

RESOLUTION NO.

WHEREAS, major investments in multi-family projects as well as commercial projects help the Austin economy and add inventory to the City of Austin's tight housing and office markets; and

WHEREAS, the City strives to complete permit reviews in a timely manner, but due to the complexity of larger projects and difficulties with inter-departmental coordination, many commercial plan reviews are behind the code-mandated deadlines for completing review; and

WHEREAS, the City of Dallas has developed a program called The "Q-Team," which is an alternate plan review process that allows small or large project applicants to pay for an accelerated or expedited plan review that includes pre-qualification fees and Q-Team fees; and

WHEREAS, the City of San Antonio has the Minor Plans Team, which provides customer consultations on the plan review and submittal process and performs expedited plan review services, such as "walkthroughs" and "10-Day Review," for projects that fall within a prescribed set of criteria for an additional fee; and

WHEREAS, the City of El Paso Building Permits & Inspections Division offers fast-track plan review alternatives, such as Customized Plan Review (CPR) and Permit by Appointment (PBA), to provide a streamlined cost and time effective option for permit issuance; and

WHEREAS, the City of San Jose has the Coordinated Expedited Review for Planning Applications (CER) process, which is an optional, fee-based service offered to select small project applicants that meet specific eligibility requirements; and

WHEREAS, all City of Austin departments that have responsibility for reviewing plans and permits are instrumental in the timeliness of developments; **NOW, THEREFORE**,

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

The City Manager is directed to:

1. Review the best practices of peer cities that utilize expedited review programs which are funded entirely through fees that cover the increased costs of providing greater consolidation, efficiency, and timeliness in permit review.
2. Consider whether an expedited program would be a viable option for the Planning & Development Review Department, including but not limited to any new fees or dedicated funding sources and any new positions deemed necessary to implement the program.

BE IT FURTHER RESOLVED:

The City Manager is directed to present a report to the Council by December 12, 2013, detailing the findings of the review and analysis required by this resolution. At a minimum, the report should include a recommendation as to the viability of adopting an expedited review program for the City of Austin as well as processes and performance measures that ensure inter-departmental coordination and responsiveness. If the analysis supports the adoption of an expedited program, the report may also be accompanied by a description of the program elements and any separate action items deemed necessary for the program's successful implementation, including but not limited to amendments to the annual fee schedule

and any other policy changes necessary to allow fee payments to be directed toward support of the program.

ADOPTED: _____, 2013 **ATTEST:** _____

Jannette S. Goodall
City Clerk

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