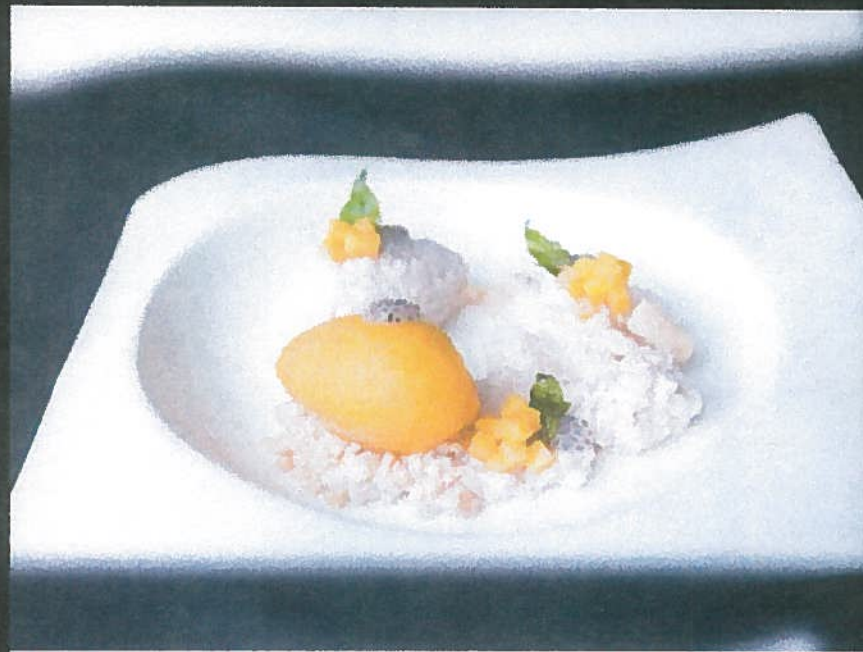
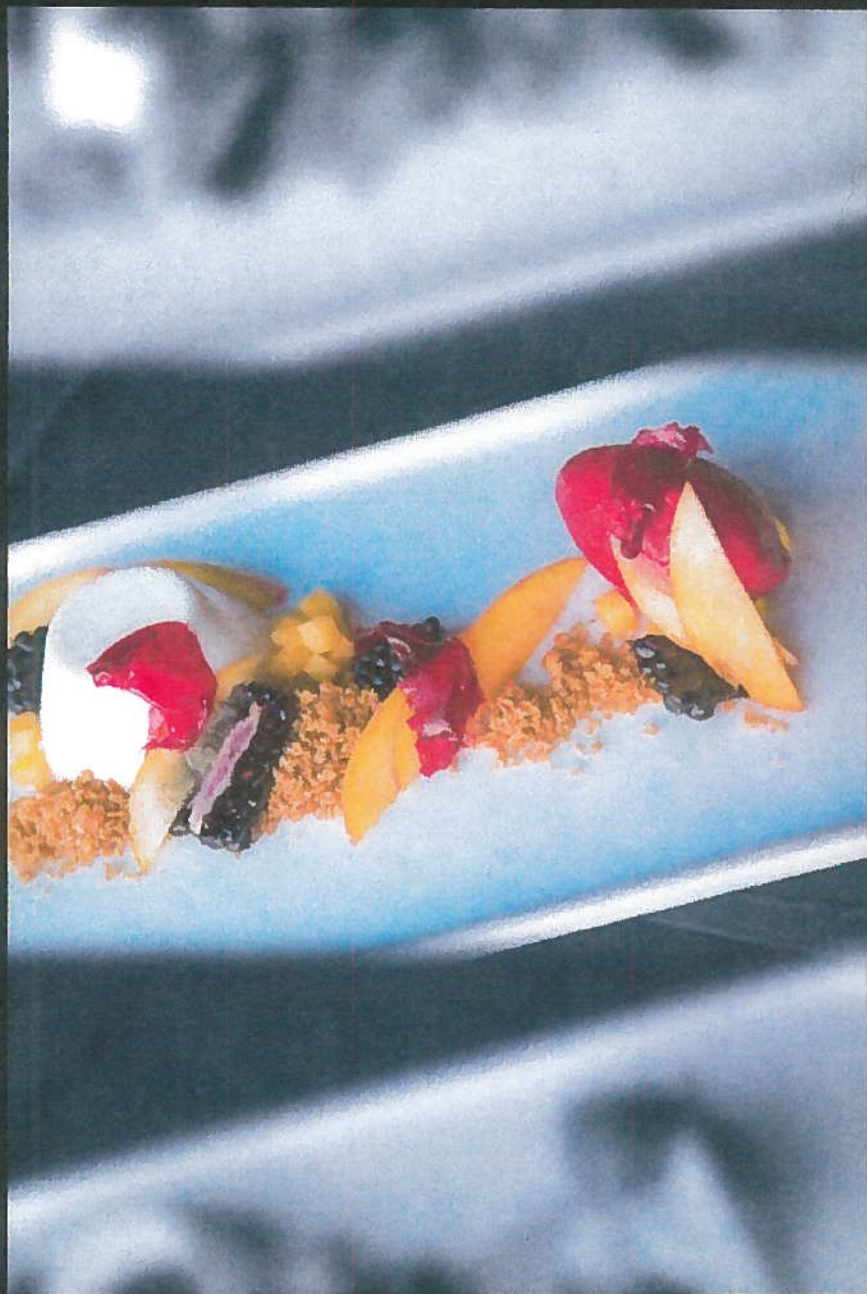


