



**SOUTH-CENTRAL WATERFRONT ADVISORY BOARD
SPECIAL CALLED MEETING MINUTES
MONDAY, APRIL 1, 2024 AT 6:00PM**

The South Central Waterfront Advisory Board convened the Special Called Meeting at the Permitting and Development Center, Room 1405, 6310 Wilhelmina Delco Dr, Austin, TX 78752 in a hybrid format.

BOARD MEMBERS IN ATTENDANCE:

Jim Stephenson, *Chair*
Felicity Maxwell, *Vice Chair*
David Sullivan, *Board Member*
Ryan Puzycki, *Board Member*

BOARD MEMBERS IN ATTENDANCE REMOTELY:

Julia Woods, *Board Member*
Isaac Cohen, *Board Member*
Hopie Martinez, *Ex Officio (Financial Services - Real Estate)*
Rebecca Edwards, *Ex Officio (Housing)*
Matiur Rahman, *Ex Officio (Transportation)*

CALL TO ORDER

Chair J. Stephenson called the Meeting to order at 6:05 pm.

PUBLIC COMMUNICATION: GENERAL

The first 10 speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

Bobby Levinski from Save Our Springs Alliance shared general comments and recommendations regarding the South Central Waterfront Combining District and Density Bonus Plan.

APPROVAL OF MINUTES

1. Approve the minutes of the South-Central Waterfront Advisory Board (SCWAB) Regular Meeting of the March 18, 2024
 - a. The motion to approve the minutes was made by *Board Member D. Sullivan* and seconded by *Vice Chair F. Maxwell* and passed by a vote of (6-0). Board Member Bazan was absent.

DISCUSSION

2. Discussion on staff presentation on South Central Waterfront (SCW) Combining District and Density Bonus Program Draft dated March 27, 2024 by [April Geruso](#) of the City of Austin Planning Department.
 - a. April Geruso of the Planning Department presented to the Board a summary of staff's revised SCW Combining District and Density Bonus Program dated April 1, 2024. No action was taken.

DISCUSSION AND ACTION

3. Discussion and action to recommend amendments to the proposed South Central Waterfront Combining District & Density Bonus Program.
 - o A base motion was made by Vice Chair F. Maxwell and seconded by Board Member D. Sullivan to adopt April 1, 2024 version of staff's proposed South Central Waterfront Combining District & Density Bonus Program. Motion was passed by vote of 6-0 with Board Member Bazan absent.

Amendments

a. Recommendation 1 – A motion was made by Vice *Chair F. Maxwell* and seconded by *Board Member D. Sullivan* to amend staff's proposal to refine criteria regarding above-ground, structured parking to align with the Urban Design Guidelines on parking facades and to accommodate practical code and layout concerns. The motion was approved on a vote of 6-0 with *Board Members S. Bazan and C. Ladner* absent.

Recommendation 2 – A motion was made by *Chair J. Stephenson* and seconded by *Board Member D. Sullivan* to amend staff's proposal to include publicly visible oversight by SCWAB as a program requirement. Motion passed on a vote of 6-0 with *Board Members S. Bazan and C. Ladner* absent.

Recommendation 3 – A motion was made *Chair J. Stephenson* and seconded by *Board Member D. Sullivan* to amend staff's proposal to expand the list of community benefits to include increased green building ratings and green roof community benefits to align with the environmental stewardship goals in the SCW Vision Plan. The motion failed on a vote of 3-2 with *Board Member I. Cohen abstaining and Board Members S. Bazan and C. Ladner* absent.

Recommendation 4 – A motion was made by *Board Member I. Cohen* and seconded by *Vice Chair F. Maxwell* to amend fee schedule and density bonuses in staff's proposal to provide "stackable bonuses" or "value multipliers" to incentivize large, unique, or desirable permanent community benefits. The motion passed on a vote of 6-0. *Board Members S. Bazan and C. Ladner* absent.

Recommendation 5 – A motion was made by *Chair J. Stephenson* and seconded by *Board Member D. Sullivan* to amend staff's proposal include four key open spaces included in SCW Vision Plan and require approved Planned Unit Developments and Planned Development Area agreements seeking to opt-in to SCW Combining District and Density Bonus Plan satisfy

negotiated obligations to these open spaces. The motion failed on a vote of 4-2 with *Board Members S. Bazan and C. Ladner* absent.

Recommendation 6 – A motion was made by *Chair J. Stephenson* and seconded by *Board Member D. Sullivan* to amend staff's proposal to provide a more robust affordable housing toolkit envisioned by the Vision Plan to drive an increased number of affordable housing units within and in close proximity to the district. This motion was tabled and then withdrawn.

A substitute motion was made by *Board Member D. Sullivan* and seconded by *Board Member R. Puzycki* to recommend Austin City Council pursue efforts that increase the number of affordable units within and in close proximity to the South Central Waterfront District. The motion passed on a vote of 6-0 with *Board Members S. Bazan and C. Ladner* absent.

Recommendation 7 – A motion was made by *Board Member R. Puzycki* and seconded by *Vice Chair F. Maxwell* to amend staff's proposal to amend boundaries of the South Central Waterfront Housing Fee Spending Area to be within 15-minute walk of high frequency mass transit lines. The motion passed on a vote of 6-0 with *Board Members S. Bazan and C. Ladner* absent.

Recommendation 8 – A motion was made by *Board Member R. Puzycki* and seconded by *Vice Chair F. Maxwell* to amend staff's proposal to prioritize the purchase existing housing units with the fees-in-lieu in Housing Trust Fund collected within SCW to expedite affordability within the district. The motion passed on a vote 6-0 with *Board Members S. Bazan and C. Ladner* absent.

Recommendation 9 – A motion was made by *Chair J. Stephenson* and seconded by *Board Member D. Sullivan* to amend staff's proposed Subdistrict Floor-to-Area (FAR) / Height Map to align with the SCW Vision Framework Plan's intent to buffer existing residential and low-density neighborhoods from high density development. The motion failed in a vote of 3-3 with *Board Members S. Bazan and C. Ladner* absent.

Recommendation 10 – A motion was made by *Board Member R. Puzycki* and seconded by *Vice Chair F. Maxwell* to amend staff's proposed South Central Waterfront Combining Plan and Density Bonus Program to remove or exclude height limits. The motion failed in a vote of 2-4 with *Board Members S. Bazan and C. Ladner* absent.

Board Member D. Sullivan made a motion seconded by Board Member R. Puzycki to approve the base motion as amended. Motion was passed by vote of 6-0 with Board Member Bazan absent.

FUTURE AGENDA ITEMS

- At the Regular Meeting on April 15, 2024 for the Board must elect a Chair and Vice Chair.

ADJOURNMENT *Motion made by Vice Chair F. Maxwell and seconded by Board Member D. Sullivan to adjourn at 9:06pm. The motion passed on a vote of 6-0 with Board Members S. Bazan and C. Ladner absent*

DRAFT