



CITY OF ROWLETT CITY COUNCIL MINUTES

Our Vision: A well-planned lakeside community of quality neighborhoods, distinctive amenities, diverse employment, and cultural charm. Rowlett: THE place to live, work and play.

Tuesday, March 2, 2021

5:00 P.M.

Municipal Building

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

Present: Mayor Dana-Bashian, Mayor Pro Tem Grubisich, Deputy Mayor Pro Tem Bell, Councilmember Margolis, Councilmember Sherrill, Councilmember Laning and Councilmember Brown

1. CALL TO ORDER

Mayor Dana-Bashian called the meeting to order at 5:02 p.m.

2. EXECUTIVE SESSION

- 2A.** The City Council shall convene into Executive Session pursuant to Texas Government Code, Sec. 551.071 (Consultation with City Attorney), to consult with and receive legal advice from the City Attorney regarding the Sapphire Bay Marina and the Sapphire Bay Marina Development Agreement. (45 minutes) **THIS ITEM WILL BE DISCUSSED FOLLOWING THE REGULAR PORTION OF THE MEETING.**

In Executive Session at 6:42 p.m. Out at 7:20 p.m.

3. WORK SESSION (5:00 P.M.)* Times listed are approximate.

To provide comment for any Work Session or agenda item, please send an email to CitizenInput@rowlett.com by 3:30 p.m. the day of the meeting. There will be no comments taken during the meeting (public hearing information shown below).

3A. Present an update on the City's Capital Improvement Plan (CIP). (30 minutes)

Angie Smith, Deputy City Manager, along with Neil Howard, Fire Chief; Aaron Cleaver, Director of Parks and Recreation; and Tom Harris, City Engineer, reviewed the status of the 2015, 2018 and CIP projects. Gary Enna, Director of Public Works introduced Bridell Miers, the new Assistant City Engineer.

3B. Discuss COVID 19 and take any necessary action. (20 minutes)

This item was discussed last.

Ms. Smith provided an update, which included information from the Governor's press conference this afternoon. At the next Council meeting, staff will provide recommendations to Council regarding a reopening strategy for City facilities, programs and events.

3C. Discuss a proposal for a fourth round of a Rowlett Business Stimulus (ROBUST) grant program and take any necessary action. (20 minutes)

Ed Balderas, Emergency Management Coordinator, along with Michael Gallops, President of the Rowlett Chamber of Commerce, reviewed the designation of funds for the fourth round of ROBUST grants and available funds for a possible non-profit program.

3D. Discuss and receive direction regarding a proposed resolution approving a Payment In Lieu of Taxes (PILOT) Agreement with Enclave Rowlett, LP., for the residential development known as One90 Main Apartments, located in Lot 1, Block B, Downtown Rowlett East Addition and generally located at the southeast corner of Centennial Drive and Main Street, in the City of Rowlett, Dallas County, Texas. (45 minutes)

Munal Mauladad, Director of Community Development, reviewed the information and provided clarification of the agreement. Rick Sheffield, Executive Director of the Rowlett Housing Finance Corporation, provided additional information. It was the consensus of Council to consider formal action at a future meeting.

3E. Discuss and seek direction regarding a request by Mr. Omar Pulido to reassess single-family residential impact fees for Heritage Estates Addition. (20 minutes)

Jeff Cohen, Assistant City Engineer, provided the background information for this item. After further discussion, it was the consensus of Council to not consider the request.

4. DISCUSS CONSENT AGENDA ITEMS

Relating to Item 7E, Mayor Dana-Bashian and Mr. Funderburk provided an update following their conversation with Dallas County Commissioner Koch.

After a short break at 7:27 p.m., Council reconvened at 7:35 p.m.

INVOCATION – Larry Traylor, Church in the City

PLEDGES OF ALLEGIANCE – led by City Council

CONVENE REGULAR SESSION (7:30 P.M.)* Times listed are approximate.

5. PRESENTATIONS AND PROCLAMATIONS

5A. Present interview with Evan Walker, GISD alumni, West Point Cadet.

West Point Cadet Evan Walker, who is from Rowlett and an alumnus of GISD, is one of 32 U.S. Rhodes Scholars for 2021. Mayor Dana-Bashian interviewed Ms. Walker to discuss this prestigious achievement.

5B. Presentation of proclamation designating the first week in March as COVID-19 Victims and Survivors Memorial Week.

Mayor Dana-Bashian presented the proclamation, reflecting on the past year.

