

## PLANNING AND ZONING COMMISSION

OCTOBER 28, 2014

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, October 28, 2014 at 6:00 p.m.

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

City Staff Present: Assistant Director of Development Services Rick Leisner; Director of Planning Michael Quint; Planning Managers Brandon Opiela and Jennifer Arnold; Planner II Samantha Pickett; Planners Jason Aprill, Steven Doss, and Eleana Galicia; Landscape Architect Emily Braht; and Administrative Assistant Terri Ramey

There were approximately fifty-five guests present.

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

Chairman 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. Chairman 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 requested that applicants and Staff limit their remarks to five minutes each and that guests limit their remarks to three minutes and speak only once. Chairman 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.

The Commission unanimously approved the motion by Commission Member Gilmore, seconded by Vice-Chairman Hilton, to approve the following four Consent items, with a vote of 7-0-0.

- 14-258PF Consider/Discuss/Act on a Preliminary-Final Plat for 81 Single Family Attached Residential (Townhome) Lots and 3 Common Areas, Located on the Northwest Corner of Stacy Road and McKinney Ranch Parkway**
- 14-259PF Consider/Discuss/Act on a Preliminary-Final Plat for 86 Single Family Attached Residential (Townhome) Lots, 8 Common Areas, and 1 Commercial Lot, Located Approximately 2,400 Feet North of Stacy Road and on the West Side of Ridge Road**
- 14-262PF Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1, 3 and 4, Block A, of the Lake Forest Addition, Located on the East Side of Lake Forest Drive and on the North Side of U.S. Highway 380 (University Drive)**

**END OF CONSENT**

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

- 14-151Z3 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone a Portion of the Property from "AG" - Agricultural District, "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "SF5" - Single Family Residential District and "CC" - Corridor Commercial Overlay District; and Rezone a Portion of the Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located Approximately 1,100 Feet West of Custer Road and on the South Side of U.S. Highway 380 (University Drive)**

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed rezoning request and discussed some of Staff's concerns. She stated that an additional letter of opposition, which resends a previous letter of support, and a fiscal analysis provided by the applicant were distributed to the Commission prior to the meeting. Ms. Pickett stated that Staff recommends denial of the proposed rezoning request due to lack of conformance with the City of McKinney's Comprehensive Plan and City Council's goal of preserving and developing the non-residential tax base. She stated that professionally speaking, Staff had no objections to the proposed rezoning request as development of the entire property for non-residential uses may be challenging due to its limited access from multiple street frontages, the property's mid-block location, and the natural lake/drainage feature bisecting the property, making a large portion of the property more conducive to residential uses.

Mr. Robert Roeder; Abernathy, Roeder, Boyd & Joplin, P.C.; 1700 Redbud, McKinney, TX, explained the proposed rezoning request. He agreed that it was a

challenging property to develop. Mr. Roeder stated that the Virginia Hills Homeowners Association submitted a letter of support for the development. He stated that Aero County was the only opposition that he was aware of for the project. Mr. Roeder stated that Aero County was not in the corporate limits of the City of McKinney. He stated that the proposed property was in the City of McKinney and felt this development would benefit the City. Mr. Roeder briefly discussed the fiscal analysis that he provided for the development and how he calculated it.

Chairman Franklin asked about the screening planned for the back of the lots within the development. Mr. Roeder stated that there would be fencing, additional landscaping could be added, and there were some tree lines along the property line.

Commission Member Gilmore asked if there would be airplane traffic over the residential properties in this proposed development. Mr. Roeder felt it was the pilot's responsibility on where they flew and that the Federal Aviation Administration (FAA) would have regulations that must be met. He stated that the Aero County grass strip was located to the west of this property. Mr. Roeder stated that the paved runway was significantly to the south of this property.

Commission Member Kuykendall had questions regarding the additional traffic that 150 single family residential homes would generate and there only being two entrances from U.S. Highway 380 (University Drive) to the development. Mr. Roeder stated that they were planning on having a deceleration lane for right-hand turns coming off of U.S. Highway 380 (University Drive). He stated that the U.S. Highway 380 (University Drive) was a four lane divided road with no median, which he felt would allow for good traffic movement for getting on and off of the highway.

Commission Member Gilmore asked if the proposed road going to the southern end of the property would continue to the next property or end at this development. Mr. Roeder stated that the road would be gated and locked so that it would be available for emergency access only.

Chairman Franklin opened the public hearing and called for comments.

