

A G E N D A



Recommendation for Council Action

Austin City Council		Item ID	37939	Agenda Number	56.
Meeting Date:	11/20/2014		Department:	Planning and Development Review	
Subject					
Approve second and third readings of an ordinance amending City Code Chapter 9-2 relating to permitting requirements for non-peak hour concrete installation.					
Amount and Source of Funding					
Fiscal Note					
Purchasing Language:					
Prior Council Action:	October 23, 2014 – Council approved an ordinance on first reading.				
For More Information:	Viktor Auzenne, PDRD, 512-974-2941; Gregory I. Guernsey, PDRD, 512-974-2387.				
Boards and Commission Action:	November 19, 2014 - To be reviewed by the Downtown Commission.				
MBE / WBE:					
Related Items:					

Additional Backup Information

This amendment would change the City Code Chapter 9-2 titled: “Noise and Amplified Sound” to allow the issuance of a concrete installation permit for non-peak hours on property zoned Central Business District (CBD) district zoning and Public (P) district zoning, when these properties are eligible for a downtown density bonus program under Section 25-2-586 (Downtown Density Bonus Program) of the City Code (see Figure No. 2 attached). Properties in the downtown district that are eligible for density bonuses are 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 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.

Subject to the certain limitations in of Section 9-2-21 (Permit for Concrete Installation During Non-Peak Hours), the proposed ordinance would allow the director to issue a permit authorizing an applicant to deliver, finish, place, or pour concrete during the non-peak hour period of 7:00 p.m. to 2:00 a.m. or, in extraordinary circumstances of limited

duration, from 7:00 p.m. to 6:00 a.m.

The proposed ordinance also mitigates possible impacts caused by the issuance of the permit and limit disruptions to adjacent residential and commercial uses by requiring permit applicants to address the following conditions:

- (1) contact adjacent property owners located next door or across the street, and representatives of property owners or residents within 600 feet, to inform them when the non-peak pour will occur and the duration of the project;
- (2) provide 24-hour contact information for the individual with primary responsibility for the project to adjacent property owners located next door or across the street, to representatives of property owners or residents within 600 feet, and to city staff;
- (3) identify where concrete trucks will queue to ensure minimal disruption to adjacent residences and businesses;
- (4) locate the concrete pump and if necessary, relocate it to a location that will minimize disruption to adjacent residential uses;
- (5) shield after-hour lighting associated with the concrete installation from adjacent residential uses; and,
- (6) take such other actions as the director determines are reasonably necessary to protect public health, safety, and welfare and to ensure reasonable expectations of a sound environment that does not preclude sleep.