



## ZONING & PLATTING COMMISSION AGENDA

**Tuesday, December 5, 2023**

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, December 5, 2023 at Austin City Hall, Council Chambers, Room 1001 301 W. Second Street, Austin, TX.

Some members of the Zoning and Platting Commission may be participating by videoconference. The meeting may be viewed online at: <http://www.austintexas.gov/page/watch-atxn-live>

[Scott Boone](#)  
[Alejandra Flores](#)  
[William D. Floyd](#)  
[David Fouts](#)  
[Kendra Garrett](#)  
[Betsy Greenberg](#) - Vice-Chair

[Ryan Johnson](#) - Parliamentarian  
[Hank Smith](#) – Chair  
[Lonny Stern](#)  
[Carrie Thompson](#) - Secretary  
1 Vacancy

### **EXECUTIVE SESSION (No public discussion)**

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney. Private Consultation with Attorney – Section 551.071

### **PUBLIC COMMUNICATION**

The first four (4) speakers signed up prior to the speaker registration deadline will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

### **APPROVAL OF MINUTES**

1. Approval of minutes from October 17, 2023 and November 21, 2023

Attorney: Steven Maddoux, 512-974-6080  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

## PUBLIC HEARINGS

- 2. Rezoning:** [C14-2023-0005 - Champions Commercial – Tract 4; District 10](#)  
Location: 6025 N. Capital of Texas Highway, Lake Austin, Bull Creek Watersheds  
Owner/Applicant: East VH 2222, LLC (Vinod Nagi, President)  
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)  
Request: GR-CO to GR-CO, to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Planning Department
- 3. Rezoning:** [C14-2023-0112.SH - The Ridge Apartments; District 1](#)  
Location: 8601, 8609, 8613 FM 969, Walnut Creek and Elm Creek Watersheds  
Owner/Applicant: 3423 Investments LLC and MF Austin Ridge, LLC  
Agent: Monte F. James (James Monte)  
Request: DR and SF-3 to MF-4  
Staff Rec.: **Recommended**  
Staff: Jonathan Tomko, 512-974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)  
Planning Department
- 4. Conditional Use Permit:** [SP-2023-0008C - Goodnight Ranch Self Storage](#)  
Location: 6726 Stockman Drive, Onion Creek  
Owner/Applicant: Kaatz Rine Lee, Austin Goodnight Ranch LP  
Agent: Al Carroll, Tri-Tech Engineering LP  
Request: Conditional Use Permit for a Convenience Storage Facility in the Neighborhood Mixed Use area of the Goodnight Ranch PUD  
Staff Rec.: **Recommended**  
Staff: Randall Rouda, 512-974-3338, [randall.rouda@austintexas.gov](mailto:randall.rouda@austintexas.gov)  
Development Services Department

**5. Environmental [SP-2021-0384C.SH - Northwind Apartments; District 1](#)**

**Variance:**

Location: 11216 Cameron Rd, Walnut Creek  
Owner/Applicant: Jeff Kittle (Jeff Kittle Group)  
Agent: Steve Craver (Jeff Kittle Group)  
Request: Vary from LDC 25-8-341 to allow cut to 12 feet;  
Vary from LDC 25-8-342 to allow fill to 17 feet;  
Vary from LDC 25-8-261 to allow a driveway in a Critical Water Quality Zone.

Staff Rec.: Recommended by staff; recommended by Environmental Commission, with conditions:  
**STAFF CONDITIONS**  
The applicant will provide enhanced permanent erosion control, via buried grade controls in the channel, to stabilize the channel and discourage further incising. The Critical Water Quality Zone crossing will use open bottom culverts. Revegetation on slopes will be with native seeding and planting mix, per Standard Specification 609S.5. This mix includes a native grass mix, wildflowers, and trees and shrubs.  
**ENVIRONMENTAL COMMISSION CONDITIONS**  
Work with City staff to establish a management plan for the natural areas which include no mow zones or grow zones. Secure all dumpsters to reduce waste in the streambed and across the property. Consider a food forest and community garden space and pollinator gardens. Utilize dark skies lighting best practices for multifamily housing. Install EV charging stations or at minimum, install conduits for EV charging. Applicant will gain staff approval for riparian restoration plan which includes criteria for plant survival rate.