The following two people spoke in opposition of the proposed rezoning request. These citizens showed a presentation; discussed airplane traffic patterns; requested a 500' setback between the airport property and residential lots on the proposed

development for a noise and safety barrier; requested a 8-foot fence to the north and east of the buffer; requested to cap the height of any structure to 35 feet; requested to inform the home or commercial buyers of the airport location at closing; maintain any trees or shrubs on the property line; and stated that the airport was open 24 hours a day, seven days a week.

- Mr. Ron Medellin, Aero Country Property Owners Association and Board of Directors, 2505 Lakeside Dr., McKinney, TX
- Mr. Carl Best, Vice-President of the Aero Country Property Owners Association, 2604 Winterstone Dr., Plano, TX

Commission Member Zepp asked about the buffer area between Virginia Hills and Aero Country Airport. Mr. Carl Best stated that it was a transition piece of property that was originally set up as a buffer; however, was now being developed as part of airport as Aero Country East. He stated that it would have hangers and residences above some of the hangers.

Commission Member Gilmore asked if the airplanes currently fly over residential properties in the area. Mr. Best said yes; however, they would be at a higher altitude over the Virginia Hills development than when they are descending towards the runway over the proposed property. He stated that when they approach the runway from the South that they try to fly over the golf course and unpopulated areas. Mr. Best stated that they try to fly outside of Redbud Estates.

Commission Member Stevens asked Mr. Best what he would suggest that the applicant do on the west side of the proposed property. Mr. Best suggested having a 500-foot buffer with agricultural uses to help with safety and noise issues.

Commission Member McReynolds asked Mr. Best if they have any issues with the children from Virginia Hills making their way to the airport past the 500-foot buffer. Mr. Best said no, that there were high weeds and chiggers on the property that deters them.

Vice-Chairman Hilton asked if the airplanes could enter the runway from the right side. Mr. Best stated that standard airplane traffic would be all left-hand turns. He stated that if the wind was out of the north, then they would make the entrance on the other side of the runway and still be making left-hand turns. Mr. Best stated that the wind does not typically come out of the north.

Commission Member McReynolds asked for the percentage of pilots that used the asphalt runway versus the grass runway at the airport. Mr. Best stated that about 75% of the flights used the asphalt runway. He stated that would place the majority of the planes about 300 feet above the proposed residential properties when entering the airport. Mr. Best stated that some of the planes make loud popping noises as they descend.

Mr. Jack Wybenga, 10015 Taylorcraft Dr., McKinney, TX, stated that he had about 20 feet of trees along the fence line on his property. Mr. Wybenga described some of the accidents of planes crashing into these trees on his property. He expressed concerns about building residential properties so close to the Aero Country runway and the possibility of planes crashing into these properties. Mr. Wybenga stated that they had issues with some of the Virginia Hills children riding mini bikes on the runways in the past; however, the Virginia Hills Homeowners Association had stepped forward to address the issue.

Mr. Christopher Farmer, 9316 Leesburg Ct., McKinney, TX, suggested removing the six proposed residential properties shown as lots 49 – 54 on the Concept Plan (Informational Only) included in the Staff report. He stated that he lives just south of this property. Mr. Farmer stated that he liked living near the airport. He briefly discussed the water main pipe on his property. He stated that he was for the rezoning request; however, still had some concerns.

Mr. Mark Brown, 1809 Buckingham St., McKinney, TX, expressed concerns that children from the proposed residential neighborhood might climb the fences to play on the runways or leave items on the runways that could cause hazards for an aircraft. He expressed concerns about lights at the residential properties being a distraction to the pilots at night.

Mr. BJ Boyle, 2656 Newcastle Dr., Carrollton, TX, stated that he was on the Board of Directors for Aero Country Airport. He briefly discussed some of the Federal Aviation Administration (FAA) regulations that might affect the proposed development.

Mr. Chuck Webster, 10000 Grumman Ln., McKinney, TX, briefly described the landing procedures and the types of aircrafts that use the Aero Country Airport. He

stated that they have a lot of student pilots using the runways. Mr. Webster was not in favor of building residential properties close to the airport.

