frisco Independent School District stated that they planned to build it by 2017 or 2018.

Vice-Chairman Hilton asked if rezoning the property from office uses to residential uses would place a strain on the schools. Mr. Roeder felt that the Frisco Independent School District would take a neutral position on the rezoning of the property.

Alternate Commission Member McCall asked if the Frisco Independent School District owned the land to the south of this property. Mr. Roeder stated that they had owned it for about one year.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Hilton, seconded by Commission Member McReynolds, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0.

Alternate Commission Member McCall asked if Staff and City Council knew about a future school being located near this property and the reason why the previous request was denied by City Council in 2014. Mr. Quint stated that all parties knew

about a future high school being planned for the property to the south. He stated that he could not speculate on why City Council denied the previous request. Mr. Quint stated that City Council and Staff had been wrestling with professional recommendations versus policy-based recommendations, since it could be confusing. He stated that at the time City Council wanted to preserve and expand the non-residential tax base. Mr. Quint stated that a lot of Staff's recommendations were based upon that policy. He stated that since that previous request, City Council had directed Staff to identify the various issues with each request and present their professional recommendations. Mr. Quint also stated that some residential uses made sense on this property; however, Staff wanted to see some non-residential uses preserved on the property.

Commission Member Stevens expressed concerns about rezoning properties from commercial to residential uses that could reduce the tax base for the City. He also had concerns about schools being located at inappropriate locations because the school districts were able to purchase the properties at low prices. Commission Member Stevens agreed that the entire 55 acres would probably not be commercial uses; however, he felt that 15 to 20 acres of this property should be preserved for commercial uses with the remainder of the property used for high-end housing.

Commission Member McReynolds asked Commission Member Stevens how he felt about Vice-Chairman Hilton's questions about having commercial uses on the first floor and multi-family residential uses above for a mixed-use facility. Commission Member Stevens stated that he felt that this property should have 15 to 20 acres reserved for commercial uses.

Commission Member Kuykendall agreed with Commission Member Steven's comments. She stated that she drove by the property regularly and saw the potential in the property.

Vice-Chairman Hilton asked Mr. Roeder why they doubled the amount of multi-family residential uses on the property since the previous request. He felt that there were a lot of new apartment complexes in this area. Vice-Chairman Hilton felt that 20 acres of multi-family on this property was excessive. Mr. Roeder stated that the reason they went from 10 acres to 20 acres was that the apartment developer develops in 10-

acre increments. He briefly discussed the zoning on the surrounding properties. Mr. Roeder stated that he thought his client would be willing to reduce the multi-family residential uses on the property to 10 acres and require the developer to place flex space on the first floor. He asked how the Commission and Staff would feel about placing a row of commercial uses along Stacy Road up to the median break. Mr. Roeder stated that the remaining balance of the property would then be a single family residential development. He expressed concerns about trying to place 15 to 20 acres of commercial uses on this property. Mr. Roeder stated that large commercial developments like that were usually reserved for corners on major thoroughfares. Commission Member Stevens stated that he envisioned something similar to the development at the southeast corner of Eldorado Parkway and Custer Road. Mr. Roeder stated that they were willing to look at having some retail or office uses along Stacy Road and were willing to enlarge the single family residential development on the property. He felt that having the multi-family residential uses adjacent to the high school activity area made sense. Mr. Roeder stated that the Craig Ranch Corporate Center was nearby and that the City was trying to promote office development there. Commission Member Stevens stated that the Craig Ranch Corporate Center was more of a high rise development and there could be doctors and smaller businesses that did not want to go there. He stated that this property might be able to support these other businesses. Commission Member Stevens stated that he didn't want the City of McKinney to become a bedroom community.

Commission Member Stevens asked Mr. Roeder if he said that they would be willing to have 10 acres of commercial uses on the property. Mr. Roeder stated that he did not say 10 acres. He stated that if you place commercial on the property then you must know where the median breaks and intersections were located. Mr. Roeder expressed concerns about the available ingress and egress to property. He felt that the property might be able to handle one pad deep of retail or office development along Stacy Road. Mr. Roeder stated that the development at Eldorado Parkway and Custer Road had major thoroughfares and they were through streets. Commission Member Stevens stated that that Eldorado Parkway also went into a residential community and was similar to one of the streets near this property.