5C. Presentation of proclamation recognizing the week of March 1-5, 2021 as Severe Weather Awareness Week in Rowlett.

Councilmember Laning presented the proclamation.

5D. Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

Mr. Funderburk provided information regarding winter weather event assistance, which can be found on the City's website: <https://www.ci.rowlett.tx.us/1847/Winter-Storm-2021-Resources>

Councilmember Brown announced the following Keep Rowlett Beautiful (KRB) events:

- Great American Clean up on April 24th
- Electronic recycling/document shredding on May 8th

For additional information, visit www.KeepRowlettBeautiful.org.

6. CITIZENS' INPUT

Mayor Dana-Bashian read comments submitted to CitizenInput@rowlett.com into the record from the following:

1. Laura Skola
2. Terry Millican
3. Patty Said
4. J.R. Skola

7. CONSENT AGENDA

7A. Consider approving the minutes.

Consider action to approve minutes from the following City Council meeting(s): February 24, 2021 Regular Meeting (rescheduled from February 16, 2021).

This item was approved on the Consent Agenda.

7B. Consider a resolution entering into a contract for EMS supplies.

Consider action to approve a resolution entering into a contract for the purchase of medical supplies through Bound Tree Medical, LLC for an estimated amount of \$85,000 annually. Purchases will be made via Interlocal Cooperative Purchasing Agreement with the City of Midlothian. The length of the contract will be two years and includes three (3) one-year extensions.

This item was approved on the Consent Agenda as RES-028-21.

7C. Consider a resolution approving a Tree Mitigation Plan and Tree Removal Permit Application.

Consider and take action on a resolution regarding a request by Sam Lawrence, Narrowpath LLC., on behalf of property owner Meenu LLC., for approval of a Tree Mitigation Plan and related Tree Removal Permit application on property zoned Planned Development (PD) District for General Commercial/Retail (C-2) Uses. The approximate 1.17-acre site is located in Lot 1, Block A Bee Hive Addition, approximately 275 feet southeast of the intersection of Liberty Grove Road and Chiesa Road, in the City of Rowlett, Dallas County, Texas.

This item was approved on the Consent Agenda as RES-029-21.

7D. Consider a resolution authorizing a joint election contract.

Consider action to approve a resolution entering into a Joint Election Contract with Rockwall County Elections for the May 1, 2021, Special Charter Amendment and Bond Elections.

This item was approved on the Consent Agenda as RES-030-21.

7E. Consider a resolution authorizing a joint election contract.

Consider action to approve a resolution entering into a Joint Election Contract with Dallas County Elections for the May 1, 2021, Special Charter Amendment and Bond Elections.

This item was approved on the Consent Agenda as RES-031-21.

Passed the Consent Agenda

A motion was made by Councilmember Laning, seconded by Mayor Pro Tem Grubisich, including all the preceding item(s) marked as having been approved on the Consent Agenda. The motion carried with a unanimous vote of those members present.

8. INDIVIDUAL CONSIDERATION

To provide comment during a public hearing, call 1-833 568 8864 and enter Meeting ID#: 160 809 2196.

Please note: using the Zoom app may experience technical issues. Preferred method is calling the toll-free number.

8A. Conduct a public hearing and take action on an ordinance regarding a request by Adam Shiffer, Skorburg Company, on behalf of property owner Cornerstone Assembly of God, to rezone the subject property from Single-Family Residential (SF-10) District and Limited Office (O-1) District to Planned Development (PD) District for Single-Family Residential (SF-5) Uses and approval of a Concept Plan to develop 99 single-family homes. The approximately 21.74-acre site is located in the William Crabtree Abstract, west of Dalrock Road and approximately 750 feet south of Schrade Road, in the City of Rowlett, Dallas County, Texas.

Ms. Mauladad presented the information for this item. Adam Buczek with Skorburg Company – applicant, presented additional information. The public hearing opened and closed with the following speakers/statements:

1. Brian Hiatt
2. Jason Brown
3. John Shumaker
4. J.R. Skola
5. Terry Millican

The following comments, submitted to CitizenInput@rowlett.com prior to the 3:30 p.m. deadline, were read into the record by the City Secretary:

Tony W. Rorie

Men and Ladies of Honor

Please accept this letter of my full support for the proposed zoning change in consideration from SF10 to SF5.

Furthermore, I would like to express my great respect for Cornerstone church and their strong commitment to the Rowlett Community. They are a loving, giving, and inspiring congregation and a blessing to their community. I also believe that the high quality neighborhood that Windsor Homes and the Skorburg Company are committed to build will be a beautiful, complementary addition to the neighborhood and be a great upgrade for that area of Rowlett.

