

PLANNING COMMISSION AGENDA

Tuesday, February 8, 2022

The Planning Commission will convene at 6:00 PM on Tuesday, February 8, 2022 at Austin City Hall, Council Chambers, Room 1001 301 W. Second Street, Austin, TX.

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

<u>Awais Azhar</u> Joao Paulo Connolly <u>Grayson Cox</u> <u>Yvette Flores – Secretary</u> <u>Claire Hempel – Vice-Chair</u> <u>Patrick Howard</u> Jennifer Mushtaler Solveij Rosa Praxis Carmen Llanes Pulido Robert Schneider Todd Shaw – Chair James Shieh – Parliamentarian Jeffrey Thompson

Ex-Officio Members

<u>Arati Singh</u> – AISD Board of Trustees <u>Jessica Cohen</u> – Chair of Board of Adjustment <u>Spencer Cronk</u> - City Manager <u>Richard Mendoza</u> - Director of Public Works

EXECUTIVE SESSION (No public discussion)

The Planning 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

Attorney: Steven Maddoux, 512-974-6080 Commission Liaison: <u>Andrew Rivera</u>, 512-974-6508

CITIZEN COMMUNICATION

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

A. APPROVAL OF MINUTES

1. Approve the minutes of January 25, 2022.

B. PUBLIC HEARINGS

1.	Rezoning: C14-2021-0166 - South Congress Avenue Residences; District 2				
	Location:	6424 South Congress Avenue, Williamson Creek Watershed; South Congress			
		Combined (Sweetbriar) NP Area			
	Owner/Applicant:	Calixto Jesus Cobos			
	Agent:	Alice Glasco Consulting (Alice Glasco)			
	Request:	GR-MU-CO-NP to GR-MU-V-NP			
Staff Rec.: Recommendation of GR-MU-V-CO-NP		Recommendation of GR-MU-V-CO-NP			
	Staff:	Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov			
		Housing and Planning Department			
2.	Rezoning:	<u>C14-2021-0174 - 815 W. 11th Street; District 9</u>			
	Location:	815 West 11th Street, Shoal Creek Watershed; Downtown Austin Plan			
	Owner/Applicant:	BSF Land Ventures LLC (Steven Bell, Ben Snyder, and Kevin Fleming)			
	Agent:	Drenner Group, PC (Leah M. Bojo)			
	Request:	LO to DMU-CO			
Staff Rec.: Recommended		Recommended			
	Staff:	Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov			
		Housing and Planning Department			
3.	Plan Amendment:	<u>NPA-2021-0009.01 - 1612 E. 7th Street; District 1</u>			
	Location:	1612 E. 7th Street, Lady Bird Lake Watershed; Central East Austin NP Area and			
		Plaza Saltillo TOD Station Area Plan			
	Owner/Applicant:	1610 JFH, LLC (John Hernandez)			
	Agent:	Drenner Group, PC (Dave Anderson)			
	Request:	To amend the Plaza Saltillo Transit Oriented Development (TOD) Station Area Plan			
		from Corridor Mixed Use (CMU) subdistrict (TOD-CMU) to Mixed Use (MU)			
		subdistrict (TOD-MU). The existing land use on the future land use map is Specific			
		Regulating District. There is no proposed change to the future land use map.			
	Staff Rec.:	Recommended			
	Staff:	Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov			
		Housing and Planning Department			

4. **Rezoning:**

Location:

Owner/Applicant: Agent: Request: Staff Rec.: Staff:

C14-2021-0132 - 1612 East 7th Street; District 1

1612 E. 7th Street, Lady Bird Lake Watershed; Central East Austin NP Area and Plaza Saltillo TOD Regulating Plan 1610 JFH, LLC (John Hernandez) Drenner Group, PC (Dave Anderson) TOD-NP to TOD-NP, to change a condition of zoning Recommended Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov Housing and Planning Department

305 S. Congress Avenue, Lady Bird Lake Watershed; Greater South River City

Plan Amendment: 5. Location:

Agent:

Staff:

Request:

Staff Rec.:

NPA-2019-0022.02 - 305. S. Congress PUD; District 9

305 S. Congress Avenue, Lady Bird Lake Watershed; Greater South River City Combined NP Area Richard T. Suttle Jr. (Trustee) Owner/Applicant: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.) Industry to Mixed Use land use Recommended Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Housing and Planning Department

Combined NP Area

Richard T. Suttle Jr. (Trustee)

Recommended, with conditions

Housing and Planning Department

Richard T. Suttle Jr. (Trustee)

Recommended

6. **Rezoning:**

Location:

Owner/Applicant: Agent: Request: Staff Rec.: Staff:

C14-78-189(RCT) - 305 S. Congress RC; District 9

Watershed; Greater South River City Combined NP Area

To terminate a previously recorded restrictive covenant.

