



**SMALL AREA PLANNING JOINT COMMITTEE  
MONDAY, SEPTEMBER 21, 2020  
10:00 AM  
VIA VIDEOCONFERENCING**

***DRAFT MINUTES***

**COMMITTEE MEMBERS IN ATTENDANCE:**

Claire Hempel	(Planning Commission)
James Shieh, Chair	(Planning Commission)
Jeffrey Thompson	(Planning Commission)
Ana Aguirre	(Zoning and Platting Commission)
David King, Vice-Chair	(Zoning and Platting Commission)
Ellen Ray	(Zoning and Platting Commission)

**Public in Attendance**

Jim Schissler

**Staff Present**

Jeff Engstrom — PAZ  
Robert Anderson – DSD  
Hank Marley – DSD

**CALL TO ORDER**

*Chair Shieh called the meeting to order at 10:02 AM*

**1. APPROVAL OF MINUTES**

- a. Approval of minutes from the August 12, 2020 regular Small Area Planning Joint Committee meeting.

*Commissioner Hempel moved approval of the minutes from the August 12, 2020 meeting of the Small Area Planning Joint Committee with a second by Commissioner Aguirre. Approved on a 6-0 vote.*

**2. OLD BUSINESS**

- a. **SP-2019-0328C – 1010 Clermont** — The applicant is requesting a variance from § 25-2-735(D) Waterfront Overlay Festival Beach Subdistrict Regulations, which limits the impervious coverage of a site area not included in a primary or secondary waterfront overlay setback at 40% impervious coverage. The existing development is currently at 81.3% impervious coverage, and the proposed development would reduce the impervious coverage to 69.1%. (Discussion and/or Possible Action)

*Motion by Aguirre, seconded by Hempel, to recommend approval of the requested variance, including the recommendations of the Environmental Commission listed below and considering the notations of the Board of Adjustment regarding reduced parking. Approved on a 6-0 vote (with Howard absent).*

*1. Provide water quality treatment with the proposed project such that the proposed development pollutant load will be lower than the existing conditions pollutant load. A rain garden will be constructed to provide treatment for the runoff from the building and porous pavement will be constructed to provide treatment for the runoff from the parking lot and the onsite sidewalks.*

*2. Provide specific window glazing on the office building to reduce potential of bird strikes.*

*3. All trees planted on site will be tree species native to central Texas.*

### **3. NEW BUSINESS**

- b. None

### **4. PUBLIC HEARINGS**

- a. None

### **5. STAFF BRIEFINGS**

- a. None

### **FUTURE AGENDA ITEMS**

*Commissioner Aguirre moved that staff provide an update to the Committee regarding the status of impervious coverage for parcels in the Waterfront Overlay district. Seconded by Commissioner King.*

### **ADJOURNMENT**

*Chair Shieh adjourned the meeting to order at 10:40 AM.*