



MEMORANDUM

TO: Mayor and Council

FROM: Joe Pantalione, Interim Assistant City Manager JSP

DATE: July 24, 2018

SUBJECT: Update on Resolution 20180628-125, CodeNEXT Testing

The purpose of this memo is to provide an update regarding staff's effort to conduct CodeNEXT testing in response to City Council Resolution [20180628-125](#).

Background. On June 28, 2018, City Council passed Resolution [20180628-125](#) directing the City Manager to convene a group of design and development professionals, including architects, technical experts, and environmental experts to obtain professional review, modeling, and testing of the latest draft of CodeNEXT and the recommendations of City commissions. The resolution further states that testing should focus on the impact of CodeNEXT's non-zoning sections on housing capacity, the goals of Imagine Austin, and the financial feasibility of tested projects. Direction was also given to identify conflicts within CodeNEXT and to look for ways to make the proposed code simpler and more predictable. The resolution established a due date of August 31, 2018 to report results of the review, modeling, and testing, including staff responses to technical determinations.

Update. Staff immediately began planning for the testing sessions, recognizing Council's interest in conducting a testing process that is thoughtful, informative, and transparent. However, staff continues to encounter challenges that make it difficult to meet the August 31 deadline. Challenges include:

- Finding willing volunteer design professionals that are available on short notice due to work and vacation schedules;
- Finding participants that represent a cross-section of our community reflecting a variety of stakeholder groups and community interests;
- Logistical challenges such as matching the availability of participants to the specific testing scenarios (residential versus commercial/mixed-use) being evaluated;
- Availability of technical staff and consultants; and
- Reserving space that allows audio and video arrangements that meet the spirit of the Texas Open Meetings Act.

Next Steps. Staff will provide Council with a status update including an anticipated timeline for the completion of the testing effort once the participants and meetings dates are set. To support the testing sessions, staff will continue identifying and securing design professionals who are willing to assist with the testing, compile test site information, and characterize issues that may impact future development conditions including potential criteria manual changes and revised floodplain regulations in response to the National Weather Service's new rainfall data and risk study, known as Atlas 14.

If you have any questions, please contact me at 512-974-3438 or Greg Guernsey, Planning and Zoning Director, at 512-974-2387.

CC: Spencer Cronk, City Manager
CMO Executive Team
Greg Guernsey, Planning and Zoning Director
CodeNEXT Executive and Core Teams