Jerry Rusthoven, 512-974-3207, jerry.rusthoven@austintexas.gov

C814-89-0003.02 - 305 S. Congress PUD; District 9

Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)

PUD-NP to PUD-NP, to change conditions of zoning

Jerry Rusthoven, 512-974-3207, jerry.rusthoven@austintexas.gov

12.041 acres being a portion of 305 S. Congress Avenue, Lady Bird Lake

7. **Restrictive Covenant Termination (RCT):**

Location:

Owner/Applicant: Agent: Request: Staff Rec.: Staff:

Housing and Planning Department

Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)

8. **Plan Amendment:**

NPA-2019-0013.01 - Copeland South; District 9

909, 911, 915, 1001, 1003 S. 2nd St. and 604, 606 Copeland St.; Bouldin Creek NP Location: Area Owner/Applicant: SB George, LLC and Thomas Esparza, Jr. Agent: StoryBuilt (Mike Melson) Single Family to Mixed Use land use Request: **Recommendation Pending** Staff Rec.: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Staff: Housing and Planning Department **Applicant request for Indefinite Postonement.** Postponement **Request:**

Attorney: Steven Maddoux, 512-974-6080 Commission Liaison: Andrew Rivera, 512-974-6508

9.	Plan Amendment: Location: Owner/Applicant: Agent: Request: Staff Rec.: Staff:	 NPA-2021-0005.02 - Montopolis Multifamily; District 3 2601 Montopolis Drive, 6700 & 6800 E. Ben White Blvd SVRD WB, Carson Creek, Country Club Creek Watersheds; Montopolis NP Area Montopolis QO2B, LLC Thrower Design, LLC (Ron Thrower and Victoria Haase) Industry to Mixed Use land use Not Recommended Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Housing and Planning Department
	Postponement Request:	Postponement request by Neighborhood to February 22, 2022
10.	Plan Amendment:	<u>NPA-2018-0005.02.SH - Mary Vice Estates PUD Lot 27 Amendment #1; District</u> <u>3</u>
	Location:	6301 Circulo de Amistad, Carson Creek and Country Club East Watersheds; Montopolis NP Area
	Owner/Applicant:	Austin Habitat for Humanity, Inc. (Andy Alarcon)
	Agent:	Husch Blackwell LLP (Nikelle Meade)
	Request:	Commercial to Mixed Use land use
	Staff Rec.:	Pending
	Staff:	Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
		Housing and Planning Department
	Postponement Request:	Postponement request by Staff to March 8, 2022
11.	Rezoning:	C814-97-0002.01 - Mary Vice Estates PUD Lot 27 Amendment #1; District 3
	Location:	6301 Circulo de Amistad, Carson Creek and Country Club East Watersheds; Montopolis NP Area
	Owner/Applicant:	Austin Habitat for Humanity, Inc. (Andy Alarcon)
	Agent:	Husch Blackwell LLP (Stacey L Milazzo)
	Request:	PUD-NP to PUD-NP, to change a condition of zoning
	Staff Rec.:	Pending
	Staff:	Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
		Housing and Planning Department
	Postponement Request:	Postponement request by Staff to March 8, 2022
12.	Plan Amendment:	NPA-2021-0011.01 - MOD 53.5; District 4
12,	Location:	901, 903, 905 East 53rd 1/2 Street, Tannehill Branch Watershed; North Loop NP Area
	Owner/Applicant:	Timmermann Properties, North Loop Rentals, LP (Barth Timmermann)
	Agent:	Land Use Solutions (Michele Haussmann)
	Request:	Single Family to Mixed Use land use
	Staff Rec.:	Alternate Recommendation Multifamily Residential land use
	Staff:	Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
	Starr.	Housing and Planning Department

13. Rezoning:

C14-2021-0034 - MOD 53.5; District 4

Location:

Agent:

Staff:

Request:

Staff Rec.:

Owner/Applicant:

901, 903, 905 East 53rd 1/2 Street, Tannehill Branch Watershed; North Loop NP Area Timmermann Properties, North Loop Rentals, LP (Barth Timmermann) Land Use Solutions (Michele Haussmann) SF-3-NP to MF-2-CO-NP Recommended Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov Housing and Planning Department

Restrictive Covenant 14.