Cole Hedgecock

Senior Pastor

FBC Rowlett

This email is my voice in supporting the rezoning request of Cornerstone Church from SF-10 to SF-5. Hopefully, city council has the vision to see this as great development with a great partner in Skorburg.

David & Sharon Barnes

My name is David Barnes and my wife is Sharon. We live at 8005 Marquett Drive, Rowlett, Texas for approximately 18 years. I am writing in SUPPORT of Cornerstone Church's efforts to rezone their property from SF-10 to SF-5. Cornerstone Church has been a friend to our local community for many years and we are in favor of this rezoning plan. Thank you!

Alan Jones

To Whom it May Concern, I want to register my SUPPORT for the rezoning request of Cornerstone Church from SF-10 to SF-5. Thank you.

Lisa Hiatt

I am a citizen of Rowlett living at 8210 Woodside Rd. I have watched and recently noticed that all the homes built by Windsor Homes/Skorburg have now sold on Woodside (across from Pearson Elementary). These homes are beautiful and complement our area. I am in favor of the rezoning from SF10 to SF5. This will allow more single-family homes instead of the many multifamily homes being built in Rowlett. Thank you for your consideration.

Kendra Bomer

3617 Martha Lane.

I have been privileged to watch as the beautiful homes have been built on Woodside across from Pearson Elementary by Windsor Homes / Skorburg Company. I also teach in the same area. I have enjoyed this community. I am in favor of the rezoning from SF10 to SF5. This will allow more single-family homes for Rowlett. Thank you for your consideration,

Sally Gregory

3313 Pecan Ridge Dr

I am sending this email to show my support of the re-zoning of Cornerstone Church's property on Dalrock from SF-10 to SF-5. My late husband was the Pastor of Cornerstone Church when the property mentioned was purchased. His vision for this property was for a beautiful church to be constructed and part of the land to be for residential living. I know you would honor him by giving your approval of this re-zoning. I feel the 300 to 400 thousand dollar homes that will be built will be a beautiful asset to this area which has many diverse properties around it. Allen Gregory was the Pastor for 30ish years. Thank you for your consideration.

Carolyn Brumfield

7606 Bob White Drive

I am sending this email to let you all know that I am in favor of the rezoning of the Lakeshore Village Dalrock property for Cornerstone Assembly of God church from SF-10 to SF-5. Thank you so much.

Sharon Moreno

6609 Violet Dr

Flower Hill #3

City Council, As a Cornerstone Member and Rowlett Citizen I support the property on Dalrock from SF10 to SF 10. Thank you.

Richard Myers

Board Secretary

Cornerstone Church

Please consider the following as you deliberate on the proposal before you. The Skorburg development (Lake Shore Village) and the new Cornerstone Church campus were designed in concert. The objective was and remains that both properties will complement each other and the surrounding neighborhood to provide high quality homes as well as maintain material open

space not just for the new residents but for the entire community to enjoy. Some people have expressed concern about the loss of the “meadow” – being the Church’s property as our land has been enjoyed by our neighbors for many years, including anything from parking cars, boats, riding ATVs, or even just walking the dog. In designing Lake Share Village, the Church has deliberately planned to keep a large part of the “meadow” for our neighboring residents to enjoy as the area east of the Skorburg land and west of the new church site (+/- 5 acres) is planned to remain open area. This is approximately 5 acres of land. In the overall plan for the 34 acres, much of the open area is preserved. The Church Campus and park will consume approximately 5 acres leaving the remaining 7+ acres as open land for the community to use. The use of the Church’s open space land is not restricted to the homeowners in the new Lake Shore Village development, but will be open to anyone in the community who wishes to enjoy it. It is our desire that the area be as open to our existing neighbors as city ordinances allow. The lay of the land presents many challenges for the developer including an irregular shaped parcel as well as having to work around our plans for the new church site. None of the proposed lots have any view of the lake. In addition, we have seen the Skorburg Company take to heart not only the Church’s direction, but also the direction from the City’s professional staff as well as from neighbors and the Planning & Zoning Commission over the course of this thorough zoning process. We hope the City will recognize their efforts and support the Skorburg Company’s zoning request. The non-residential land on the northern border produces some obstacles given the existing land use to the north. The plan submitted by Skorburg provides for an excellent transition from the non-residential property on the northern border to the existing residential developments on the west and south side of the property. They have matched the lot sizes of the property to the west, and made several enhancements / concessions for the property owners to the south to protect their privacy and provide like-sized homes, including: 1. Putting the largest lots with 2,000 SF minimum home sizes abutting the west and south property lines; 2. Increasing the rear setbacks for ALL lots to be 15’ minimum; and agreeing to install a new 8’ tall board on board wood fence along the adjoining neighbors to the south and north. It should also be noted that the land raises nearly 17 ft from Dalrock Road to the highest point of the tract on the southern side of the development. This fact, in conjunction with the fact that the proposed development preserves the vast majority of the existing mature trees at entrance will predominantly preserve the view of the new homes from the homes on the east side of Dalrock. With respect to property values, the high-quality homes that Windsor Homes has proven to build in our community in recent years will undoubtedly help property values for the area as well as provide a great added tax base to the City. With projected price points ranging from the upper \$300’s to high \$400’s, the vast majority of these new homes will be priced higher than the majority of homes in the surrounding subdivisions. The new development should attract attention to the area and raise the values of all surrounding properties. Our mission as a church is to love our neighbors, both the ones that have been neighbors for years and the new neighbors this development will bring. It is our deepest hope that all of our neighbors both new and old will see the value of all the planning and collaborative effort performed between City staff, the Church, and Skorburg to make Lake Shore Village and the New Cornerstone Church Project a cohesive, high quality and sustainable development.