Chairman Franklin stated that multi-family residential uses could be wrapped around a retail development on the property. He felt the property could support 10 acres of commercial development. Mr. Roeder stated that they would be willing to look at it. He stated that when you are looking at high-end residential development that you need a significant window on Stacy Road to create it. Chairman Franklin felt that there could be at least two entrances for commercial development on the property.

Commission Member Gilmore asked why we do not see retail development near schools in our area. Mr. Roeder stated that the school districts usually purchase properties prior to anything else being developed near them. He stated that they typically have the commanding corner, so the development around them is built in a secondary location. Mr. Roeder stated that retail seldom happens near schools. Commission Member Stevens stated that very seldom is a high school built on a high profile property like this. He felt that if the price of the property had not declined, that the school probably would not be build there. Mr. Roeder stated that he was seeing it happen more and more, because there was a finite amount of land available.

Chairman Franklin asked Mr. Roeder if he would be willing to table the request to work with Staff to come up with a different plan. Mr. Roeder said yes and that they could concentrate on what commercial opportunities they could create; however, it would probably not be 20 acres worth of commercial development. He requested that it be tabled indefinitely, since he could not be at the next meeting.

On a motion by Commission Member Stevens, seconded by Vice-Chairman Hilton, the Commission unanimously voted to table the proposed rezoning request indefinitely as requested by the applicant, with a vote of 7-0-0.

**14-161SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for the McKinney Flour Mill, Located West of Throckmorton and on the North Side of Louisiana Street**

Mr. Matt Robinson, Planning Manager for the City of McKinney, explained the proposed site plan. He stated that Staff recommends approval of the proposed site plan as conditioned in the staff report. Mr. Robinson stated that the applicant also requested approval of two Design Exceptions, to not meet the transparency requirement for facades facing Pedestrian Priority "A" Streets (Louisiana Street) for the proposed silo structure with internal stairwells and to utilize corrugated metal as the primary external



finishing material for the proposed silo structure with internal stairwells. He stated that the "MTC" – McKinney Town Center Zoning District required all ground floor facades along all Pedestrian Priority "A" Streets to have transparent storefront windows covering no less than 65% of the façade area, and that all upper floor facades have transparent windows covering at least 30% of the upper floor façade area. Mr. Robinson stated that the "MTC" - McKinney Town Center Zoning District also required at least 80% of each façade facing a Pedestrian Priority "A" Street be externally finished with either masonry or pre-cast concrete panels. He stated that other primary building materials may be approved on a case-by-case basis by the Town Center Coordinator; however, corrugated sheet metal was specifically prohibited. He stated that Staff recommends approval of the Design Exception to not meet the transparency requirement for facades facing Pedestrian Priority "A" Streets (Louisiana Street) for the proposed silo structure with internal stairwells, since it was intended for resident access and fire access and was not intended for commercial storefront. Mr. Robinson stated that Staff recommends denial of the proposed use of corrugated metal as the primary external finishing material and explained some of Staff's concerns. He stated that Staff had concerns due to the corrugated nature of the material. Mr. Robinson stated that it was Staff's opinion that the use of corrugated metal as the exterior finishing material on the silo structure with internal stairwells seeks to replicate the existing grain silos as opposed to creating a differentiated, but compatible structure, as stated in the Secretary of Interior's Standards for rehabilitation of historic structures. He stated that Staff was not opposed to the use of architectural metal as the primary external finishing material on the silo structure with internal stairwells; however, felt that the use of corrugated metal was not the most appropriate option. Mr. Robinson stated that there was a typographical error in the Staff report and that it should not say that the Planning and Zoning Commission was the final approval authority for the proposed site plan. He stated that City Council would act upon the request if it were to be appealed.

Commission Member Stevens felt this was an important development on the East side of McKinney. He liked the proposed plan for the structure. Commission Member Stevens had questions regarding Staff's recommendation for denial of the corrugated metal as the primary external finishing material on the structure. Mr.

Robinson stated that Staff did not feel they had the authority to approve the corrugated material based up on the ordinance prohibiting corrugated sheet metal as an external finishing material. He explained that the Secretary of Interior's Standards for Rehabilitation of Historic Structures have specific guidelines for approval of new structures that are compatible; however, different from the existing structures.