C14-02-0183(RCA) - 1118 Tillery Street; District 3

Amendment: Location:

1118 Tillery Street, Boggy Creek Watershed; Govalle-Johnston Terrace NP Area Theodore and Mary E. Lopez Drenner Group, PC (Leah M. Bojo) To amend a restrictive covenant Recommended Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov Housing and Planning Department

15. Plan Amendment:

Location:

Owner/Applicant: Agent: Request:

Staff Rec.: Staff:

16. Rezoning:

Location:

17. Plan Amendment:

Location:

Agent:

Staff:

Request:

Staff Rec.:

Owner/Applicant: Agent: Request: Staff Rec.: Staff:

Owner/Applicant:

NPA-2021-0005.01 - ALPHA .95; District 3

2404 Thrasher Lane, Carson Creek Watershed; Montopolis NP Area Alpha Builders Group, Inc. (Gino Shvetz) Husch Blackwell (Nikelle Meade) Commercial to Mixed Use land use, as amended Recommended Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov Housing and Planning Department

Attorney: Steven Maddoux, 512-974-6080 Commission Liaison: Andrew Rivera, 512-974-6508

NPA-2021-0002.01 - 1400 E. 4th Street; District 3

1400 E. 4th Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area and Plaza Saltillo TOD Station Area Plan Robert C. Beall and Beth A. Beall Armbrust & Brown, PLLC (Richard T. Suttle, Jr.) The amend the Base Maximum Building Height from a maximum of 40 feet to a maximum of 85 feet. The land use on the future land use map is Specific Regulating District. There is no proposed change to the future land use map. Recommended Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Housing and Planning Department

C14-2021-0138 - 1400 E. 4th Street; District 3

1400 E. 4th Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area and Plaza Saltillo TOD Station Area Plan Robert C. Beall and Beth A. Beall Armbrust & Brown, PLLC (Richard T. Suttle, Jr.) TOD-NP to TOD-NP, to change a condition of zoning Recommended Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov

Housing and Planning Department

Owner/Applicant: Agent:

Request: Staff Rec.: Staff:

18. Rezoning:

Location: Owner/Applicant: Agent: Request: Staff Rec.: Staff:

C14-2021-0128 - ALPHA .95; District 3

2404 Thrasher Lane, Carson Creek Watershed; Montopolis NP Area Alpha Builders Group, Inc. (Gino Shvetz) Husch Blackwell (Nikelle Meade) CS-NP to CS-MU-NP, as amended Recommended Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov Housing and Planning Department

19. Plan Amendment:

Location:

Staff Rec.:

Agent: Request:

Staff:

Owner/Applicant:

NPA-2021-0015.01 - Austin Sports Facility; District 3

1138 1/2 & 1140 Gunter Street, Boggy Creek Watershed; E. MLK Combined NP Area GSTF, LLC (c/o Michael Orsak of 3 MP ENT) Brown & Ortiz, PC (c/o Caroline McDonald) Single Family to Mixed Use land use Recommended Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Housing and Planning Department

20. Rezoning:

Location:

Agent:

Staff:

Request: Staff Rec.:

Owner/Applicant:

C14-2021-0125 - Austin Sports Facility; District 3

C14-99-0069.01 - 200 S Congress Avenue; District 9

C14H-2021-0180 - Casa McMath; District 10

(West Austin Neighorhood Group) NP Area

1138 1/2 & 1140 Gunter Street, Boggy Creek Watershed; E. MLK Combined NP Area GSTF, LLC (in care of Michael Orsak of 3 MP ENT) Brown & Ortiz, PC (c/o Caroline McDonald) SF-3-NP to CS-MU-CO-NP Recommended Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov Housing and Planning Department

21. Rezoning:

Location:

Location:	220 ¹ / ₂ , 210, 208 and 200 S. Congress Avenue, Lady Bird Lake Watershed; Bouldin
	Creek NP Area
Owner/Applicant:	Bathaus Management, LLC (Sherry Matthews)
Agent:	Drenner Group, PC (Leah M. Bojo)
Request:	LI-PDA-NP to LI-PDA-NP, to change conditions of zoning
Staff Rec.:	Recommended
Staff:	Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
	Housing and Planning Department