# nightcap

predominately pastry with a side of savory







**mopac**



(coming soon)



west 6th street

lamar street

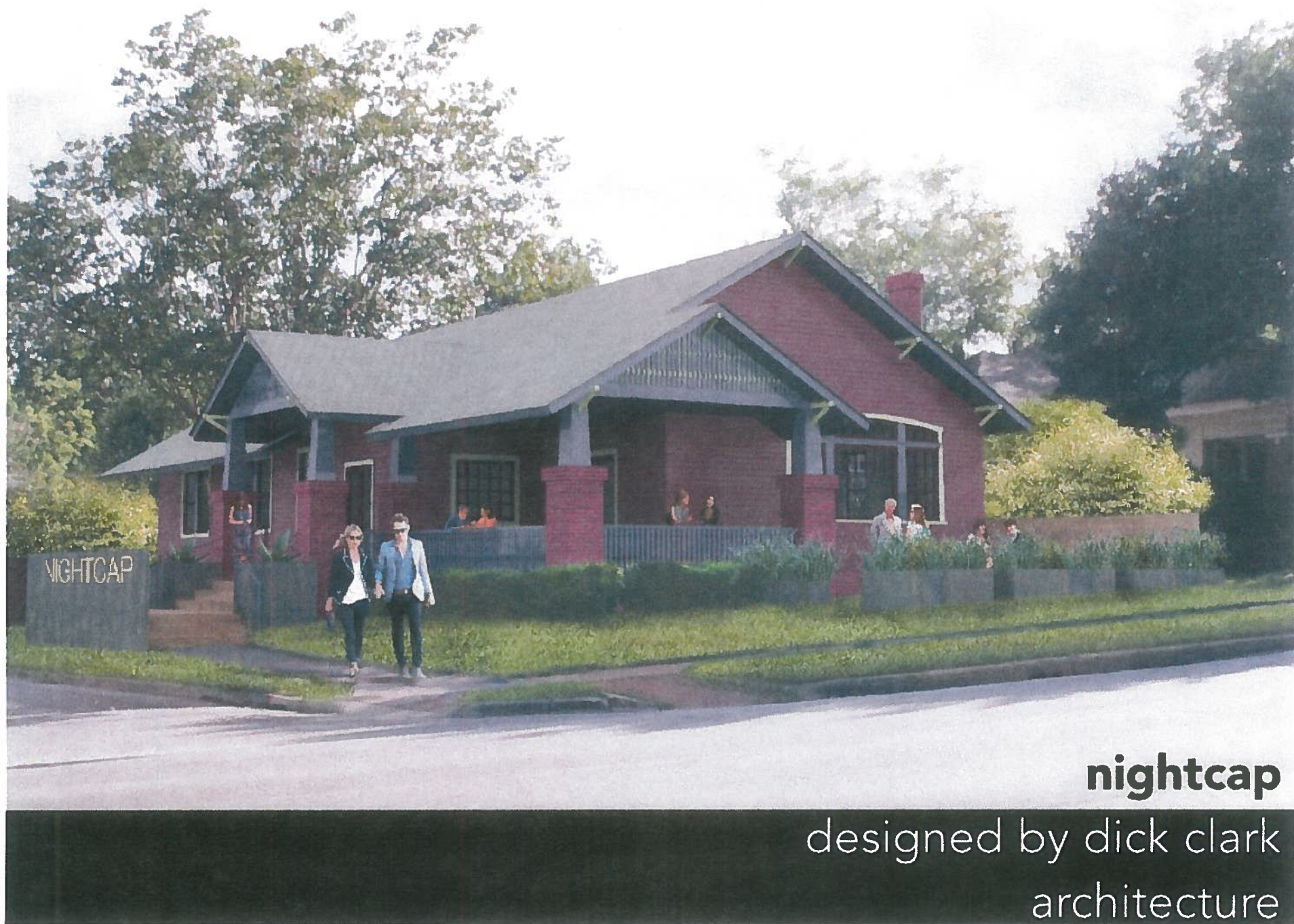
town lake



corner of west 6th street and pressler  
was home to inner sun chiropractic





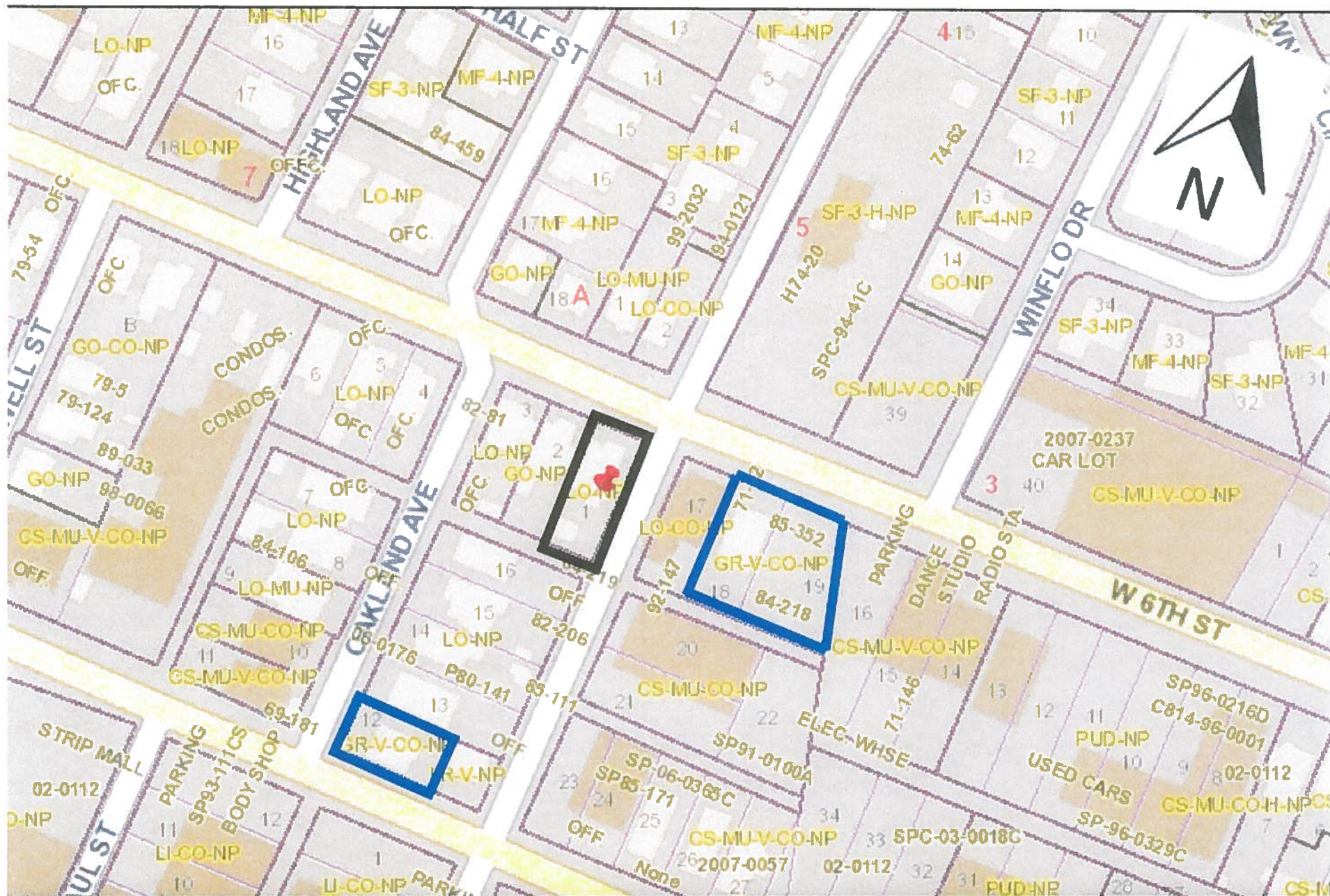


NIGHTCAP

**nightcap**

designed by dick clark  
architecture





surrounding neighbors





09/2004

Re: *The Night Cap* - 1401 West 6<sup>th</sup> Street

We are located two doors down to the east of the subject property & are very supportive of *The Night Cap* receiving the necessary approvals and variances necessary to open up in this location.

We welcome the addition of *The Night Cap* to the neighborhood as a complimentary restaurant, and believe many residents of the area will appreciate this added amenity that contributes to their quality of life, by allowing them to walk to a restaurant, versus having to leave the neighborhood.

We have been humbled by, and are greatly appreciative of the support that we have received from area residents & businesses, and anticipate that *The Night Cap* will receive a similar warm welcome to the neighborhood.

