

C20-2022-009

SIXTH STREET HEIGHT INCREASE AND DESIGN STANDARDS



Resolution 20220609-124

Includes direction 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:

- 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
- 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.

Resolution 20220609- 124

25-2-643(C)(1)

- (C)This section applies to the PS (Pecan Street) overlay district.
- (1)Except as otherwise provided in this subsection, a structure may not exceed a height of 45 feet.

Resolution 20220609- 124

25-2-643(C)(1)

- (C)This section applies to the PS (Pecan Street) overlay district.
- (1)Except as otherwise provided in this subsection, a structure may not exceed a height of 45 feet.

The proposed code amendment would replace the **45-foot** maximum building height in Section 25-2-643(C)(1) with a **140-foot** maximum height for the 500 and 600 blocks of East Sixth Street and establish **design standards** allowing additional height for these blocks.

Recommendations

-Staff recommendation

- Approve the proposed Code amendment with the following conditions:
 - The amended section applies only to buildings located on the 500 and 600 blocks of Sixth Street between Neches and Sabine Streets.
 - Buildings located on the 500 and 600 blocks of Sixth Street are subject to the design standards outlined in backup. Standards are based on the Council-adopted Historic Design Standards for commercial buildings but allow the requested height increase on the 500-600 blocks.

Recommendations

- Historic Landmark Commission recommendation
 - Approve staff recommendation only upon inclusion of the following conditions:
 - Retention of at least the first 15 feet of contributing buildings' façades is required.
 - A Certificate of Appropriateness is required for new construction and changes to contributing buildings.
 - Consider feasibility of tax caps to avoid displacement of Austin's legacy businesses.

Next Steps

Planning Commission
public hearing:
6/27/2023

Council public hearing:
7/20/2023