Mr. Larry Watts, 407 E. Louisiana Street, McKinney, TX, explained the proposed site plan and the two requested Design Exceptions. He displayed some historic and current photographs of the McKinney Flour Mill. Mr. Watts discussed some of the site constraints. He felt the structure was a diamond in the rough. Mr. Watts stated that there were significant design challenges to bring the historic building up to Code Compliance for modern use. He stated that two grand rooms within the structure would be preserved. Mr. Watts stated that he had sought a broad range of input on the project. He briefly explained the material selection process. Mr. Watts stated that there was a key difference between architectural commercial grade corrugated materials verses the much thinner corrugated materials available at local home improvement stores. He displayed photographs of business in the area that have used a similar corrugated material on the exterior of their structures. Mr. Watts stated that the Allen Public Library used the same corrugated material as proposed; however, they painted theirs blue. He stated that the Texas Department of Transportation rest area between Dallas and Waco has used the same material on their outdoor restrooms. Mr. Watts shared small samples of the material with the Commission to show that it was thicker and stronger than the thin corrugated material available at most home improvement stores. He stated that they hired Jay Firsching, Senior Historic Preservation Specialist with ARCHITEXAS, to prepare the documents for the Texas Historical Commission and National Parks Service Secretary of the Interior. Mr. Watts stated that they are following the standards sets by these two organizations so that they will be in compliance. He stated that both organizations had already stated that the commercial grade corrugated material chosen for the exterior of the silos was an appropriate material for the use on this project. Mr. Watts stated that the silos will have windows that clearly show that it is not an old structure being used for grain storage or a water tower. He felt it was a clear architectural statement that it was not an old structure. Mr. Watts stated that they also

plan to place a plaque up. He stated that their experts felt they were in compliance with both the Texas Historical Commission and National Parks Service Secretary of the Interior's requirements. Mr. Watts stated that his office has been located in the McKinney Flour Mill for several years. He stated that he was familiar with the various events that take place there. Mr. Watts stated that the customers like the old brick and corrugated metal silo for the background for their photographs. He felt that was a big draw of people in the Metroplex to come to this location.

Commission Member McReynolds was in agreement with Mr. Watts. He stated that the McKinney Flour Mill was a McKinney landmark. Commission Member McReynolds felt people would see it and be drawn to that newly developed area. He felt the proposed design was very respectful to the historic aspect of the building; yet still added a new identity to it with the windows and stylings. Commission Member McReynolds stated that he liked the proposed gray colored corrugated metal material for the silos.

Mr. Watts stated that they would like to see the McKinney Flour Mill become part of the various Downtown events like Home for the Holidays, Oktoberfest, et cetera.

Chairman Franklin asked about the lifespan of the proposed corrugated metal. Mr. Watts stated that the metal currently on the exterior had been up since the early 1970s and had not rusted. He stated that the material would dull over time, which he felt would soften the look.

Chairman Franklin opened the public hearing.

Mr. Philip Ruais, 7304 Teakwood Drive, McKinney, TX, asked if the only thing being considered tonight was the corrugated metal for the exterior of the silos. Mr. Michael Quint, Director of Planning for the City of McKinney, explained that the "MTC" – McKinney Town Center Zoning District allowed Staff to approve site plans when they meet the regulations; however, the applicant requested some Design Exceptions that needed a higher approval. He stated that the site plan meet the regulations and must be approved. Mr. Quint briefly explained the two requested Design Exceptions and Staff's concerns over the proposed corrugated metal material.

Mr. Ruais stated that he was representing a client that was in litigation with Mr. Brad Kidwell, since July 2014, regarding the failed sell of far right side of the property to

his client. He stated that his client did not wish to see any additional changes to the property.

Chairman Franklin asked if the applicant was interested in using a different type of metal exterior on the silos. Mr. Watts said no, that they preferred the proposed commercial grade corrugated metal material.

On a motion by Commission Member McReynolds, seconded by Commission Member Gilmore, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0.

Alternate Commission Member McCall asked Staff to clarify their concerns over the proposed commercial grade corrugated metal material. Mr. Quint explained that corrugated metal was prohibited throughout the City of McKinney. He stated that the McKinney Flour Mill was a monument to Downtown McKinney and a unique opportunity to send a clear message. Mr. Quint stated that the proposed corrugated metal material reminded him of guard rails on the sides of highways and he was not sure that was the message we want in Downtown McKinney. He felt there were other metal options that would be allowed per the regulations that should be considered instead of the proposed corrugated metal.

