

ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0006 – Holly Wu Restaurant

DISTRICT: 9

ZONING FROM: GO-NP

ZONING TO: ~~GR-NP~~

*as amended LR-CO-NP

ADDRESS: 1608 West 6th Street

SITE AREA: 0.52 acres (22, 651 sq. ft.)

PROPERTY OWNER: Chin Hong (Jimmy) Ng (Lin Asian Bar LLC)

AGENT: Taniguchi Architects PLLC (Evan Taniguchi)

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

STAFF RECOMMENDATION:

The staff recommendation is to grant neighborhood commercial – conditional overlay – neighborhood plan (LR-CO-NP) combined district zoning. The conditional overlay will prohibit service station.

CITY COUNCIL ACTION:

May 28, 2026:

PLANNING COMMISSION ACTION / RECOMMENDATION:

April 28, 2026: *APPROVED THE STAFF'S RECOMMENDATION FOR LR-CO-NP WITH SERVICE STATION AS A PROHIBITED USE AND THE FOLLOWING ADDITIONAL PROHIBITED USES AS AGREED TO BY THE APPLICANT AND THE NEIGHBORHOOD:*

Alternative Financial Services; Club Or Lodge; College And University Facilities; Communication Service Facilities; Community Events; Community Garden; Community Recreation (Private); Community Recreation (Public); Consumer Convenience Services; Consumer Repair Services; Custom Manufacturing; Hospital Services (Limited); Medical Offices Exceeding 5,000 Square Feet Gross Floor Area; Medical Offices Not Exceeding 5,000 Square Feet Gross Floor Area; Off-Site Accessory Parking; Pedicab Storage And Dispatch; Pet Services; Plant Nursery; Printing And Publishing; Private Primary Educational Facilities; Private Secondary Educational Facilities; Safety Services; Theater; Urban Farm.

[C. HANEY; B. BEDRISIAN - 2ND] (12-0) ONE VACANCY ON THE DIAS.

ORDINANCE NUMBER:

ISSUES:

On April 15, 2026, the applicant amended their application to request neighborhood commercial – conditional overlay – neighborhood plan (LR-CO-NP) combined district zoning. The original zoning request was for community commercial – neighborhood plan (GR-NP), after meeting with Old West Austin Neighborhood Association (OWANA) the applicant amended their request to match staff’s recommendation with service station as a prohibited use.

On April 17, 2026, OWANA and the applicant agreed to the following prohibited uses on the property: Alternative Financial Services; Club or Lodge; College and University Facilities; Communication Service Facilities; Community Events; Community Garden; Community Recreation (Private); Community Recreation (Public); Consumer Convenience Services; Consumer Repair Services; Custom Manufacturing; Hospital Services (Limited); Medical Offices exceeding 5,000 square feet gross floor area; Medical Offices not exceeding 5,000 square feet gross floor area; Off-Site Accessory Parking; Pedicab Storage and Dispatch; Pet Services; Plant Nursery; Printing and Publishing; Private Primary Educational Facilities; Private Secondary Educational Facilities; Safety Services; Service Station; Theater; Urban Farm.

Staff does not object to these prohibited uses in addition to the staff recommendation of neighborhood commercial – conditional overlay – neighborhood plan (LR-CO-NP) with service station prohibited.

CASE MANAGER COMMENTS:

The property in question is approximately 0.52 acres, currently zoned general office – neighborhood plan (GO-NP) combined district zoning and developed with a parking lot and an office building. There is access to West 6th Street, which is an ASMP Level 3, Imagine Austin Corridor and an ASMP Transit Priority Network Corridor. This site is in the Old West Austin Neighborhood Plan and is characterized as mixed use. The surrounding area has several office and commercial uses around it (LO-NP; CS-MU-V-CO-NP; GO-NP; CS-MU-CO-NP; NO-MU-H-CO-NP; PUD-NP) and various residential types such as condominium residential and multifamily residential (MF-4-NP; UNZ; MF-4-HD-NP). ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

The applicant is requesting the neighborhood commercial – conditional overlay – neighborhood plan (LR-CO-NP) combined district zoning to allow for a high-end restaurant use (not fast-food or drive thru). “We currently have 5 restaurants in Austin, with one going up in Cedar Park, and have been good neighbors at all of our locations.” On April 15, 2026, the applicant amended their request to align with staff’s recommendation to add the conditional overlay to their request. ***Please refer to Exhibits C (Applicant’s Summary Letter) and D (Applicant’s Amended Summary Letter).***

The staff is recommending LR-CO-NP combined district zoning here, with service station as a prohibited use. The proposed zoning is compatible and consistent with surrounding land uses and zoning patterns in this area. The requested rezoning for restaurant use is a reasonable use of the property based on the location and surrounding zonings. The property

is in Old West Austin Neighborhood Plan and falls within the recommended areas for neighborhood friendly commercial uses based on the neighborhood plan.

