

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 6<sup>th</sup> Street (the "Property")

Dear Mrs. Pratt:

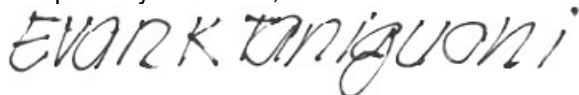
As Architect/Owner representative for the above-referenced Property, I respectfully submit the attached Application for Rezoning. The Property consists of a vacant building formerly used as an engineer's office. The current zoning on the Property is General Office-Neighborhood Plan (GO-NP) as indicated on the attached map. Our 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 to allow for high-end restaurant use (not fast-food or drive-thru). The conditional overlay (CO) prohibits all uses beside restaurant use for this site. We propose to limit our seating to only 60 (+/-) seats so we can provide on-site parking for most of our customers. We currently have 5 successful 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.

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