

RESOLUTION NO.

WHEREAS, the City of Austin is implementing an expedited permit review program that allows developers to pay an enhanced fee in order to obtain expedited review of development applications; and

WHEREAS, Austin City Council passed Resolution No. 20150402-014 to ensure that the expedited permit review program would achieve greater community benefits; and

WHEREAS, Austin City Council passed Resolution No. 20160616-029 to direct the City Manager to present a specific policy option to the City Council that includes minimum requirements for developers voluntarily participating in the City of Austin's expedited review process, including worker protection standards for commercial construction projects; and

WHEREAS, the City of Austin Development Services Department issued a report on August 9, 2016 in response to Council Resolution No. 20160616-029, that includes a policy option to require worker protections as a minimum requirement for commercial project owners to participate in an expedited permit review process; and

WHEREAS, Austin City Council passed Resolution No. 20160901-029 to direct the City Manager to include worker protection standards for all commercial projects with no residential component, in addition to provisions for self-sustaining fees; and

WHEREAS, the Austin City Council has clearly emphasized through the previously stated resolutions that community benefits and worker protections

should be included in the execution of the City's expedited permitting program;
NOW, THEREFORE,

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

1. The City Council initiates amendments to Title 25 (*Land Development Code*) and directs the City Manager to develop a proposed ordinance that achieves the following objectives:
 - (A) Recognize the Development Service Department's authority to establish an expedited permitting program, consistent with policy options previously presented by the Department for residential projects and for small to medium-sized commercial projects.
 - (B) For commercial projects that are larger in scale, based on metrics to be identified in the ordinance, limit participation in expedited permitting to projects that have been, or are certified by a third party for construction under the "Better Builder Program," as it exists on the date of this resolution, or a similar program that provides for comparable worker protection standards.
2. In developing the amendments described in Paragraph 1(B), above, the City Manager should consider including "Project Labor Agreements" as an authorized alternative to the "Better Builder" program, to the extent this option is determined to be lawful within the context of a voluntary expedited permitting program.
3. The ordinance containing the amendments described above should include a waiver of Planning Commission review required under Section 25-1-501 (*Amendment; Review*).

BE IT FURTHER RESOLVED:

The City Manager is directed to present an ordinance containing the amendments initiated by this resolution for hearing before the City Council at or before the March 2, 2017 regular meeting.

ADOPTED: _____, 2017 **ATTEST:** _____

Jannette S. Goodall
City Clerk