Vickie Summers
Cornerstone Church
8200 Schrade Rd.

I would like to voice my support of the Lakeshore Village project. This project will be very good for the city of Rowlett. Thank you.

Debbie Mayne

I am Debbie Mayne. I have been a member of Cornerstone Church (8200 Schrade Road) for 12 years. I do not live in Rowlett but I go to church in Rowlett weekly and I also work in Rowlett at ECI Academy Public Charter School. I've spent 6, sometimes 7 days a week in Rowlett for the past 13 years. I spend a lot of revenue in Rowlett as well as time serving this community that I have grown to love. I would ask that this council vote to accept the Lakeshore Village neighborhood. I know it will enhance the area and bring many families to this wonderful community. Thank you.

Matt Hiatt

9225 Grant Street

I am in support of the rezoning of the Cornerstone property with the Skorburg Development.

Monica Sloan-Simmons

The new building of the Cornerstone church will not only be impactful to Rowlett but, all of the surrounding areas as well. This church is not only in the business of impacting God's people but they are about life manifestations. By building single family house in this area Cornerstone will have the ability to make a strong impact on outreach of each new community member. By allowing single family homes to be built along with the new building for Cornerstone surrounding families will be receive a heartfelt message directly from God within their community. Please be apart of change and manifestation of this project. Best Regards.

Rick Bentley

8200 Schrade Rd.

I am a member of Cornerstone Church and I am for the Lakeshore Village Project. I am looking forward for the growth of Rowlett Please allow the changes needed to push forward. Thank You

Virlinda Sloan

8200 Schrade Rd.,

I am in support of Cornerstone Church relocating the church to Dalrock Street and the building of new homes in the area. This addition will provide additional homes for families and revitalize the area.

Louise Carter

8510 Chesham Dr.

I fully support the zoning change requested by Cornerstone Church on the property on Dalrock. I see the homes being built by Windsor Homes and the Skorburg Company on Woodside and they are high quality homes. These homes are being sold before they are even started. I believe the homes they intend to build on the Dalrock Property will also be high quality and in high demand. The homes will be a complementary additional to the neighborhood. Another important consideration is that these are single family homes not apartments. Please consider this rezoning. Thank you for your time

Diana Myers
209 Rockbrook Drive, Rockwall

I have been a Member of Cornerstone Church for many years. I do support the project because I feel it would be good for the community.

Elaine D. Woodruff
8709 Woodlake Dr.

I am in favor of the Lakeshore Village Project and as a resident of Rowlett for seventeen years, feel that Rowlett can only stand to benefit.

Sally Keonitzer
8200 Schaefer Rd

Please be advised that I am most supportive of Lakeshore Village.

Rev. Pam White
First Rowlett UMC

I would like to reiterate my support of Cornerstone Church. I have been blessed to be a part of the Rowlett Pastor Alliance and through this have worked with Pastor Brian. He and Cornerstone Church are a vital force in our community as they help to respond to the needs around us. I support their efforts to rezone so that they can move forward with their ministry plans.