2501 Inwood Place, Johnson Creek Watershed; Central West Austin Combined

22. Rezoning:

Staff:

Location:

Owner/Applicant: Agent: Request:

Historic Landmark Commission, applicant; Inwood Forest, LLC, owner Drenner Group P.C. (Leah M. Bojo), agent for owner SF-3-NP to SF-3-H-NP. Historic Landmark Commission recommended designation with a supermajority. Recommended Staff Rec.: Elizabeth Brummett, 512-974-1264, elizabeth.brummett@austintexas.gov Housing and Planning Department

23.	Site Plan: Location: Owner/Applicant: Agent: Request: Staff Rec.: Staff:	 SP-2021-0043C - 2012 E Cesar Chavez St; District 3 2012 E Cesar Chavez Street, Lady Bird Lake Watershed; Holly NP Area Emergence TR 2020SOCO, LLC Civilitude (Alejandra Flores) Compatibility waiver from 25-2-1067 to allow for a hotel pool Recommended Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov Development Services Department
24.	Site Plan:	<u>SP-2014-0071 C(XT3) - All Saints Presbyterian Church, District 8</u>
	Location:	7808 Rialto Boulevard, Williamson Creek Watershed – Barton Springs Zone; West Oak Hill NP Area
	Owner/Applicant: Agent:	All Saints Presbyterian Church (David Breeding) Drenner Group, PC
	Request:	A 3 year third extension on a site plan for a church services expansion.
	Staff Rec.:	Recommended
	Staff:	Renee Johns, 512-974-2271, renee.johns@austintexas.gov
25.	Site Plan:	<u>SPC-2019-0400D - Waterloo Greenway - Creek Delta, District 9</u>
	Location:	71 1/2 Trinity Street, Waller Creek / Lady Bird Lake Watersheds; Downtown Austin Plan
	Owner/Applicant:	Waterloo Greenway Conservancy
	Agent:	Wantman Group, Inc.
	Request:	Conditional approval of a park on a lot greater than one acre and zoned P
	Staff Rec.:	Recommended
	Staff:	Renee Johns, renee.johns@austintexas.gov, 512- 974-2711, Development Services Department
26.	Site Plan:	<u>SPC-2021-0129C - Rainey Tower; District 9</u>
	Location:	80 Rainey Street, Waller Creek / Lady Bird Lake Watersheds; Downtown Austin Plan
	Owner/Applicant:	Ashland Rainey, LLC; EW Renovating Rainey LLC (C Sackman)
	Agent:	Drenner Group, PC
	Request:	FAR request of 20:1, tree removal variance, conditional use for a cocktail lounge.
	Staff Rec.:	Recommended
	Staff:	Aaron Jenkins, aaron.jenkins@austintexas.gov, 512-974-1243 Housing and Planning Department ; Naomi Rotramel, naomi.rotramel@austintexas.gov, 512-974-9135; Renee Johns, renee.johns@austintexas.gov, 512- 974-2711, Development Services Department

C. ITEMS FROM THE COMMISSION

D. 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.

Attorney: Steven Maddoux, 512-974-6080 Commission Liaison: <u>Andrew Rivera</u>, 512-974-6508

E. BOARDS, COMMITTEES & WORKING GROUPS UPDATES

<u>Codes and Ordinances Joint Committee</u> (Chair Shaw, Vice-Chair Hempel and Commissioners: Azhar and Connolly)

<u>Comprehensive Plan Joint Committee</u> (Commissioners: Cox, Flores, Llanes Pulido and Schneider)

Joint Sustainability Committee (Commissioners Praxis and Schneider *alternate*)

<u>Small Area Planning Joint Committee</u> (Commissioners: Howard, Mushtaler, Thompson and Shieh)

South Central Waterfront Advisory Board

(Commissioner Thompson)

Mobility and Transportation Working Group (Commissioners: Azhar, Cox, Thompson, Schneider, Shieh, Llanes Pulido)

VMU Code Amendments Working Group (Vice-Chair Hempel and Commissioners Azhar, Howard and Schneider)

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 (48 hours) 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.

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 **Monday, February 7, 2022 at noon**. Teleconference code and additional information to be provided after the closing of teleconference registration.

