



Recommendation for Action

File #: 23-2310, **Agenda Item #:** 160.

7/20/2023

Posting Language

Conduct a public hearing and consider an ordinance amending City Code Title 25 (Land Development Code) to increase the maximum height and to create design standards for certain properties located within the East Sixth/Pecan Street (PS) combining district.

Lead Department

Planning Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

Resolution No. 20220609-124, was approved by City Council on June 9, 2022, initiating 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..

For More Information:

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Joi Harden, Interim Zoning Officer (Planning Dept.), Joi.Harden@austintexas.gov, Subject Matter Expert.

Council Committee, Boards and Commission Action:

Historic Landmark Commission Hearing: 6/7/2023

- Motioned by Commission Koch, seconded by Commissioner Evans, unanimous approval of staff recommendation as amended to include the following additional conditions:
 - Retention of at least the first 15 feet of contributing buildings' facades 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.

Planning Commission Hearing: To be held on 7/11/2023.

Additional Backup Information:

On June 9, 2022, City Council approved Resolution No. 20220609-124, directing 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. The City Council directed 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 was directed to 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 directed the City Manager to request that Preservation Austin provide feedback about the impact of code amendments on the National Register Historic District.