

RESOLUTION NO. 20220609-124

WHEREAS, the East Sixth Street corridor between Congress Avenue and IH-35 in Downtown Austin has served as a significant mixed-use commercial and entertainment destination since the City's earliest days; and

WHEREAS, the area proposed for a code amendment to facilitate additional development falls within one of Austin's few National Register Historic Districts; and

WHEREAS, the Sixth Street National Register District, roughly bounded by 5th Street, 7th Street, Congress, and IH-35, was added to the National Register of Historic Places in 1972; and

WHEREAS, in recent decades, the corridor has evolved into an internationally renowned entertainment district that has cemented Austin's claim as the 'Live Music Capital of the World'; and

WHEREAS, the 2011 Downtown Austin Plan envisions Downtown as an area with a 'dense and livable pattern of development that supports a vibrant day and night environment,' and recommends as a way to reimagine East Sixth Street as a destination for everyone to 'introduce stepback provisions and other design standards for building additions with the East Sixth Street National Register District; and

WHEREAS, amending land use regulations within the Historic Sixth Street District to support a wider variety of uses could increase economic opportunity and diversify business activity along East Sixth Street; and

WHEREAS, the developer intends to seek demolition permits for the following properties: 508; 516; 518; 610; 612; 616; 618 E. 6th Street and 600 Sabine; and

WHEREAS, the City Council would like to understand any potential impact these changes could have on the National Register Historic District; and

WHEREAS, the developer has expressed an interest in streetscape and pedestrian improvements; **NOW, THEREFORE**,

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

The City Council initiates amendments to City Code Title 25 (*Land Development Code*) related to the East Sixth/Pecan Street Combining District Regulations (District).

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to prepare a Code amendment to Section 25-2-643 (*Congress Avenue (CA), East Sixth/Pecan Street (PS), Downtown Parks (DP), and Downtown Creeks (DC) Combining District Regulations*) to accomplish the following:

- a) Allow a structure located on East Sixth Street and east of Neches Street and west of Sabine to have a maximum building height of 140 feet or that allowable under the Capitol View Corridor, whichever is less; and
- b) Create design standards, with specific guidelines for the preservation of facades on historic structures, to ensure any redevelopment is compatible with the character of the historic district.

BE IT FURTHER RESOLVED:

The City Council directs the Historic Landmark Commission to formally review and provide recommendations about these proposed code amendments prior to the case progressing to the Planning Commission. The City Manager shall also provide a staff report from the City's historic preservation program.

As part of this review, the developer shall provide city staff and the Historic Landmark Commission with a list of the demolitions for which they intend to seek approval as part of the redevelopment of these two blocks of historic Sixth Street. The Historic Landmark Commission and city staff shall also evaluate and provide recommendations about the impact of these planned demolitions.

The City Council further directs that the City Manager shall request that Preservation Austin provide feedback about the impact of these code amendments on the National Register Historic District.

BE IT FURTHER RESOLVED:

The developer shall further provide city staff and relevant commissions with detailed information about any commitments they are prepared to make with regard to participating in district-wide streetscape and placemaking initiatives.

BE IT FURTHER RESOLVED:

As part of the ordinance process initiated above, the City staff, stakeholders, relevant commissions, and the public may consider potential and related regulation or ordinance changes in addition to or instead of those described above. In their consideration of the appropriate land use in the District, this could include recommendations for an alternate or additional small area planning or other process.

ADOPTED: June 09, 2022

ATTEST: 
Myrna Rios
City Clerk