



Steering Committee Members:
Stephen L. Amos, Chair
Mark Ashby, Jeff Callahan, Scott Campbell, Marc Carlson, Hunter
Coleman, Evelyn Fujimoto, Adrienne Goldsberry, Nick Mehl, William
Osborn, Charlie Rice, Paul Shattuck, Shawn Shillington

April 22, 2026

City of Austin Planning Commission
c/o Planning Department
6310 Wilhelmina Delco Drive
Austin, TX 78752

Re: C14-2026-0006 – 1608 W. 6th Street (LR-CO-NP with Restrictive Covenant)

Dear Chair Woods and Commissioners,

On behalf of the Old West Austin Neighborhood Association (OWANA) Zoning Committee, I am writing to express our support for the proposed rezoning of 1608 W. 6th Street from General Office (GO) to Limited Retail (LR-CO-NP), together with a Conditional Overlay and Restrictive Covenant, as negotiated through the neighborhood zoning process.

This recommendation reflects a balanced and pragmatic approach. While some nearby residents, including members of the West End Condominiums, oppose any zoning that would allow restaurant use, the Committee evaluated this request within the broader context of West 6th Street, a major corridor where the City has consistently supported mixed-use and commercial activity. Based on established zoning patterns and prior rezonings, we believe the proposed commercial zoning at this location is appropriate.

Importantly, the current proposal represents a significant reduction in intensity from earlier requests. The applicant initially pursued General Commercial (GR) zoning but, following discussions with OWANA, agreed to instead pursue Limited Retail (LR). This change meaningfully reduces allowable development intensity, including a decrease in maximum building height from 60 feet to 40 feet, and introduces a more limited set of permitted uses.

The proposed LR zoning, combined with the Conditional Overlay and Restrictive Covenant, establishes clear and enforceable protections, including:

- Restaurant (general) use limited to 7:00 a.m. – 11:00 p.m.
- Prohibition of outdoor entertainment
- Prohibition of outdoor amplified sound
- Prohibition of drive-through facilities

Additional protections negotiated through the Restrictive Covenant include:

- Prohibition of outdoor amplified or percussion sound
- Installation of commercial-grade odor control systems
- Restricted delivery hours between 9:00 a.m. and 4:00 p.m.
- Enhanced dumpster enclosure design
- Screening refuse facilities and mechanical equipment in compliance with all applicable City of Austin code requirements

The intent of the rezoning is to allow adaptive reuse of the existing structure for a reservation-only omakase-style restaurant, Holly Wu, along with limited daytime uses such as chef-led cooking classes and occasional corporate lunches. This format is inherently low-intensity, serving a limited number of guests in a controlled setting. While improvements will be primarily interior, minor exterior infrastructure upgrades such as entry modifications and installation of systems like an underground grease trap are expected. No expansion of the building footprint or demolition is proposed.

The Conditional Overlay further restricts a wide range of potentially incompatible uses, significantly narrowing future development options and reinforcing compatibility with the surrounding residential context.

It is also important to consider the implications of maintaining the current GO zoning. Under SB-840, the property could be redeveloped by right into a mixed-use project up to 60 feet in height with no floor area ratio limitations, potentially resulting in greater impacts than the proposed use. In contrast, the LR zoning with Conditional Overlay and Restrictive Covenant establishes predictable operating conditions and meaningful safeguards.

Throughout this process, the applicant has been responsive and collaborative, working in good faith with OWANA to address nearby residents concerns. There has also been recognition by the nearby neighbors that, if rezoning is to occur, this negotiated LR framework represents a more responsible and protective outcome than less restrictive alternatives.

For these reasons, the OWANA Zoning Committee supports this rezoning as a reasonable, enforceable compromise that aligns with adopted City policy while protecting the character and livability of the surrounding community.

Thank you for your consideration.

Sincerely,



Stephen L. Amos
Chair
Old West Austin Neighborhood Association (OWANA)