RESOLUTION NO.

WHEREAS, on August 31, 2006, the Austin City Council approved the Design Standards and Mixed Use Subchapter, or "Commercial Design Standards," which became effective on January 13, 2007; and

WHEREAS, Commercial Design Standards include an Alternative Equivalent Compliance section to accommodate certain projects where the particular site conditions or the proposed use prevent strict compliance but still meet the intent of the Subchapter; and

WHEREAS, in November of 2007, the City Council passed Resolution No. 20071129-046 mandating that plans for all municipal buildings and associated site development be reviewed by the Design Commission "to ensure they demonstrate compliance with city design and sustainability standards, and that this presentation take place early enough in the development process to enable incorporation of improvements that result from this consultation;" and

WHEREAS, Design Commission review of plans for municipal buildings and associated site development prior to issuance of Alternative Equivalent Compliance ensures the proposed project meets the City design standards, while allowing the Commission the opportunity to propose potential changes that could alleviate the need for Alternative Compliance or influence how Alternative Compliance is accomplished; **NOW THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

For municipal buildings and associated site development, the City Manager is directed to defer approval of any site plan or building permit that includes elements approved via Alternative Equivalent Compliance under Section 1.5 of City Code Chapter 25-2, Subchapter E (Design Standards and Mixed Use) until after the Design Commission reviews the proposed project in accordance with Resolution No. 20071129-046. Input provided through the Design Commission process should be considered in all phases of project review, including decisions on proposed Alternative Equivalent Compliance.

ADOPTED: _____, 2010   ATTEST:_____

Shirley A. Gentry
City Clerk