In-Person Registration

While in-person registrants are encouraged to register in advance of the meeting, in-person registration closes at 6:00 p.m. the day of the meeting utilizing a mobile device to scan the below QR code which will be displayed in chambers. Mobile devices will also be available at the meeting for public use for the purpose of 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/Pages/ResponsePage.aspx?id=9hleXKumRUux0L5GCKmmfrCcM0VJ45NoBmTPGEWfEdURjVJU0RZNDE3WE1TMEhHTFk1N1RBSDICVi4u



Please contact Andrew Rivera, Commission Liaison, for questions regarding speaker registration at <u>Andrew.rivera@austintexas.gov</u> or by phone 512-974-6508.

Presentations and handouts are requested to be e-mailed to Commission Liaison Andrew Rivera at <u>Andrew.rivera@austintexas.gov</u> by 1:00 PM day of the meeting.

COVID 19 PROTOCOLS & REQUIREMENTS

Participants are required to wear masks while on City property and should observe social distancing. Disposable masks will be provided to anyone who is not wearing proper face coverings. While the public is always welcome in chambers during the meeting, to allow for social distancing, participants are encouraged to only be in chambers during the item they are addressing. In between cases an announcement will be made to inform participants in the atrium that the next item is ready to be heard. Participants who have chosen to provide an e-mail address will also receive notification when the Commission is about 15 minutes away from taking up the item of interest.

PARKING & VALIDATION

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

machine will be available to manually stamp the parking ticket.

Speaker Testimony Time Allocation

Speaker	Number	Minutes
Applicant /Agent	1	5 min. and 3 min rebuttal
Speakers For	Up to 3	3 min.
Speakers For	Unlimited	1 min.
Speaker	Number	Minutes
Primary Speaker Against	1	5 min.
Speakers Against	Up to 3	3 min.
Speakers Against	Unlimited	1 min.

No donation of time allowed.

DISCUSSION POSTPONEMENT

Speaker	Number	Time Allocated
Primary Speaker Favoring Postponement	1	3 min.
Secondary Speaker Favoring Postponement	1	2 min.

Primary Speaker Opposing		
Postponement	1	3 min.
Secondary Speaker		
Opposing Postponement	1	2 min.

IN-PERSON COVID 19 PROTOCOLS & REQUIREMENTS

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PARKING & VALIDATION

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ORDER OF MEETING

Determination of Quorum / Meeting Called to Order

Reading of Proposed Consent Agenda

*Vote and Disposal of Consent Agenda

**Determination of Discussion Postponement Items

Discussion Cases (Including public comment, staff and applicant / representative presentations)

Other Business

Adjournment

* The consent agenda may be acted upon by one vote without separate discussion.

Speakers are allowed to provide testimony on an item proposed for the consent agenda. At the discretion

of the Commission the item may remain on the consent agenda.

** Discussion postponement consists of public comment by 2 individuals for the postponement and 2 individuals against the postponement. Testimony should not delve into the merits of the case. The granting of a postponement must be approved by affirmative vote of the Commission.

Planning Commission 2022 Meeting Schedule

Tues. January 11, 2022 @ Austin City Hall, 6PM Tues. January 25, 2022 @ Austin City Hall, 6PM Tues. February 8, 2022 @ Austin City Hall, 6PM Tues. February 22, 2022 @ Austin City Hall, 6PM Tues. March 8, 2022 @ Austin City Hall, 6PM Tues. March 22, 2022 @ Austin City Hall, 6PM Tues. April 12, 2022 @ Austin City Hall, 6PM Tues. April 26, 2022 @ Austin City Hall, 6PM Tues. May 10, 2022 @ Austin City Hall, 6PM Tues. May 10, 2022 @ Austin City Hall, 6PM Tues. May 24, 2022 @ Austin City Hall, 6PM Tues. June 14, 2022 @ Austin City Hall, 6PM Tues. June 28, 2022 @ Austin City Hall, 6PM

Tues. July 12, 2022 @ Austin City Hall, 6PM Tues. July 26, 2022 @ Austin City Hall, 6PM Tues. August 9, 2022 @ Austin City Hall, 6PM Tues. August 23, 2022 @ Austin City Hall, 6PM Tues. September 13, 2022 @ Austin City Hall, 6PM Tues. September 27, 2022 @ Austin City Hall, 6PM Tues. October 11, 2022 @ Austin City Hall, 6PM Tues. October 25, 2022 @ Austin City Hall, 6PM Tues. November 8, 2022 @ Austin City Hall, 6PM Wed. November 16, 2022 @ Austin City Hall, 6PM Tues. December 13, 2022 @ Austin City Hall, 6PM