

April 15, 2026

Mrs. Lauren Middleton-Pratt
Director of Planning
City of Austin
6310 Wilhelmina Delco Dr
Austin, Texas 78752

Via Online Submittal

re: Application for Rezoning; 22,651 sf, located at 1608 West 6th Street (the "Property")

Dear Mrs. Pratt:

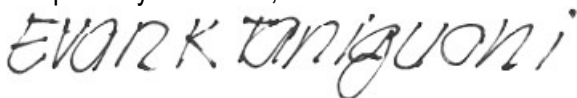
As Architect/Owner representative for the above-referenced Property, I respectfully submit the attached Application for Rezoning. The Property consists of a vacant building formerly used as an engineer's office. The current zoning on the Property is General Office-Neighborhood Plan (GO-NP) as indicated on the attached map. The Application for Rezoning requests to change the zoning of this Property to Local Retail-Conditional Overlay-Neighborhood Plan (LR-CO-NP) with a restricted covenant that has been negotiated with OWANA and the adjacent neighbors, to allow for high-end restaurant use (not fast-food or drive-thru). The conditional overlay (CO) prohibits service station use of the site. Our proposed hours of operation are 5-10 pm, seven days a week. These hours should minimize any disturbance to most of our direct neighbors, who are primarily 9-5 offices. We also propose only 60 (+/-) seats so we can provide on-site parking for most of our customers. We currently have 5 restaurants in Austin, with one going up in Cedar Park, and have been good neighbors at all of those locations.

The Property is located within the Old West Austin Neighborhood Plan, and we understand that a future land use map amendment is not required since OWANA does not have one, but we want to do whatever we can to be good neighbors.

A Traffic Impact Analysis (TIA) is not required pursuant to the TIA Determination Form included within the attached Application.

If you have any questions about this Application for Rezoning or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this matter.

Respectfully submitted,



Evan K Taniguchi, AIA
Principal

4/23/2026

To: City of Austin, Planning & Zoning

CC: District 9, City Council Member Zo Qadri, OWANA Zoning Committee

Subject: Formal Protest: Case # C14-2026-0006

Dear Commissioners,

I am a resident living adjacent to the property proposed for rezoning under Case # C14-2026-0006, and I am deeply concerned about the impact this change will have on our daily lives. I have lived in this area since 1979 and owned my home on the adjacent property since 1998, the tranquility of this particular location is a major reason I've lived here for so many years.

Our neighborhood is a residential area where families expect a reasonable level of peace and quiet. Introducing a restaurant in such close proximity—surrounded on three sides by homes—would significantly increase noise levels, late evening activity, and traffic congestion. Where will patrons of this business park? There is also a major concern regarding increased rodent activity resulting from the accumulation of food waste. Even with sealed dumpsters the odors and food remnants will make this a big issue for the three surrounding residential homes.


We have already experienced similar impacts from another nearby restaurant operated by the same owner, including persistent outdoor noise, parking overflow into residential streets, and general disregard for neighboring properties.

This rezoning would bring those same issues directly next to our homes.

I respectfully ask that you consider the residents who live here and deny this request in order to preserve the quality of life in our community.

Thank you for your time and consideration.

Sincerely,



Hope Morgan

606 West Lynn [REDACTED]
Austin, Texas 78703
[REDACTED]