

What is the Timeline for the Austin Oaks PUD Application?

Last Update: 5/26/15

Current State, based on 5/20/15 conversation with the Austin Oaks Case Manager, Tori Haase

- Applicant is working on final submissions in response to the 10/3/14 report from City Staff
- City Staff is reviewing submissions made thus far, awaiting Traffic Impact Analysis and several other comment responses; expects several weeks of additional review time

Meeting Schedules in the Timeline, per Austin Oaks Case Manager

- Next Environmental Board meeting: 6/17/15; Staff unlikely to have completed its review by then.
- Next ZAP meeting 6/16/15. Expecting a status report from City Staff and the Applicant. No decision can be made at this time, since Environmental Board has not yet considered it. Also, it is unlikely staff will be finished with their review by this date. Action can include things like setting a date for a ZAP hearing or agreeing to an extension of deadlines.
- New Boards and Commissions take their posts 7/1/15
- Environmental Board will use July meetings for training; first meeting with zoning cases 8/5/15
- Earliest that ZAP could address this case is 8/18/15, assuming Staff review is complete and Environmental Board review is complete by then, and there are no open items for the applicant.
- In general, there is a 2-4 week period between ZAP decision and City Council consideration, to establish clear language in the ordinance that applies.

Background Information

These groups review rezoning applications, in this order:

- City Staff in the Planning and Zoning Department – staff here and in other parts of the City review in their areas of specialty. Staff makes a recommendation to approve or deny, or it asks for additional information from the applicant. When all questions and requests are cleared and a staff report is released, the case moves to ZAP. (It can also go to ZAP if the code-mandated deadline has expired and all extensions have expired (or no extensions were requested).)
The Case Manager is a Planning and Zoning staff member who is the main point of contact on a given case. Victoria Haase is the case manager for the Austin Oaks PUD; her email: Tori.Haase@austintexas.gov
- Environmental Board – reviews (in a public hearing) and make recommendations to ZAP and to City Council. The Board generally focuses on water quality, storm runoff, flood control, and critical environmental features of the property.
- Zoning and Platting Commission (ZAP) – *(because this part of the City has no Neighborhood Plan, this Commission reviews, rather than the Planning Commission) –*

holds a public hearing and approves or denies the request based on City zoning standards, using recommendations of City Staff, Environmental Board, and input gathered during public hearings.

- City Council – conducts 3 readings of the ordinance created for the case (in public hearings), using recommendations of ZAP, City Staff, and input gathered during public hearings; approves or denies. If ZAP denies the zoning request, it takes a supermajority of City Council (9 votes) to approve it.

During the review process, extensions may be granted by the Zoning boards and commissions, based on circumstances. One extension each is allowed to City Staff, the developer, and the neighborhood, if circumstances are deemed appropriate. At this point, the City Staff was granted an extension in December 2014 to allow for additional review time. No others have yet been requested.