With the best of good wishes,

Sincerely,

Chris K. Horne

Managing Partner, Winflo Osteria

Winflo Osteria

4015 West 6<sup>th</sup> Street, Austin, TX 78704  
Phone: 512.587.1012 | Mail: info@winfloosteria.com

Old West Austin  
Neighborhood  
Association

Have support of  
OWANA



December 2013 GENERAL MEMBERSHIP MEETING  
Tuesday, September 3, 2013 - 6:45 PM to 9:00 PM  
Mathews School Cafeteria (906 West Lynn at West 9<sup>th</sup>)

**VI Nightcap Dessert Lounge (7:16-8p)**

Discussion of the project, location, and the concept of Nightcap Dessert Lounge.  
Discussion of parking coverage, location of valet, and required ratios from COA.  
Motion made to object to object to the upzoning from LO to GR. Motion failed.  
Motion made to support the project. Motion passed. 32-1. Abstain 6.



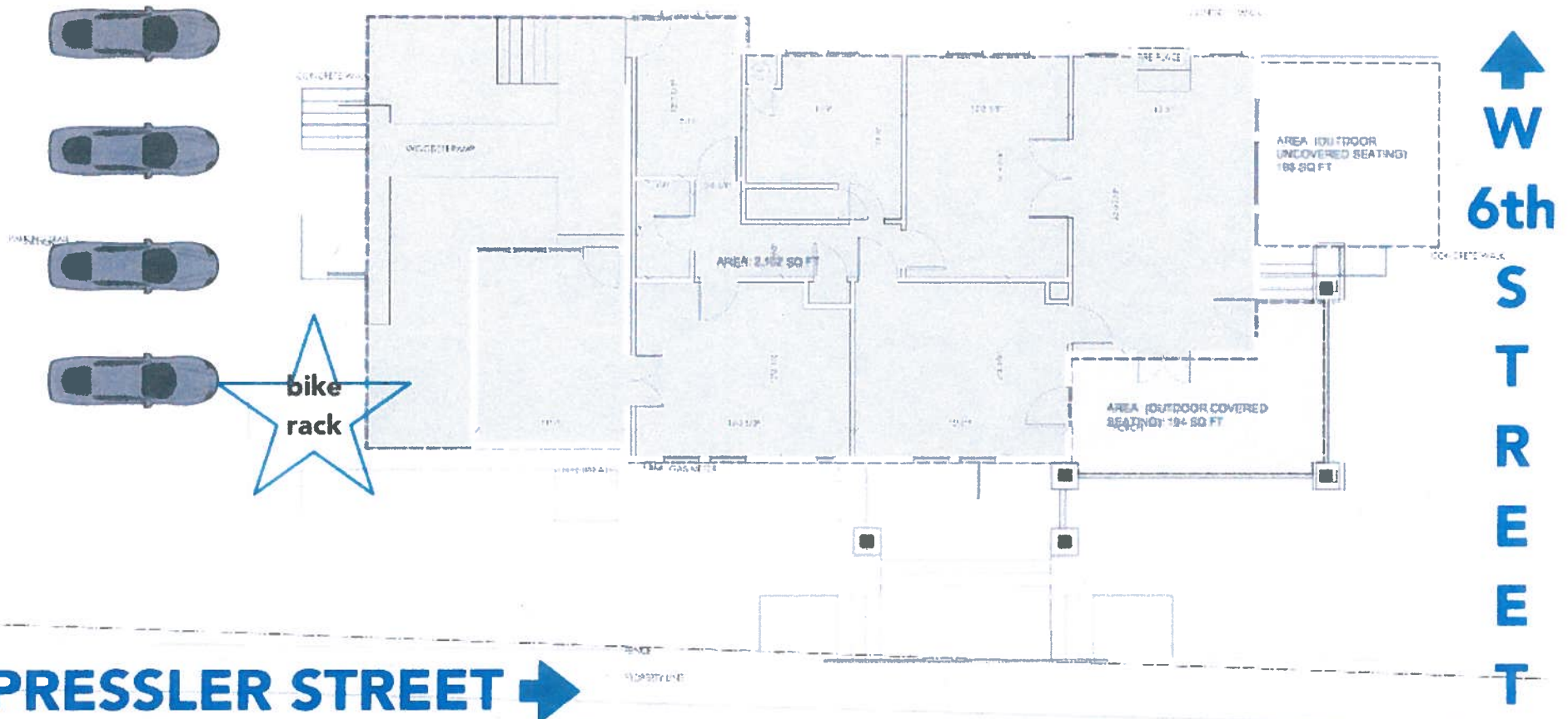
## Private Restrictive Covenant from OWANA

- 1.The property owner will not object to the city initiating a rollback in zoning to LO in the event any loss of required off-site parking is not replaced within 90 days.
- 2.Uses will be limited to those allowed in LO, Limited Office and the only GR use is restaurant general.
- 3.Limit Restaurant General use to 2,500 square feet, including outdoor seating.
- 4.Outdoor amplified sound is prohibited.
- 5.The restaurant use will close at midnight, Monday – Sunday.
- 6.The owner agrees not to seek a late hours permit.