Commission Member McReynolds stated that the Texas Historic Commission wants passersby to know the difference between the original portion of a structure and any new construction. He felt that most people just want to see that new construction was tastefully observing the original structure. Commission Member McReynolds stated that he loved the rhythms and patterns of the proposed corrugated metal for the silos on the structure. He did not believe that any smooth metal would be as appropriate.

Commission Member Stevens questioned if using corrugated steel or another material would make a big difference. He felt the McKinney Flour Mill would be successful whether or not corrugated metal was used. Commission Member Stevens asked Commission Member McReynolds if he was aware of any other material that could be used instead of the proposed corrugated metal. Commission Member McReynolds stated that he could not think of any other material that would be as visually successful as the proposed corrugated metal.

Vice-Chairman Hilton asked Staff if they had any examples of other metal materials that would be considered appropriate. Mr. Quint gave an example of the Frisco Heritage Museum that used a flat metal above their entrance. A photograph of the structure was displayed. He stated that this flat metal material would meet the ordinance.

Commission Member Stevens suggested that the applicant might table the request to allow more time to consider the exterior metal for the silos.

Chairman Franklin asked the applicant if they were willing to use the flat metal material used on the Frisco Heritage Museum for the silos. Mr. Brad Kidwell, owner of the McKinney Flour Mill, 407 E. Louisiana Street, McKinney, TX, stated that he had been out to see the Frisco Heritage Museum. He stated that up close that it did not look like it was constructed very well and therefore was against using this type of material.

Commission Member Kuykendall felt that the McKinney Flour Mill was a unique case. She stated that she would have a hard time agreeing to the flat metal shown on the Frisco Heritage Museum over the proposed commercial grade corrugated metal.

Commission Member McReynolds pointed out that when you look closely at the metal on the Frisco Heritage Museum that it was dimpled, dented, and not as sturdy material.

Mr. Quint stated that the Frisco Heritage Museum was just one example of another material that might be considered. He felt that there were other options available other than the proposed corrugated metal. Mr. Quint questioned if the Design Exception was absolutely necessary.

Mr. Kidwell stated that they had spent hours looking at the various metal options. He stated that they felt the proposed commercial grade corrugated metal was the best solution. Mr. Kidwell stated that they sought input from various sources, which also agreed that this was the best material for the silos.

Commission Member McReynolds asked to clarify that Mr. Watts had earlier stated the proposed corrugated metal material had been approved by the National Parks Service Secretary of the Interior. Mr. Watt's stated that was correct.

Mr. Watt's also pointed out that the flat metal section on the Frisco Heritage Museum was up high where people could not easily mess with the metal material. He

stated that the exterior material on the McKinney Flour Mill silos would go all the way to the ground, so they needed a sturdy material.

Chairman Franklin asked when the project would be started. Mr. Watt's stated that they hoped to submit for a building permit on Friday. He felt it would take about a year to complete the project.

Commission Member Stevens had questions about whether or not this request might go before City Council for action. Mr. Quint stated that in Section 5.4 of the "MTC" - McKinney Town Center Zoning District stated that actions of the Planning and Zoning Commission may be appealed to City Council and that the City Council shall be the final approval authority for site plans. He stated that it did not say who could appeal the decision; therefore, he felt it could be the applicant or City Staff.

Commission Member Gilmore stated that he was in favor of the project and felt that the corrugated metal made the project.

Vice-Chairman Hilton agreed with Commission Member Kuykendall that this was a unique development and that the proposed corrugated metal was appropriate for this project. He also agreed with Staff that corrugated metal should not be used in other developments within the City; however, he felt the McKinney Flour Mill was an exception.

On a motion by Vice-Chairman Hilton, seconded by Alternate Commission Member McCall, the Commission unanimously approved the proposed site plan as conditioned in the Staff report along with the two Design Exceptions and the use of the stronger corrugated metal, per the applicant's request, with a vote of 7-0-0.

**END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

There were no Commission or Staff comments.

Chairman Franklin declared the meeting adjourned at 7:25 p.m.

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RICK FRANKLIN  
Chairman