The following three residents turned in Speaker Cards in opposition of the request; however, did not wish to speak during the meeting:

- Marvin Brott, 1102 Hills Creek, McKinney, TX
- David Buono, 265 Aero Country Rd., McKinney, TX
- Ken Krebaum, 5901 Waterford Ln., McKinney, TX

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

Mr. Roeder explained that this request was to rezone about 40 acres for residential uses and that the Concept Plan included in the Staff report was for informational purposes only. He felt that working with the Federal Aviation Administration (FAA) was something that would occur in a future stage of the development. Mr. Roeder stated that Staff was in agreement that residential properties were appropriate on the back portion of this property. He was okay with asking the new property owners to sign an acknowledgment that an airport was located within a certain distance from their property when they were closing on the property. Mr. Roeder felt there would be solid fencing in the backyards of the proposed residential properties.

Chairman Franklin asked Mr. Roeder if they would be willing to require an 8-foot fence in the rear yards of the residential properties near the airport for a safety measure. Mr. Roeder stated that they would consider it; however, he didn't feel it would be any harder for the children to climb a 6-foot fence versus an 8-foot fence.

Chairman Franklin asked Mr. Roeder to address the Aero Country Airport's six suggested requirements that was in their earlier presentation. Mr. Roeder stated that they were okay with constructing an 8-foot fence along the back side of the property near the airport; would follow the height requirements for the zoning on the property and the Federal Aviation Administration (FAA) regulations; and were willing to ask the new property owners to sign an acknowledgment that an airport was located within a certain distance from their property when they were closing on the property. He was not in agreement with requiring a 500-foot buffer on the property between the residential

development and the airport. Mr. Roeder stated that they would not be maintaining trees or shrubs on someone else's property.

Mr. Michael Quint, Director of Planning for the City of McKinney, stated that the City could not trump any Federal Aviation Administration (FAA) regulations. He stated that City Staff would not be able to enforce whether or not the buyers signed a document during the closing phase on the property that acknowledged that they were purchasing a property near an airport. Mr. Quint stated that some of the suggestions made during the meeting would require a "PD" – Planned Development District instead of the straight zoning requested.

Commission Member Stevens stated that he was in favor of the proposed rezoning request and gave some reasons.

On a motion by Commission Member McReynolds, seconded by Commission Member Stevens, the Commission voted unanimously to recommend approval the proposed rezoning request per the applicant's request as conditioned in the Staff report, with a vote of 7-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on November 18, 2014.

**14-260SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Multi-Family Development (McKinney Point), Located on the South Side of McKinney Ranch Parkway and Approximately 550 Feet East of Future Collin McKinney Parkway**

Mr. Brandon Opiela, Planning Manager for the City of McKinney, explained the proposed site plan. He stated that Staff recommends denial of the proposed site plan due to a lack of conformance with the governing planned development ordinances. Mr. Opiela stated that should the proposed site plan be approved, the conditions listed in the Staff report would be required prior to the issuance of a building permit. He stated that the North Texas Tollway Authority (NTTA) submitted a letter regarding noise abatement adjacent to the NTTA roadway that was distributed to the Commission and the applicant prior to the meeting.

Mr. Martin Sanchez, Sanchez and Association, 402 N. Tennessee St., McKinney, TX, explained the proposed site plan. He also gave a brief history on the property.

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

Commission Member Gilmore asked for clarification on why Staff recommended denial of the proposed site plan. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that Staff had to verify that the proposed site plan was in conformance with the zoning on the property. He stated that Staff evaluated the placement of the buildings in conformance with the zoning exhibit that was attached to this site plan request. Mr. Quint stated that it was Staff's opinion that the placement of the buildings on the property would not be allowed per the governing zoning. He stated that Staff had tried to be flexible and work with the applicant on the project to meet the required standards.

Mr. Sanchez stated that they were looking for what they could develop on the property after submitting multiple land plans to the City.

Commission Member Stevens stated that he preferred to see commercial uses along State Highway 121 (Sam Rayburn Tollway) instead of multi-family units. He asked how many units the Millennium II multi-family development was approved to build. Mr. Opiela stated that it was approved to build about 182 units.

Commission Member Zepp wanted to clarify that with the proposed multi-family development the City would be losing about five acres of office or commercial uses that were currently planned for the property. Mr. Quint stated that was correct.

Commission Member Gilmore asked if the property actually had the proper access to be developed for commercial uses. Mr. Opiela did not have that answer; however, stated that it did have highway frontage along State Highway 121 (Sam Rayburn Tollway).

Chairman Franklin felt that the two corners shown on the general development plans attached to the Staff report were the best locations for commercial development on the property.

Commission Member Stevens felt that Staff and the applicant needed to work together some more on this request. Mr. Sanchez stated that he was willing to work

with Staff and briefly discussed what he felt was appropriate for the development. Mr. Quint stated that Staff was always willing to work with the applicants. He briefly discussed what he felt was appropriate for the development on this property.