## Nightcap Dessert Lounge

	sqft	Parking parking ratio	# of parking spaces	
Indoor Restaurant Space	2102	100	21.3	21
Outdoor Covered Seating	194	100	2.23	2
Outdoor Uncovered Seating	198	100	3.29	3
Total	2494		26.82	26
				total parking required
20% reduction				21



4 PARKING SPACES LOCATED ON SITE



# CITY OF AUSTIN OFF-SITE PARKING REQUIREMENTS



21 SPACES WITHIN 1,000 FEET FROM FRONT DOOR



additional  
parking spaces to  
be parked by  
valet





# LETTER OF INTENT FOR COVERT COLLISION

----- Forwarded Message

From: Elvin Pool <[elvinpool@covertcollision.com](mailto:elvinpool@covertcollision.com)>

Date: Wed, 5 Jun 2013 12:29:44 -0500

To: Christin <[christinrowan@gmail.com](mailto:christinrowan@gmail.com)>

Subject: Re: Parking Spaces

Thank you Christin.

Please feel free to print out this email to use as proof of our agreement, that your company may use our front parking spaces at 1407 W. 5th street for your parking areas after 5:30 each evening for the rate you offered when you visited our office.

As discussed, Covert Collision will need a document from you relieving us from any type of liability that any of your staff or patrons might encounter on our parking lot.

And please note that occasionally during an event such as SXSW and other like events we find a vehicle parked here that we know nothing about. I cannot do anything about that, and again it is rather rare.

Although I do have complete management authority of this facility, due to the fact that we have not done this in the past, I did run it by one of the owners, Brad Elliot. Brad is a Covert family member and also General Manager of the Cadillac store. This location is a part of the Cadillac store specifically. He gave me the complete go ahead to make this agreement.

