

AGENDA



Recommendation for Council Action

Austin City Council - Commissioner's Court Meeting	Item ID	37157	Agenda Number	18.
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Meeting Date:	10/23/2014	Department:	Planning and Development Review
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Subject

Approve an ordinance amending City Code Chapter 9-2 relating to permitting requirements for non-peak hour concrete installation within portions of the Central Business District (CBD), Downtown Mixed Use (DMU), and Public (P) zoning districts.

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
Prior Council Action:	
For More Information:	Viktor Auzenne, PDRD, 512-974-2941; Gregory I. Guernsey, PDRD, 512-974-2387.
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

This amendment would change the Chapter 9-2: Noise and Amplified Sound of the existing City Code to allow the issuance of a concrete installation permit for non-peak hours on property zoned Central Business District (CBD) district zoning, Downtown Mixed Use (DMU) combining district zoning and Public (P) district zoning, when these properties are eligible for a density bonus under Section 25-2-586 (Downtown Density Bonus Program) of the City Code (see Figure No. 2 attached) which is located within the area bounded by Martin Luther King Jr. Blvd. to the north, Lady Bird Lake to the south, Interstate Highway 35 to the east and Lamar Blvd. to the west. The current ordinance only allows the issuance of a concrete installation permit for non-peak hours on property zoned Central Business District (CBD) base district zoning.

The reason for this request is to address current methods of multistory building construction that many times require the continuous pouring of concrete when temperatures are cooler (particularly for buildings utilizing a parking garage), the need to reduce traffic conflicts and allow the timely delivery of concrete material during non-daylight hours, and minimize the duration of construction disruption on adjacent residential and commercial properties.

Staff has heard from several downtown stakeholders regarding concerns they have raised by the proposed amendment and the issuance of current concrete installation permits on property zoned CBD. After considering these concerns and reviewing the existing language in Section 9-2-21 that allows the Director of Planning and Development Department to issue a concrete installation permit for non-peak hours if it's determined the permit is in the interest of public health, safety or welfare or is justified by urgent necessity, the Director has decided to more carefully consider the site constraints and the effect on adjacent land uses.

To mitigate possible impacts caused by the issuance of the permit and limit disruptions to adjacent residential and commercial uses, the director may require permit applicant to address the following conditions:

1. To contact the adjacent property owners next door or across the street and inform them when the non-peak pour will occur;
2. To contact the adjacent property owners next door or across the street and inform them of the duration of the project when concrete installation permit for non-peak hours may be requested;
3. To identify to the adjacent property owners next door or across the street as well as the City who is the contact person representing the property and their 24 hour phone number should problems arise;
4. To identify where the concrete trucks will cue to insure minimal disruption to adjacent residences and businesses;
5. To locate the concrete pump and if necessary, relocate it to a location that will ensure it will cause the minimal disruption to adjacent residential uses; and
6. To shield after hour lighting associated with the concrete installation permit from adjacent from residential uses.