Staff: Pamela Abee-Taulli, 512-974-1879, [pamela.abee-taulli@austintexas.gov](mailto:pamela.abee-taulli@austintexas.gov)  
Chris Sapuppo, 512-978-4665, [chris.sapuppo@austintexas.gov](mailto:chris.sapuppo@austintexas.gov)  
Development Services Department

**ITEMS FROM THE COMMISSION**

6. Discussion and possible action adopting a rule allowing registered speaker donation of time. (Sponsors Chair Smith and Vice-Chair Greenberg)

**FUTURE AGENDA ITEMS**

Attorney: Steven Maddoux, 512-974-6080  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

*Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.*

## **COMMITTEE REPORTS**

Codes and Ordinances Joint Committee  
(Commissioners: Flores, Stern and Greenberg)

Comprehensive Plan Joint Committee  
(Commissioners: Fouts, Smith and Thompson)

Small Area Planning Joint Committee  
(Commissioners: Flores, Floyd and Johnson)

## **ADJOURNMENT**

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 before the meeting date. Please call Andrew Rivera at the Planning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

## SPEAKER REGISTRATION

All participants wishing to address the commission must register to speak. Public participation is available by teleconference or in-person.

### Teleconference Registration

Registration for participation by teleconference closes on **Tuesday, December 5, 2023 at 2 PM**. Teleconference code and additional information to be provided after the closing of teleconference registration.

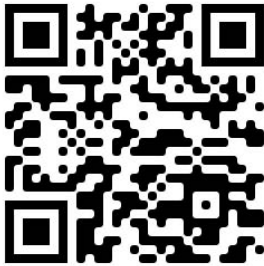
### In-Person Registration

While it's encouraged for attendees to register in advance, in-person registration ends at **6 PM** on the day of the meeting. In-person speakers can register by scanning the QR code provided in Council chambers using their mobile devices. Additionally, public-use mobile devices will be available at the meeting for speaker registration.

**Click on link below or scan the QR code and submit the form to register to speak.**

**Speakers should submit a separate registration form for each item of interest.**

<https://forms.office.com/g/90fSJ07xY9>



---

Please contact Andrew Rivera, Commission Liaison, for questions regarding speaker registration at [Andrew.rivera@austintexas.gov](mailto:Andrew.rivera@austintexas.gov) or by phone 512-974-6508.

Presentations and handouts are requested to be e-mailed to Commission Liaison Andrew Rivera at [Andrew.rivera@austintexas.gov](mailto:Andrew.rivera@austintexas.gov) by 1:00 PM day of the meeting.

**PARKING & VALIDATION**

Parking is available at the City Hall parking garage and is free with validation.

**Speakers Testimony Time Allocation**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Applicant / Agent</b>	1	6 min. and 3min. Rebuttal
<b>Primary Speaker Opposed</b>	1	6 min.
<b>All other Speakers</b>	Unlimited	3 min.

**Zoning and Platting Commission 2023 Meeting Schedule**

Unless otherwise noted the commission will convene at 6:00 PM, Austin City Hall

January 3,2023	August 15,2023
January 17,2023	September 5,2023
February 7,2023	September 19,2023
February 21,2023	October 3,2023
March 7,2023	October 17,2023
March 21,2023	November 14, 2023 , 5 PM Consent Agenda
April 4,2023	November 21,2023
April 18,2023	December 5,2023
May 2,2023	December 19,2023
May 16,2023	
June 6,2023	
June 20,2023	
July 11, 2023 , 5 PM, Consent Agenda	
July 18,2023	
August 1,2023	