Regards,

Elvin Pool

Manager, Covert Collision

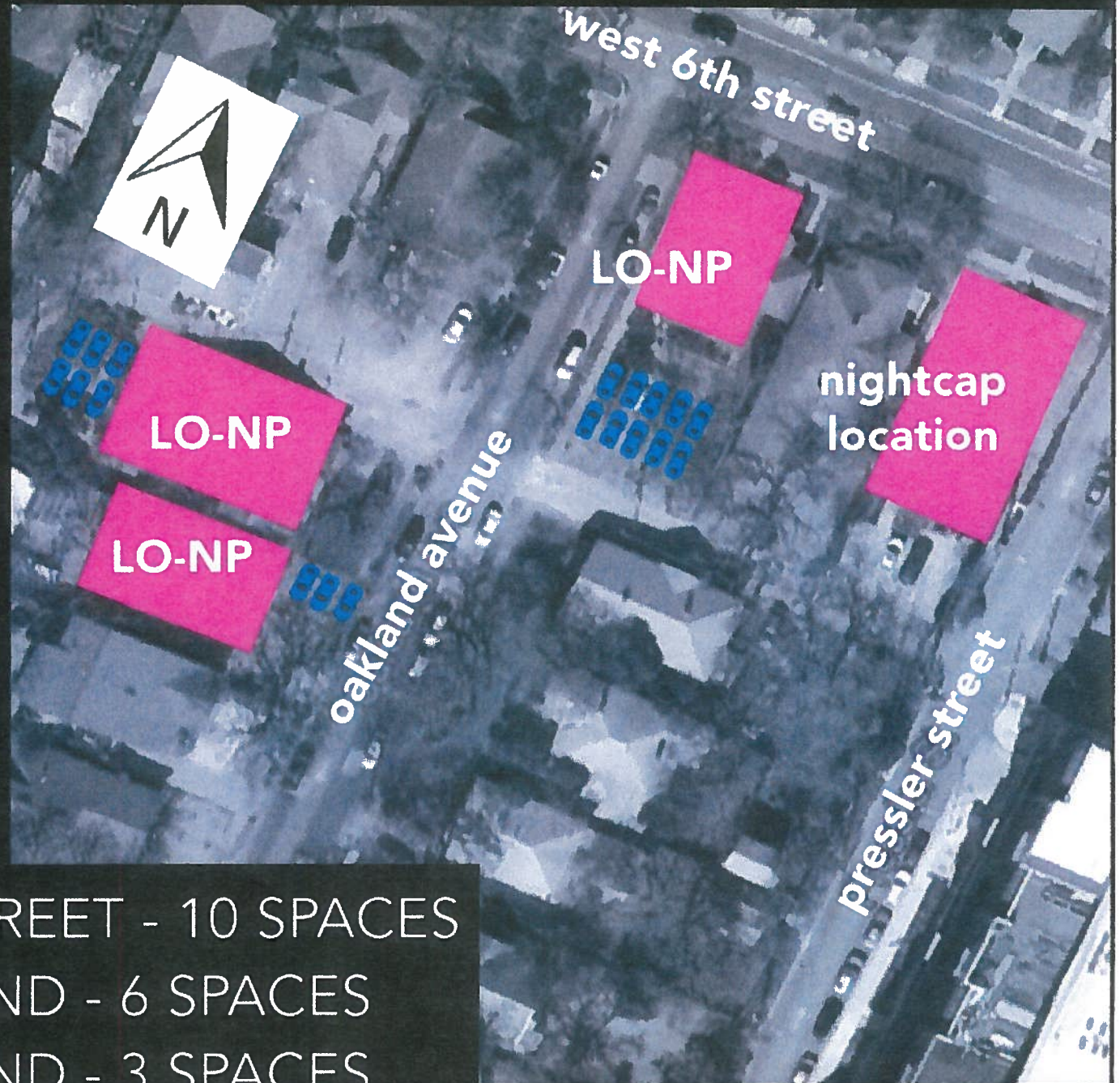
Office 512-475-4101

Cell 512-801-8683

## 1407 W 5TH STREET



NIGHTCAP  
ADDITIONAL  
PARKING  
to be parked  
by **valet**



1405 W 6TH STREET - 10 SPACES  
508 OAKLAND - 6 SPACES  
506 OAKLAND - 3 SPACES