Per the comprehensive plan review comments, this site meets six (6) of the Imagine Austin Decision Guidelines. The site is adjacent to the 6th Street Activity Corridor and has access to a bus stop on West 6th Street, 0.05 miles away. The site provides connectivity to healthy living, goods and services and food access.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The neighborhood commercial district is intended for neighborhood shopping facilities which provide limited business service and office facilities predominately for the convenience of residents of the neighborhood.

The conditional overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

The neighborhood plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *Zoning should allow for reasonable use of the property.*

The Old West Austin Neighborhood Plan states that “the neighborhood planning team has identified "neighborhood-friendly" commercial areas where office, retail, and residences can be mixed vertically and horizontally. These areas include West 5th and 6th Streets between Lamar and Mopac”. This site falls within the recommended areas based on the neighborhood plan. The applicant is proposing to add restaurant use to the property, this use is permitted in neighborhood commercial and would be a reasonable use of the property based on the location and surrounding zoning patterns.

3. *Zoning changes should promote a balance of intensities and densities.*

The adjacent property to this site is zoned MF-4-NP, the MF-4 base zoning district is equivalent to GO, GR and CS commercial base zoning districts based on height and/or other site developments standards. The requested rezoning is for LR base district zoning which is the equivalent of MF-2 and MF-3 base zoning districts based on height and/or other site developments standards. This rezoning would be more restrictive than the neighboring property, which would in turn provide a balance of intensities and densities for the area.

4. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The surrounding area is characterized as mixed use with various commercial, office and residential uses. The rezoning to neighborhood commercial is compatible to adjacent uses as it provides limited business services to the area. There are many existing zonings (GR-NP; CS-MU-V-CO-NP; LR-MU-CO-NP; GR-V-CO-NP) that allow for similar and more intense uses, approximately 0.25 miles to the east and west. In summary, this rezoning would promote compatibility with the adjacent and nearby uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GO-NP	Office and Parking
<i>North</i>	MF-4-NP; NO-MU-H-CO-NP	Condominium Residential and Multifamily Residential
<i>South</i>	LO-NP; CS-MU-V-CO-NP	Commercial Uses
<i>East</i>	MF-4-NP; LO-NP; GO-NP	Multifamily Residential and Commercial Uses
<i>West</i>	MF-4-NP; UNZ; GO-NP	Multifamily Residential and Commercial Uses

NEIGHBORHOOD PLANNING AREA: Old West Austin

WATERSHED: Lady Bird Lake (Urban)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Mathews Elementary School

O Henry Middle School

Austin High School

COMMUNITY REGISTRY LIST:

Austin Independent School District
 Austin Neighborhoods Council
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Old West Austin Neighborhood Association

Old West Austin Neighborhood Plan
 Contact Team
 Preservation Austin
 Save Barton Creek Association
 Shoal Creek Conservancy

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2015-0044 – James	LO-NP to GR-V-CO-NP * amended the zoning request to LR-MU-CO-NP.	To Grant LR-MU-CO-NP with a conditional overlay to limit trips to 2,000 trips per day and the following prohibited uses: service station, restaurant limited	Approved LR-MU-CO-NP as Planning Commission Recommended (6/11/2015)

		and restaurant general. (5/26/2015)	
C14-2007-0237 - Old West Austin Neighborhood Planning Area Vertical Mixed Use Zonings	The applicant is proposing Vertical Mixed Use Zoning	To Grant -V	Approved -V as Planning Commission Recommended (3/27/2008)
C14-04-0149.43 - OWANA Zoning Rollback - 615 West Lynn St	MF-4-NP to SF-3-NP	To Grant SF-3-NP (1/25/2005)	Approved SF-3-NP as Planning Commission Recommended (3/3/2005)

RELATED CASES: There are no related cases.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 1608 W 6TH STREET. C14-2026-0006. Project: Holly Wu W6th Street Restaurant. 0.52 acres from GO-NP to GR-NP. Existing: office. Proposed: restaurant.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: <ul style="list-style-type: none"> • Adjacent to the 6th Street Activity Corridor
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • 0.05 miles to bus stop along W 6th ST
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Sidewalk and bike lane present along W 6th ST
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> • Goods and Services present along W 6th and W 5th Streets
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	Connectivity and Education *: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • 0.3 miles to Matthews Elementary
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • 0.5 miles to West Austin Neighborhood Park
	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)

	Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation : Preserves or enhances a historically and/or culturally significant site.
	Creative Economy : Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education : Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land : Preserves or enhances industrial land.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
6	Number of “Yes’s”

Drainage:

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental:

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Lady Bird Lake Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire: There are no comments.

