




## MEMORANDUM

**TO:** Mayor and Council

**FROM:** Gregory I. Guernsey, AICP, Director   
Planning and Development Review Department

**DATE:** July 24, 2014

**SUBJECT:** Permits for concrete installation during non-peak periods

The Planning and Development Review Department (PDRD) is proposing an amendment to Section 9-2-21 of the City Code to expand the area where permits for concrete installation during non-peak periods are allowed. Currently, the area where permits for concrete installation during non-peak periods may be issued is limited to certain properties that are only zoned Central Business District (CBD) base zoning. The term "non-peak period" refers to the hours of 7:00 p.m. to 6:00 a.m. and is limited by a permit administered by PDRD for not more than 72 hours.

The amendment would allow the issuance of a concrete installation permit for non-peak hours on property eligible for a density bonus under Section 25-2-586 (Downtown Density Bonus Program) of the City Code (see map 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 majority of the property within the new area is zoned Central Business District (CBD), Downtown Mixed Use (DMU), General Commercial Services (CS), Commercial Liquor Sales (CS-1), General Office (GO), Community Commercial (GR), Neighborhood Commercial (LR), Public (P), Multifamily Residence Highest Density (MF-6), Multifamily Residence High Density (MF-5), and Multifamily Residence Moderate-High Density (MF-4) district zoning. The new boundary area includes the Capitol Complex, the new Medical School Area, Rainey Street, and possibly the new Innovation District, but excludes the Judges Hill Neighborhood within the Downtown Austin Plan Northwest District, and the Historic East 6<sup>th</sup> Street area.

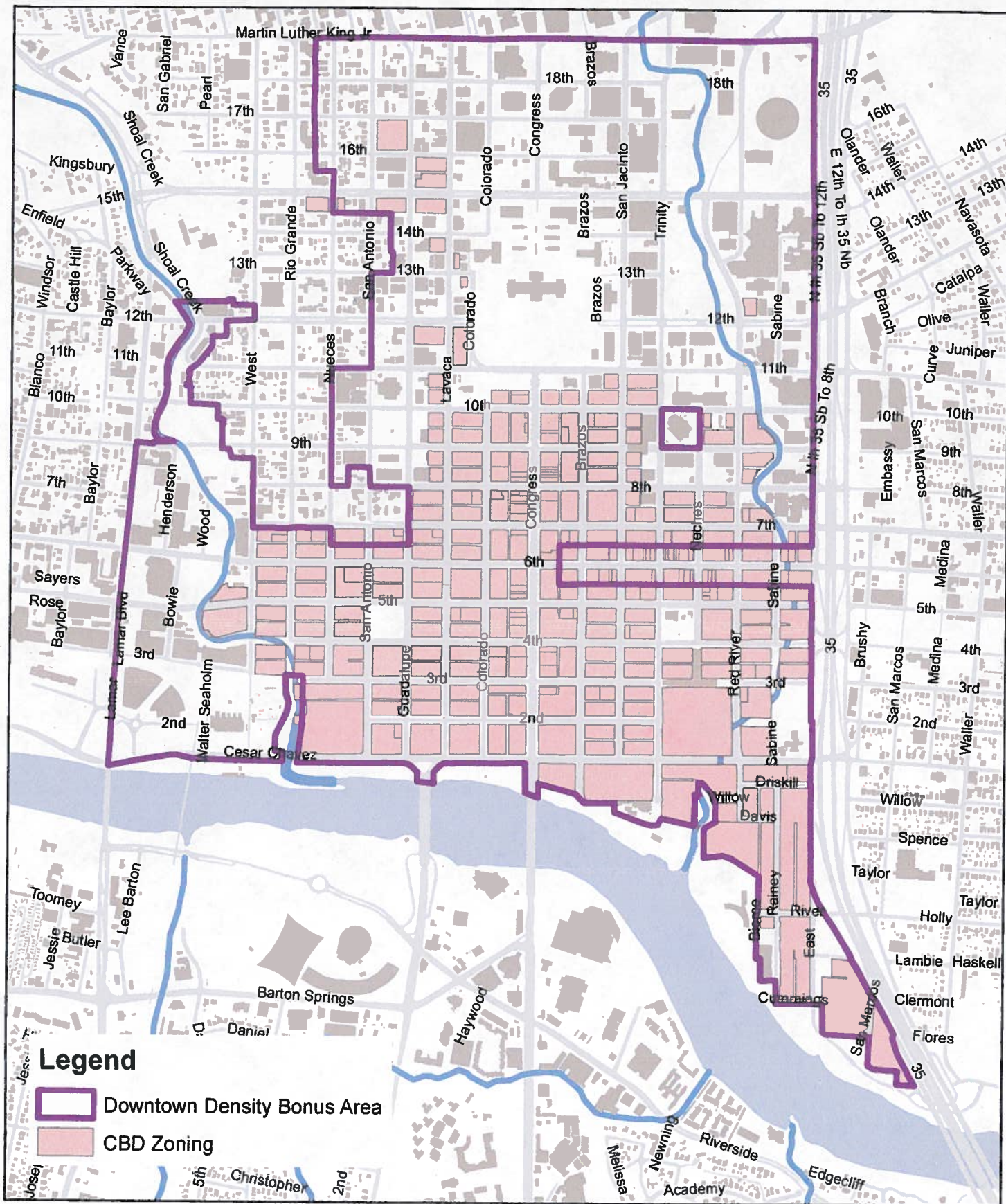
The reason for this amendment is to address current methods of multistory building construction that many times require the continuous pouring of concrete when temperatures are cooler (particularly for buildings utilizing a parking garage), the need to reduce traffic conflicts and allow the timely delivery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

Staff is placing this possible Code amendment on the August 7, 2014 City Council agenda. Staff will contact the Downtown Austin Neighborhood Association (DANA), the Downtown Austin

Alliance (DAA), the Judges Hill Neighborhood Association, The Old Austin Neighborhood Association and the Old West Austin Neighborhood Association (OWANA) prior to the August 7<sup>th</sup> Council meeting. If you have any questions, please contact me at 512-974-2387 or by email at [greg.guernsey@austintexas.gov](mailto:greg.guernsey@austintexas.gov).

Attachment

cc: Marc Ott, City Manager,  
Michael McDonald, Deputy City Manager  
Sue Edwards, Assistant City Manager,  
Bert Lumbreras, Assistant City Manager  
Chief Art Acevedo, Austin Police Department  
Kevin Johns, Director, Economic Development Department



# Downtown Austin Plan Density Bonus Area & CBD Zoning District