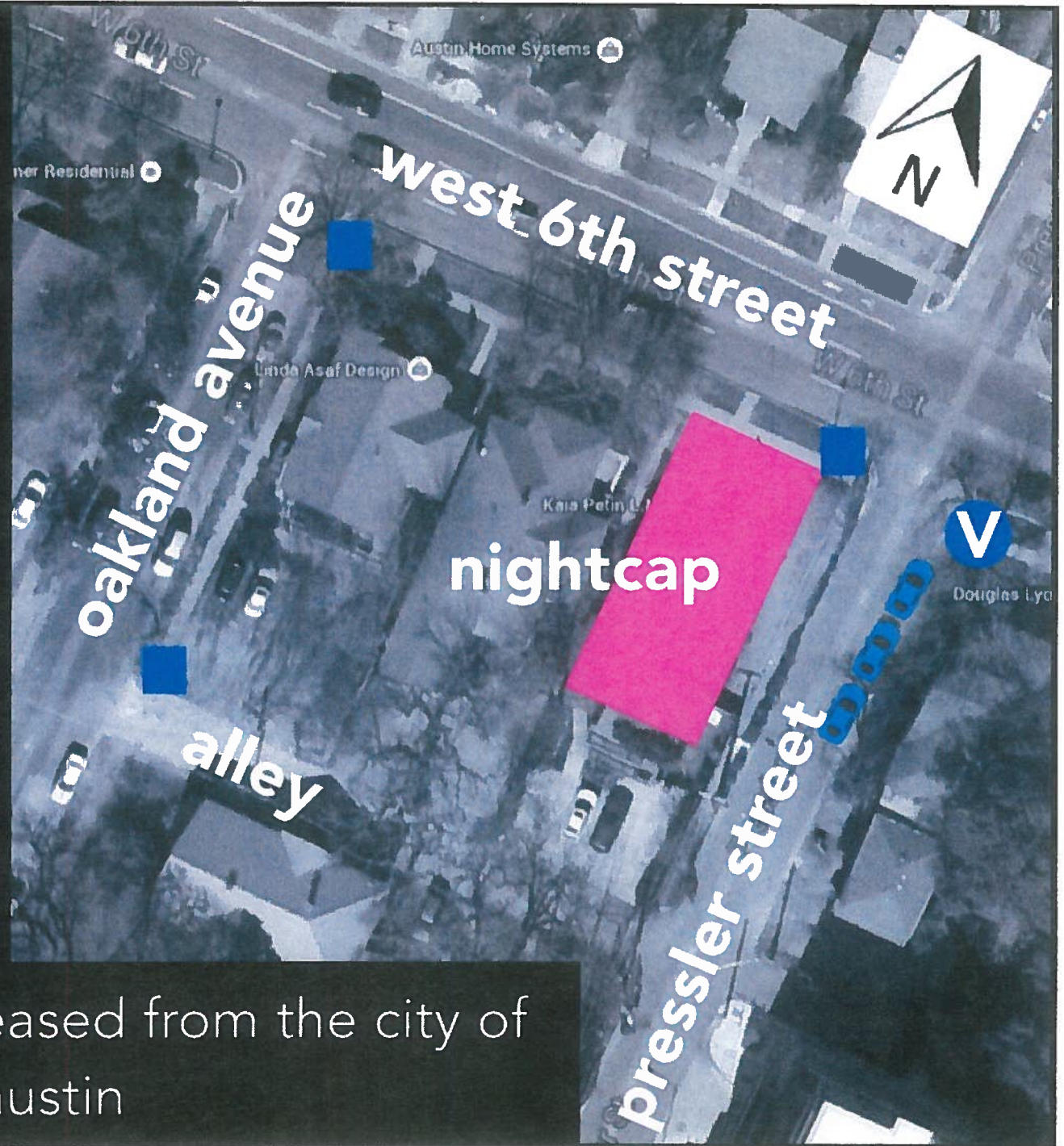
VALET STAND  
LOCATION

east corner of 6th  
and pressler

VALET STAND  
SIGNAGE

west corner of 6th  
and pressler  
6th and oakland  
oakland and alley

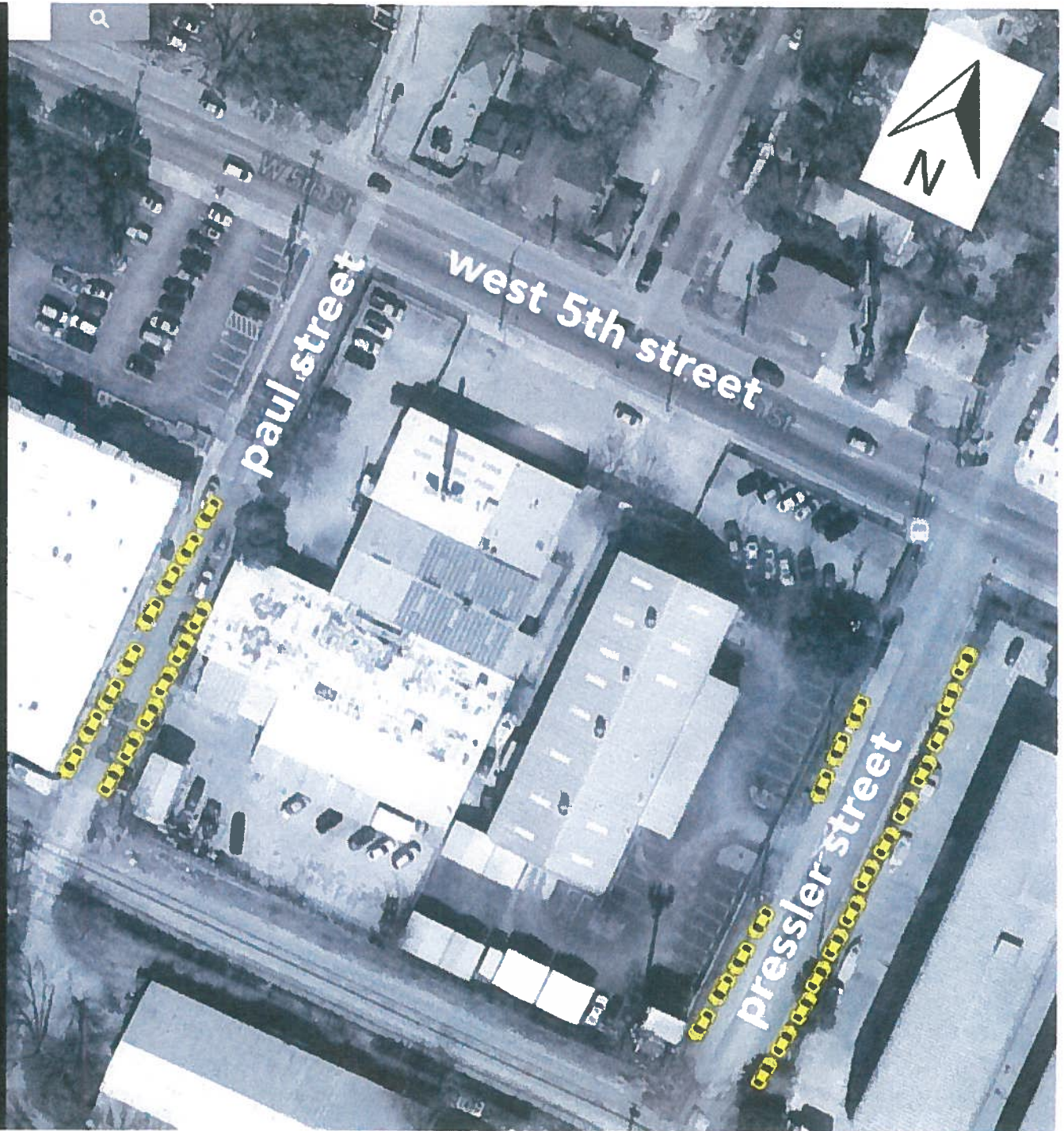
4 spaces to be leased from the city of  
austin