PARD – Planning & Design Review:

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2024, new commercial, non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan:

Zoning Cases

FYI: All comments regarding the effects of the proposed rezoning on subsequent Site Plan Review applications are intended to assist in identifying potential development constraints but do not include all regulations which may affect a specific proposal. Changes to property boundaries and requests for development cannot include all regulatory limitations which may apply to a specific subject to modification or reconsideration if affected by a change in property boundaries or if development is proposed on only a portion of the land proposed for rezoning. These comments are intended to assist in identifying potential development constraints, but do not address the actual restrictions which will apply to a specific development proposal. Austin Development Services offers a variety of pre-application review options to assist in evaluating specific development proposals prior to Site Plan Application.

Site plans will be required for any new development except for residential only projects with up to 4 units.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is not subject to compatibility standards.
Reference 25-2-1051, 25-2-1053

Austin Transportation Department – Engineering Review:

Transportation assessment/traffic impact analysis and transportation demand management plan shall be required at the time of site plan **if triggered** per LDC 25-6 and TCM 10.2.1. Assessment of required transportation mitigation, including the potential dedication of right

of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application.

The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for W 6TH ST. It is recommended that 40 feet of right-of-way from the existing centerline should be dedicated for W 6TH ST according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Existing Street Characteristics:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
W 6TH ST	Level 3	80'	50'	40'	Yes	Yes	Yes

Austin Water Utility:

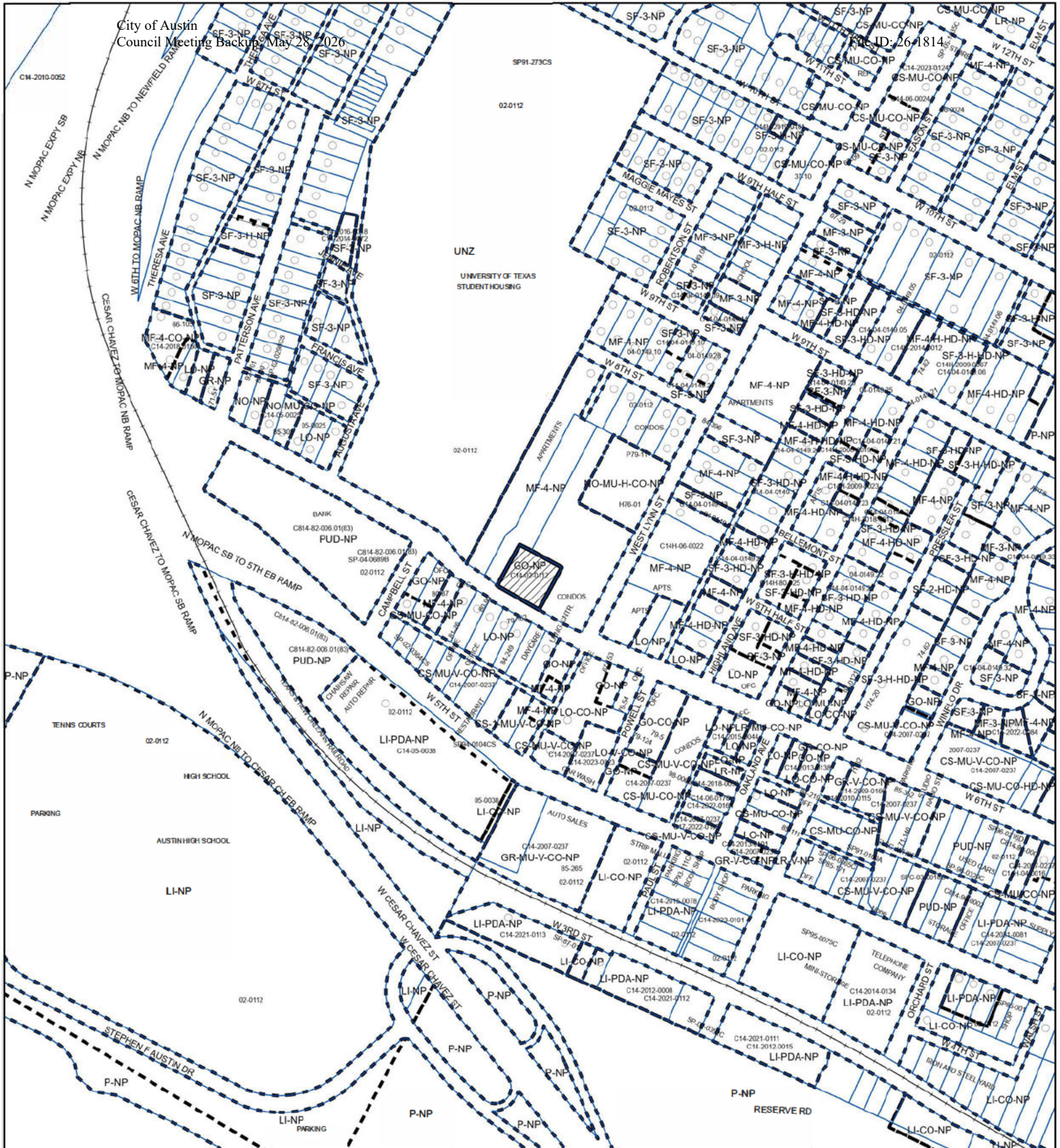
No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.




INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- D. Applicant's Amended Summary Letter
- Correspondence from Interested Parties



ZONING

ZONING CASE#: C14-2026-0006

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

0 200 400 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.









1 inch equals 400'

Holly Wu W6th Street Restaurant



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2026-0006
 LOCATION: 1608 W 6th St
 SUBJECT AREA: 0.52 Acres
 MANAGER: Cynthia Hadri



March 2, 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:

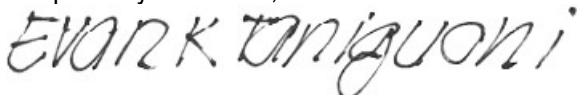
As Architect/ owner representative for the above-referenced Property, I respectfully submit the attached Application for Rezoning. The Property consists of a vacant building formerly used as an engineer's office. The current zoning on the Property is General Office-Neighborhood Plan (GO-NP) as indicated on the attached map. The Application for Rezoning requests to change the zoning of this Property to General Retail-Neighborhood Plan (GR-NP) to allow for high-end restaurant use (not fast-food or drive-thru). 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 our 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

April 15, 2026

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

Via Online Submittal

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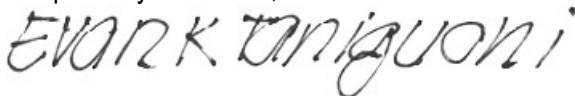
As Architect/Owner representative for the above-referenced Property, I respectfully submit the attached Application for Rezoning. The Property consists of a vacant building formerly used as an engineer's office. The current zoning on the Property is General Office-Neighborhood Plan (GO-NP) as indicated 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.

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Respectfully submitted,



Evan K Taniguchi, AIA
Principal

NOTICE OF PUBLIC HEARING FOR ZONING

Meeting Date: April 28, 2026 Case Number: C14-2024-0666

City of Austin is seeking public input on the proposed rezoning of a property. The rezoning will be considered by the City Council on April 28, 2026. A public hearing will be held on April 28, 2026, at 7:00 p.m. at the City Council Chamber, 500 West 5th Street, Austin, Texas 78703.

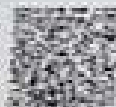
The City of Austin has received an application for rezoning of a property. The rezoning will be considered by the City Council on April 28, 2026. A public hearing will be held on April 28, 2026, at 7:00 p.m. at the City Council Chamber, 500 West 5th Street, Austin, Texas 78703. The rezoning will be considered by the City Council on April 28, 2026. A public hearing will be held on April 28, 2026, at 7:00 p.m. at the City Council Chamber, 500 West 5th Street, Austin, Texas 78703.

Project Location:	1408 West 4th Street
Owner:	Chiu Hong (Jimmy) Ng (Lin Atlas Bar LLC)
Applicant:	Taxworkz Development (Prakash Tanirachi) 512-998-1111

PUBLIC HEARING INFORMATION

This rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agents are expected to participate in a public hearing, you are not required to participate. The hearing will be conducted both online and in-person in which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code: <https://bit.ly/ATXZoningComment>



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarded in own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation but is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may be MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows certain uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District is the combination of office, retail, commercial, and residential uses in a single development.