A motion by Vice-Chairman Hilton to deny the request failed for lack of a second.

Commission Member Gilmore stated that he liked the proposed multi-family use on the property due to the lack of access from State Highway 121 (Sam Rayburn Tollway).

Commission Member Zepp stated that he would prefer not to convert about five acres from commercial and office uses to multi-family uses. Mr. Sanchez stated that they would be willing to table the current request and redraw the site plan to show more commercial uses along the frontage road.

On a motion by Commission Member Gilmore, seconded by Commission Member Stevens, the Commission voted to table the proposed site plan request indefinitely, with a vote of 6-1-0. Vice-Chairman Hilton voted against the motion.

**14-048ME Conduct a Public Hearing to Consider/Discuss/Act on a Meritorious Exception for Millennium McKinney, Located on the East Side of McKinney Ranch Parkway and at the Terminus of Silverado Trail**

Ms. Samantha Pickett, Planner for the City of McKinney, stated that the applicant withdrew the application for this request prior to the meeting.

Chairman Franklin opened the public hearing and called for comments. There were none.

No action was taken on this request.

**14-256ME Conduct a Public Hearing to Consider/Discuss/Act on a Meritorious Exception for The Venue at Craig Ranch, Located Approximately 1,035 Feet North of Stacy Road and on the East Side of Custer Road**

Ms. Samantha Pickett, Planner for the City of McKinney, explained the proposed meritorious exception and Staff's concerns. She stated that Staff recommends denial of the proposed meritorious exception due to the proposed building elevations' inability to ensure that an innovation or exceptional quality building will be constructed.

Mr. Alan Lewis, Davis Development, 649 11<sup>th</sup> St., Atlanta, Ga, explained the proposed meritorious exception. He expressed concerns regarding meeting the City's exterior masonry requirements and keeping their vision of the exterior elevation.

Commission Member Zepp asked if the balconies were taken out of the equation if the rest of the proposed exterior would meet the 85% masonry requirement. Mr. Lewis said yes.

Chairman Franklin opened the public hearing and called for comments.

Mr. Fred Hazel, Davis Development, 407 Oxmoor Lake Dr., McDonough, GA, explained the proposed meritorious exception.

Mr. Gene Babb, David Development, 6805 Lebanon Rd., Frisco, TX, turned in a speaker's card in favor of the request; however, did not wish to speak during the meeting.

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

Commission Member McReynolds stated that cementitious board wears well and absorbs paint well. He was in favor of the proposed exterior materials for the exterior of the building.

Commission Member Zepp asked about the proposed wood columns. Commission Member McReynolds asked if the columns would be made using cedar wood. Mr. Lewis said yes. Chairman Franklin was in favor of the cedar columns.

On a motion by Commission Member McReynolds, seconded by Commission Member Gilmore, the Commission voted to approve the proposed meritorious exception as requested by the applicant, with a vote of 5-2-0. Vice-Chairman Hilton and Commission Member Stevens voted against the motion.

Chairman Franklin stated that the Planning and Zoning Commission was the final approval authority for the proposed meritorious exception.

**14-165SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for McKinney Dance Academy, Located on the Northeast Corner of Elm Street and Lindsey Street**

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed site plan. She stated that Staff recommends approval of the proposed site plan as conditioned in the Staff report.

Ms. Dari Partain, McKinney Dance Academy, 901 Elm St., McKinney, TX, briefly explained the proposed site plan.

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 voted unanimously to close the public hearing and recommend approval of the proposed site plan as conditioned in the Staff report, with a vote of 7-0-0.

Chairman Franklin stated that the Planning and Zoning Commission was the final approval authority for the proposed site plan.

**14-246SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Two Office Buildings (Cole Office), Located on the Southwest Corner of Hunt Street and Wilson Creek Boulevard**

Ms. Jennifer Arnold, Planning Manager for the City of McKinney, explained the proposed site plan. She stated that Staff recommended approval of the proposed site plan as conditioned in the Staff report.

Mr. Jonathan Hake, Cross Engineering Consultants, 131 S. Tennessee St., McKinney, TX, concurred with the Staff report.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member Stevens, the Commission voted unanimously to close the public hearing and recommend approval of the proposed site plan as conditioned in the Staff report, with a vote of 7-0-0.

Chairman Franklin stated that the Planning and Zoning Commission was the final approval authority for the proposed site plan.

