



**SMALL AREA PLANNING JOINT COMMITTEE  
WEDNESDAY, FEBRUARY 9, 2022  
11:30 AM  
PERMITTING AND DEVELOPMENT CENTER, ROOM 1401 and 1402  
6310 WILHELMINA DELCO DRIVE**

Some members of the Small Area Plan Joint Committee may be participating by video conference. Public comment will be allowed in-person or remotely by telephone. Speakers may only register to speak on an item once, either in-person or remotely, and will be allowed up to three minutes to provide their comments. Registration no later than noon the day before the meeting is required for remote participation. To register, call or email the board liaison at 512-978-1725 or [susan.watkins@austintexas.gov](mailto:susan.watkins@austintexas.gov).

**SPECIAL CALLED MEETING**

**CURRENT COMMITTEE MEMBERS:**

|                        |                                  |
|------------------------|----------------------------------|
| Patrick Howard         | (Planning Commission)            |
| Jennifer Mushtaler     | (Planning Commission)            |
| James Shieh, Chair     | (Planning Commission)            |
| Jeffrey Thompson       | (Planning Commission)            |
| Cesar Acosta           | (Zoning and Platting Commission) |
| David King, Vice-Chair | (Zoning and Platting Commission) |
| Betsy Greenberg        | (Zoning and Platting Commission) |

| Members in Attendance   | Members Absent     | Staff in Attendance                            |
|---|--------------------|--|
| Patrick Howard<br>James Shieh, Chair<br>Jeffrey Thompson<br>Cesar Acosta<br>David King, Vice-Chair<br>Betsy Greenberg | Jennifer Mushtaler | Mark Walters<br>Susan Watkins<br>Wendy Rhoades |

**Applicants in Attendance**

Leah Bojo, Drenner Group  
Anaiah Johnson, Drenner Group

**MINUTES**

**CALL TO ORDER**

*Chair Shieh called the meeting to order at 11:33 am with 5 members present. Commissioner Acosta joined the meeting at 11:40 am. Commissioner Howard left the meeting at 12:09 pm.*

## **CITIZEN COMMUNICATION: GENERAL**

The first three speakers who register to speak no later than noon the day before the meeting will be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

*No speakers signed up to speak.*

### **1. APPROVAL OF MINUTES**

- a. Approval of minutes from the December 8, 2021, Small Area Planning Joint Committee meeting.

*Approval of the December 8, 2021, minutes was postponed to a future meeting due to a revision.*

### **2. OLD BUSINESS**

None

### **3. NEW BUSINESS**

- a. **200 S. Congress - Rezoning in Waterfront Overlay (C14-99-0069.01).** The Applicant is proposing amendments to the current Planned Development Agreement (PDA) site development standards. The Committee will review the proposed rezoning request in the South Shore subdistrict of the Waterfront Overlay. (Discussion and/or Possible Action)

*Wendy Rhoades briefed the committee. Leah Bojo spoke on behalf of the applicant and discussion occurred.*

*Vote to close the public hearing: On Commissioner Greenberg's motion, Commissioner Thompson's second, the SAPJC voted to close the public hearing on a 5-0-0 vote with Commissioners Howard and Mushtaler absent.*

*On Commissioner Greenburg's motion, Commissioner Thompson's second, the SAPJC voted to recommend to the Planning Commission that they accept staff's recommendation with the additions outlined below. The motion passed on a 5-0-0 vote with Commissioners Howard and Mushtaler absent.*

#### *Recommended Additions:*

- 1) Prohibit drive-through use*
- 2) Require ADA access from South Congress Avenue*
- 3) Explore public access through the site to the hike-and-bike trail beyond business hours*
- 4) Reduce impervious cover on the site*

- b. **The Austin Public Safety Wellness Center, 517 South Pleasant Valley Road (SP-2021-0240D)** The committee will review a site plan for 517 South Pleasant Valley Road, the Austin Public Safety Wellness Center, for the repaving and restriping of the parking lot and for repaving concrete sidewalks. City of Austin Program Manager, Mark Northcutt (512-974-3972). Engineer, Brittany Johs-Gori, PE, BGE, Inc. (512-879-0406). (Discussion and Possible Action)

*Vote to close the Public Hearing: On Commissioner Greenberg's motion, Commissioner Thompson's second, the SAPJC closed the public hearing on a 5-0-0 vote with Commissioners Howard and Mushtaler absent.*

*On Commissioner Thompson's motion, Commissioner Acosta's second, the committee voted to deny the site plan request, but support ADA improvements, restore the parking lot to a natural state, and add TDM oversight to overall Austin Public Safety Wellness Center site. The motion passed on a 5-0-0 vote, with Commissioners Howard and Mushtaler absent.*

- c. **South Central Waterfront Plan.** The committee will discuss a possible recommendation regarding the South Central Waterfront Plan (discussion and/or possible action).

*Discussion was held regarding the South Central Waterfront Plan. The SAPJC directed staff to provide them with the goals of each subdistrict and the projects approved in each one for the past five years. The committee will then discuss performance and a recommendation for the area at a future meeting.*

#### **4. PUBLIC HEARINGS**

- a. None

#### **5. STAFF BRIEFINGS**

- a. None

#### **FUTURE AGENDA ITEMS**

#### **ADJOURNMENT**

**Chair Shieh adjourned the meeting at 1:04 pm.**

**The minutes were approved at the April 13, 2022, meeting on Commissioner King's motion, Commissioner Thompson's second, on a 6-0-0 vote.**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call Susan Watkins at the Housing and Planning Department, at **(512-978-1725 or [susan.watkins@austintexas.gov](mailto:susan.watkins@austintexas.gov))**, for additional information; TTY users route through Relay Texas at 711.

For more information on the Small Area Planning Joint Committee, please contact Susan Watkins at the Housing and Planning Department, at **(512-978-1725 or [susan.watkins@austintexas.gov](mailto:susan.watkins@austintexas.gov))**.