Additional information on the City of Austin's land development visit our website: www.austintexas.gov/planning.

Written comments must be published to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2024-0666
Contact: Cynthia Hadri, 512-974-7620
Public Hearing: April 28, 2026, Planning Commission

KATHLEEN DEAVEL
Your Name (please print)

606 Highland Ave 78703
Your address (as reflected by the application approval)

[Signature] [Signature] 19 APRIL 2026
Signature Date

Daytime Telephone (Optional): _____

Comments: I APPRECIATED THAT THE OWNERS + AGENTS CAME TO OVANA ZONING MEETING + I (Neighb. Neighbors) WERE INVITED.

I am in favor
 I object

If you use this form to comment, it may be returned to:
City of Austin, Austin Planning
Cynthia Hadri
P. O. Box 1888, Austin, TX 78767
Or email to: cynthia.hadri@austintexas.gov



1608 W 6th St. Zoning to LR

From Ron & René Albee [REDACTED]
Date Mon 4/20/2026 9:05 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email - Exercise Caution

Ms. Hadri,

Please receive and record our support for the OWANA supported zoning change at 1608 W. 6th. St. We have reviewed the progress of discussion around the original proposal to change the zoning to GR, and believe the zoning change to LR to be the most sustainable, business and residential friendly compromise.

Our thanks to OWANA, the City and all who have worked to get this so close to the finish line.

Warmly,

René Albee
512-699-3650
[REDACTED] Highland

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.

For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".

4/12/2026

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 writing in opposition to the rezoning request identified as Case # C14-2026-0006.

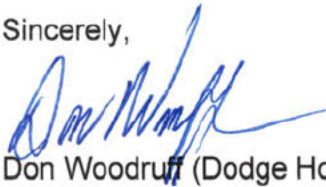
As a property owner in the immediate vicinity, I have made a significant financial investment in a residential community that is currently buffered by office zoning. This zoning provides an appropriate transition between commercial activity and residential living.

Changing this designation to allow for restaurant use introduces a high-intensity commercial use directly adjacent to homes. This type of use is well known to generate noise, traffic, odors, and parking demand that are inconsistent with residential expectations.

Given the surrounding residential context on three sides, this rezoning is likely to negatively impact property values and undermine the stability of the neighborhood.

I respectfully urge the Commission to deny this request and maintain the existing zoning classification.

Sincerely,



Don Woodruff (Dodge Holdings, LLC)

██████ W. Lynn St. Unit ██████



Outlook

NOTICE OF OBJECTION C14-2026-0006 / 1608 W 6th St

From Doug Byron [REDACTED]
Date Mon 4/20/2026 10:31 AM
To District 9 <District9@austintexas.gov>; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

External Email - Exercise Caution

ello,

It is my understanding that there is a P&Z hearing scheduled for next week (4/28) and I would like to formally object to this hearing date because neighbors have not been properly notified of the hearing.

234 neighbors are in the process of "mobilizing" so that we can present a message of OPPOSITION to the proposed zoning change .

Please **REPLY** to confirm receipt of this email

Thank you

Doug Byron, resident [REDACTED] West Lynn [REDACTED]
512-431-1217

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.

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FAY & BOB MOORE

West Lynn, Austin, TX 78703

4/20/26

To: City of Austin, Planning & Zoning
Email: Cynthia Hadri, Senior Planning: cynthia.hadri@austintexas.gov
CC: Zo Qadri, District 9, City Council Member email: district9@austintexas.gov
Subject: Formal Protest: Case # C14-2026-0006

Dear Commissioners,

We are writing to formally protest the proposed rezoning of 1608 W 6th Street (Case # C14-2026-0006) from General Office to General Retail.

We understand this rezoning request is scheduled to be heard by the Planning Commission on April 28th. We have not received written notice of the hearing. Because the required notice period has not been met, we respectfully request that the item be postponed to a later agenda date and that proper notice be provided to affected residents.

We live approximately 50 feet from this property and look directly at the building from our condo. We made a significant financial investment in our home after careful review of the neighborhood's character and existing zoning. A change in zoning at this location would negatively affect the enjoyment of our home and could materially impact our property value.