David Mayne

I have been a member of Cornerstone Church for 12 years. I do not live in Rowlett but I attend church in Rowlett weekly and have been employed in Rowlett for the past 34 years with the City of Rowlett. I spend most of my time in Rowlett and spend time serving this community and have grown to love Rowlett. I would ask that this council vote to accept the Lakeshore Village neighborhood. I believe this neighborhood will enhance the beauty in this area and bring many families to this wonderful community. Thank you,

Susanne and Blas Herrera
8205 Martha Ln.

We disapprove of the Rezoning because we don't approve of the proposed development. The large trees on our property line, that keep the flooding to the back of our yard when it rains, may die when their roots are damaged by placing a new dwelling 10-15 feet from our property line. It is the same for 7 other houses whose back fence is smashed with an HOA fence which will drop our 8 property values. There is flooding along 8 back fences on Martha Ln. that border the Meadow to different degrees. Some have 1 ft of water in heavy rain and others have small puddles by their back lawn or a pond behind their fence for 3 months in the spring. This continual water problem is a City problem that has lasted 19+ years for the first owners here. The Cornerstone Deed was Platted by my husband for me. Their property line does not come to any of the 8 houses property lines and DCAD (which is inaccurate shows 3.7 ft behind myself). It is not fair for them to cross their property line to our fences. I have never heard of an HOA Fence that close to other fences. I am concerned all the trees will be cut down except for the lucky bunch. I am sorry for the loss of wildlife and Suburbia. I believe Cornerstone Church and Skorburg are breaking the Suburban Law, Nuisance Law, Sec. 82-32- Flood Hazard Areas, Sec.46-31-Abutting property owners, Sec. 77-502 Adequate Stormwater Drainage, We cared

for the trees on our property line 10+ years so we could claim Prescriptive Easement of trees growing over the property line. But I would rather like to apply to the City Council of Rowlett for a Variance for my Back Fence to go around my trees. The Tree between my next door neighbor and myself has a Survey Pin marking the boundary between our properties. That makes it a Boundary Marker and it is protected under Texas State Law. You are free to view my husband's boundary drawing of Cornerstone Church's Deed. Thank you for your time.

Dennis O'Riley,
3810 Hidden Valley Circle

Mayor and members of the council, My observations and comments on the proposal are as follows:

- The proposed development is inconsistent with the surrounding area and the City of Rowlett's Comprehensive Plan. The number of waivers is also significant. Those most concerning are the street right-of-way, front entry garages and lot size. Yes, the developer has proposed variations of lot sizes but they are still well below the current zoning and the Comprehensive Plan expectations.
- Given the size of the lots and homes, the resulting number of homes with front entry garages will create a tunnel vision effect when looking down the street. When cars are parked on the street, the tunnel look will be even more apparent and less appealing.
- The developer has revised their plan several times over the past 9 months, I see no reason they cannot continue to sharpen their pencils. As I see it, the best part of this development is that it will be mostly hidden by a cemetery and church, if the church is built.
- Lower density development can be constructed on this site, be more consistent with Rowlett's Comprehensive Plan, and still be economically feasible. Given the proximity to Interstate 30, high value homes in a gated community would fit well here, since they would be hidden by the cemetery and church.
- As others have mention rezoning the property without a public hearing to revise the comprehensive plan would be illegal. I urge the council to research this further. For these reasons, I am opposed to the proposal. Thank you for your attention and due diligence on this matter.

D. Michael & Cindy Milwee

This email is to show support in Lakeshore Village. We reside at 3810 Catalina Street. Thank you.

Sheryl Brown
8401Martha Ln

I live adjacent to the proposed project. I strongly oppose the rezoning that increases density and deviates from the City's development plan and goals. The property is currently zoned SF10 Like the Cambridge Meadows and the other neighboring homes. We should not allow developers to manipulate our plan for profit. The property should be developed as SF10 following the current zoning with the cities setback regulations. The land owner and the developer should both follow our community standards. Please vote no and finally give a clear mandate to both Skorburg and the land owner that they must develop the property as planned and designated by the city. Set a clear expectation that they cannot simply keep returning with the same fundamental proposal which has continuously ignored the zoning requirement for sake of profit. Please put us, the city first. The large change in the planning and zoning commission, and the lack of access to the last meeting is the only reason this has received a positive recommendation by

the board. They lack history and Context. The Church and Skorburg have routinely stacked meetings with calls from outside our community and from people who directly benefit from the sale. I understand the church seeks to monetize an asset so realize a plan to build a new church. That plan needs to include a development that respects the community and follows the guidelines put in place for city development and city plan. The council has told both parties before to return with a proper plan. Finally tell them that the plan must follow the SF10 rules. Thank you and please vote no!

