



**Regular Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, December 5, 2023**

**The Zoning & Platting Commission convened in a meeting on Tuesday, December 5, 2023**

**@ <http://www.austintexas.gov/page/watch-atxn-live>**

**Chair Smith called the Commission Meeting to order at 6:01 p.m.**

**Commission Members in Attendance:**

**Scott Boone  
Betsy Greenberg – Vice-Chair  
Alejandra Flores  
William D. Floyd  
Dave Fouts  
Kendra Garrett  
Hank Smith – Chair  
Lonny Stern  
Carrie Thompson - Secretary**

**Absent**

**Ryan Johnson - Parliamentarian**

**1 Vacancy**

**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**

Motion to approve minutes of October 17, 2023 and November 21, 2023 was approved on the consent agenda on the motion by Vice-Chair Greenberg seconded by Commissioner Floyd on a vote of 9-0. Commissioner Johnson absent. One vacancy on the dais.

## 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: RR and GR-CO to RR-CO and 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

Public Hearing closed.

Motion to grant Staff's recommendation of RR-CO and GR-CO, to change a condition of zoning combining district zoning for C14-2023-0005 - Champions Commercial – Tract 4 located at 6025 N. Capital of Texas Highway was approved on the consent agenda on the motion by Vice-Chair Greenberg seconded by Commissioner Floyd on a vote of 9-0. Commissioner Johnson absent. One vacancy on the dais.

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

Public Hearing closed.

Motion to grant Staff's recommendation of MF-4 district zoning for C14-2023-0112.SH - The Ridge Apartments located at 8601, 8609, 8613 FM 969 was approved on the consent agenda on the motion by Vice-Chair Greenberg seconded by Commissioner Floyd on a vote of 9-0. Commissioner Johnson absent. One vacancy on the dais.

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

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2023-0008C - Goodnight Ranch Self Storage located at 6726 Stockman Drive was approved on the consent agenda on the motion by Vice-Chair Greenberg seconded by Commissioner Floyd on a vote of 9-0. Commissioner Johnson absent. One vacancy on the dais.

**5. Environmental Variance:**

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

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 lant survival rate.  
Staff: Pamela Abee-Taulli, 512-974-1879, pamelaaabee-taulli@austintexas.gov  
Chris Sapuppo, 512-978-4665, chris.sapuppo@austintexas.gov  
Development Services Department

Public Hearing closed.

**Motion to grant Staff and Environmental Commission recommendation for SP-2021-0384C.SH -**

**Northwind Apartments located at 11216 Cameron Rd was approved on the consent agenda on the motion by Vice-Chair Greenberg seconded by Commissioner Floyd on a vote of 9-0. Commissioner Johnson absent. One vacancy on the dais.**

## **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)

Motion to adopting a rule allowing registered speaker donation of time was approved on the consent agenda on the motion by Vice-Chair Greenberg seconded by Commissioner Floyd on a vote of 9-0. Commissioner Johnson absent. One vacancy on the dais.

## **FUTURE AGENDA ITEMS**

*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)

No report provided.

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

No report provided.

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

No report provided.

**Chair Smith adjourned the meeting without objection on Tuesday, December 5, 2023 at 6:11 p.m.**

Minutes approve on December 19, 2023 on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 8-0. Commissioner Boone and Stern absent. One vacancy on the dais.

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 Housing and Planning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.