**14-242SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Two Office Buildings (McKinney Medical Village), Located on the Northeast Corner of Eldorado Parkway and Alma Road**

Ms. Jennifer Arnold, Planning Manager for the City of McKinney, explained the proposed site plan. She stated that Staff recommended approval of the proposed site plan as conditioned in the Staff report. Ms. Arnold stated that the applicant was also requesting approval of an alternate screening device for the rooftop mechanical equipment and briefly explained the two material options that the applicant would consider using for the rooftop screening wall. She stated that Staff wanted to maintain a consistent application of the screening requirements for rooftop equipment and

therefore was unable to support the applicant's request for an alternate screening device.

Mr. Roy Dickie, Harrod Healthcare, 5550 W. Executive Dr., Tampa, FL, explained the proposed site plan and the requested alternate screening device options for the rooftop mechanical equipment.

Commission Member McReynolds asked where the screening wall would sit on the rooftop of the proposed building. Mr. Dickie stated that he thought it would be about 35' – 40' from the front exterior wall of the building. He stated that there would be two screening devices, one of the east wing and one of the west wing of the building. Mr. Dickie felt the screening walls would be hard to see from the street.

Commission Member Zepp asked why the applicant was looking at an alternate material for the screening device on the rooftop. Mr. Dickie stated that the building has a 100% masonry exterior. He felt that the alternate screening material would give some relief to the roof and a better design to the building. Commission Member McReynolds stated his opinion that additional support would likely be required if additional masonry materials were used for screening devices that were 35' – 40' in from the exterior wall of the building.

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

On a motion by Commission Member Gilmore, seconded by Commission Member Zepp, the Commission voted unanimously to approve the proposed site plan as conditioned in the Staff report and approve the alternate screening devices being requested by the applicant, with a vote of 7-0-0.

Chairman Franklin stated that the Planning and Zoning Commission was the final approval authority for the proposed site plan.

**14-211PFR Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Cooper Life at Craig Ranch, Phase 3, Located on the Southwest Corner of Kickapoo Drive and Alma Road**

Ms. Samantha Pickett, Planner II for the City of McKinney, explained the proposed preliminary-final replat. She stated that Staff recommends approval of the proposed preliminary-final replat as conditioned in the Staff report.

Mr. Jonathan Hake, Cross Engineering Consultants, 131 S. Tennessee St., McKinney, TX, offered to answer questions. There were none.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Hilton, seconded by Commission Member Zepp, the Commission voted unanimously to close the public hearing and recommend approval of the proposed site plan as conditioned in the Staff report, with a vote of 7-0-0.

Chairman Franklin stated that the Planning and Zoning Commission was the final approval authority for the proposed preliminary-final replat.

**14-946      Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney to Amend Landscape Requirements, Tree Preservation and Appendix A (Plants Approved For Landscape Requirements) of Chapter 146, of the Zoning Regulations**

Ms. Emily Braht, Landscape Architect for the City of McKinney, explained the proposed amendments to Chapter 146 of the Zoning Ordinance. She stated that a Landscape Architect would only be required on submittals greater than one acre in size to give more variety and better design guidance on the projects. Ms. Braht stated that she met with Mr. Thomas George with the Stonebridge Ranch Homeowners Association and Liaison to the Stonebridge Ranch Landscape and Grounds Committee to discuss the approved plants list that the City of McKinney was revising. She stated that it was a beneficial meeting.

Commission Member McReynolds had questions about the applicant being charged 120% to postpone installing the approved landscaping during the Certification of Occupancy. Ms. Braht stated that it was a standard practice. She stated that applicants would be allowed to postpone installing landscaping for 120 days during drought conditions. Mr. Braht stated that the 120% of the total cost of installing the approved landscaping would be charged in case they failed to install it by the deadline and the City had to install it on their behalf. She stated that if the applicant installed the

approved landscaping by the deadline, then a refund would be issued to them for the money they paid to the City.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Hilton, seconded by Commission Member Gilmore, the Commission voted unanimously to close the public hearing and recommend approval of the proposed amendments to Chapter 146 of the Zoning Ordinance as conditioned in the Staff report, with a vote of 6-1-0. Commission Member McReynolds voted against the motion.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on December 2, 2014.

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

Commission Member Gilmore thanked Staff for their hard work.

There being no further business, Chairman Franklin declared the meeting adjourned at 8:20 p.m.

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RICK FRANKLIN  
Chairman