Amy C. Koch
3314 Scott Dr

I support the rezoning from SF10 to SF5 for Lakeshore Village.

Melinda Bernal

I am opposed to the rezoning of the property. I oppose changing/rezoning the properties from (SF-10) to (SF-5).

Motion by Mayor Pro Tem Grubisich, seconded by Councilmember Margolis, to rezone the subject property from Single-Family Residential (SF-10) District and Limited Office (O-1) District to Planned Development (PD) District for Single-Family Residential (SF-5) Uses as presented with the following conditions:

1. That the open space amenities as shown on the landscaping plan shall be provided in the general location and specific quantities as depicted with the following exceptions:
 - a. Further landscape and hardscape treatments be utilized along the southern entryway to the community to meet the intent of the secondary entryway requirement.
 - b. The narrow corridor of open space between the existing cemetery and Lot 30, Block B be either increased or the developer have the latitude to move Lot 30, Block B as long as the open space does not decrease.
2. That the Tree Survey/Preservation Plan show the tree masses in the open spaces as preserved.

Councilmember Brown made a friendly amendment to require the 8 foot board on board wood fence. This amendment was accepted by both Mayor Pro Tem Grubisich and Councilmember Margolis. The motion passed with a unanimous vote of those members present. This item was approved as ORD-008-21.

- 8B.** Conduct a public hearing and take action on an ordinance regarding a request by Connie B. Cooper, on behalf of Bayside Land Partners, property owner, for the following: 1) Rezone approximately 2.083 acres from Form-Based New Neighborhood (FB-NN) District to Form-Based Urban Neighborhood (FB-UN) District; 2) Approve a Special Use Permit (SUP) for multi-family dwellings on approximately 1.6 acres on property zoned Form-Based Urban Neighborhood (FB-UN) District; and 3) Approve an amendment to a Framework Plan for townhomes, single-family uses and mixed-use buildings. These tracts, totaling 22.045 acres, are located at 1950, 2005, 2009 and 2013 Sunset Boulevard, in the City of Rowlett, Dallas County, Texas.

Ms. Mauladad presented the information for this item. Connie Cooper – applicant, provided additional information. The public hearing opened and closed with no speakers or comments.

- 1) Approval of the request to rezone the three parcels of approximately 2.083 acres from Form-Based New Neighborhood (FB-NN) District to Form-Based Urban Neighborhood (FB-UN) District.

Motion by Councilmember Sherrill, seconded by Deputy Mayor Pro Tem Bell, to approve the item as presented. The motion passed with a unanimous vote of those members present. This item was approved as ORD-009-21.

- 2) Approve a Special Use Permit (SUP) for multi-family dwellings on approximately 1.6 acres on property zoned Form-Based Urban Neighborhood (FB-UN) District.

Motion by Councilmember Margolis to approve the item as presented. Mayor Dana-Bashian requested a friendly amendment to require that retail square footage be a minimum of 6,000 square feet. Councilmember Margolis accepted this amendment, which was seconded by Councilmember Brown. The motion passed with a unanimous vote of those members present. This item was approved as ORD-010-21.

- 3) Approve the amended Framework Plan to allow for townhomes, single-family uses and mixed-use buildings and associated variations, except for allowing the maximum square footage of the Casita product to be 50% 2,100 square feet and 50% to be 2,400 square feet as requested by the applicant.

Motion by Mayor Pro Tem Grubisich, seconded by Councilmember Sherrill, to approve the item as presented. The motion passed with a unanimous vote of those members present. This item was approved as ORD-011-21.

- 8C. Consider action to approve an ordinance amending the Code of Ordinances to adopt comprehensive regulations for the discharge of industrial wastes into the sanitary sewer system.

Mr. Enna provided the information for this item.

Motion by Councilmember Margolis, seconded by Deputy Mayor Pro Tem Bell, to approve the item as presented. The motion passed with a unanimous vote of those members present. This item was approved as ORD-012-21.

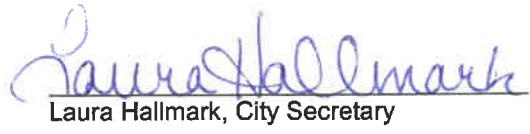
TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS

There was no action taken.

9. ADJOURNMENT

The meeting adjourned at 10:17 p.m.


Tammy Dana-Bashian, Mayor


Laura Hallmark, City Secretary

Approved on: March 16, 2021