COMMERCIAL  
AREA FREE  
PARKING

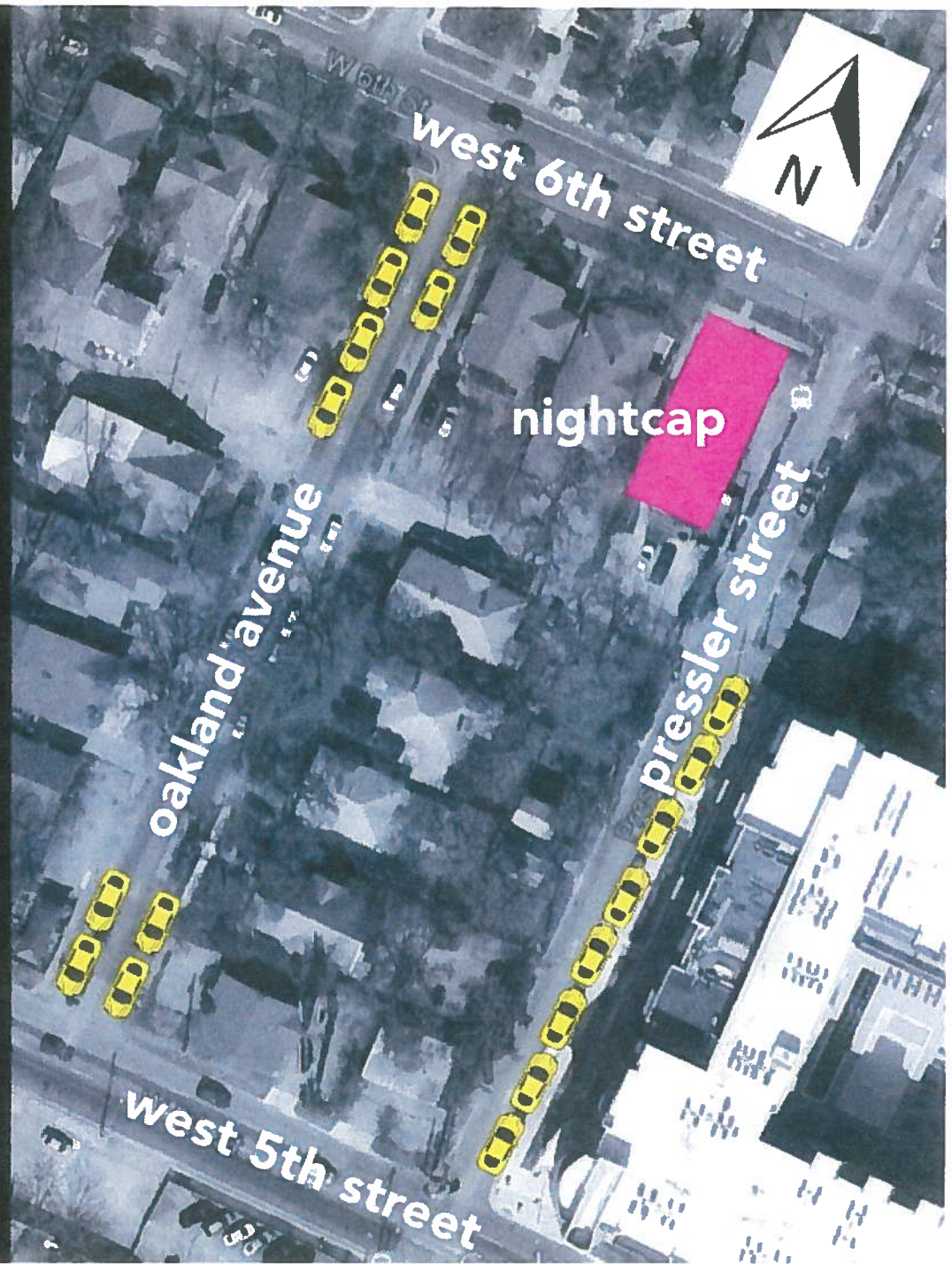
pressler street  
south of 5th  
21 SPACES  
paul street  
south of 5th  
12 SPACES





OAKLAND and  
PRESSLER AREA  
FREE PARKING

pressler street  
south of 6th street  
11 SPACES  
oakland avenue  
south of 6th street  
14 SPACES





TOTAL AMOUNT OF  
PARKING SPACES - 126





THANK YOU FOR YOUR  
ATTENTION