We understand the applicant has described a potential restaurant use. However, rezoning to General Retail would allow a much broader range of uses than what is being discussed today. Even if changed to LR, we are concerned that the site could later transition to a higher-impact use with extended hours, increased noise, odors, lighting, delivery activity, traffic, and parking congestion—effects that would be felt immediately by nearby residents.

For these reasons, if the Commission is inclined to support any zoning change, we respectfully request that it be narrowly tailored and include enforceable conditions to protect the adjacent residential community. Specifically, we ask that any approval be limited to the minimum zoning category needed for the proposed use and that conditions be adopted addressing hours of operation, outdoor seating/sound, lighting, odors/ventilation, deliveries and trash pickup times, and parking/traffic impacts. We also request that any materially different use—or any request for later expansion of intensity (such as later hours, amplified music, or expanded outdoor activity) or change of building height—require a new public review and approval process with notice to nearby residents. We also respectfully request that they be required to have an acceptable fence to separate our properties.

Thank you for your consideration. Please confirm receipt of this protest. If the April 28th hearing is postponed due to notice requirements, please advise us of the rescheduled hearing date once proper notice is provided.

Sincerely,
Fay Moore and Bob Moore

&

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,

A handwritten signature in black ink that reads "Stephen L. Amos". The signature is written in a cursive, slightly slanted style.

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



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 23, 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,

OWANA has reached a clear agreement with the applicant and property owners to include additional prohibited uses for the Property, alongside the Service Station use, within the Conditional Overlay associated with the requested zoning change from GO to LR. These added prohibited uses are intended to improve compatibility with the surrounding residential area. Accordingly, we respectfully submit the following list for your approval as part of the Conditional Overlay to be included with the applicant's request for LR rezoning at 1608 W 6th Street:

The following uses are prohibited on the Property, as agreed upon by OWANA, the applicant, and the property owners:

- Alternative Financial Sales
- Club or Lodge
- College and University Facilities
- Communication Service Facilities
- Community Events
- Community Garden
- Community Recreation (Private)
- Community Recreation (Public)
- Consumer Convenience Services
- Consumer Repair Services
- Custom Manufacturing
- Hospital Services (Limited)
- Medical Offices exceeding 5,000 square feet gross floor area
- Medical Offices not exceeding 5,000 square feet gross floor area
- Off-Site Accessory Parking
- Pedicab Storage and Dispatch
- Pet Services
- Plant Nursery

Printing and Publishing
Private Primary Educational Facilities
Private Secondary Educational Facilities
Safety Services
Service Station
Theater
Urban Farm

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Stephen L. Amos". The signature is written in a cursive, slightly slanted style.

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

4/12/2026

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 writing to oppose the rezoning request under Case # C14-2026-0006 based on both land use incompatibility and the applicant's demonstrated operational history.

The subject property is bordered on three sides by residential uses, making it an unsuitable location for a restaurant use. Beyond that, the applicant's existing restaurant in the area (*Lin Asian Bar, ALSO in our neighborhood*) has exhibited a pattern of behavior that raises serious concerns, including:

- Outdoor seating noise throughout extended hours
- Storage of operational materials (kegs, cleaning supplies) in visible exterior areas
- Use of non-designated areas such as driveways for seating and service
- Parking overflow impacting residential streets

These are not speculative concerns—they are ongoing, observable conditions.

Granting this rezoning would likely replicate these impacts in an even more sensitive residential interface.

For these reasons, I respectfully request denial of the application.



Susan Russell

606 W. Lynn, Unit [REDACTED]

Austin, TX 78703

[REDACTED]

[REDACTED]

4/12/2026

To: City of Austin, Planning & Zoning
CC: District 9, City Council Member Zo Qadri, OWANA Zoning Committee
Subject: Formal Protest: Case # C14-2026-0006

As a property owner within the West End Condos, I am writing to request that you deny the rezoning application C14-2026-0006 for 1608 W 6th St.

The proposed change to General Retail will have a direct, negative impact on our property values and quality of life. The current General Office (GO) zoning provides a necessary transition between commercial activity and our homes. Converting this to a restaurant with outdoor seating and late-night hours will introduce light pollution, noise, and litter that our community is not equipped to absorb.

We deserve a neighbor who respects the residential nature of this block. Based on the applicant's current operations nearby, we have no confidence that this new location will be managed with respect for the neighbors.

Thank you for your time and service to our city.

Respectfully,



Susan Russell

606 W. Lynn, Unit 

Austin, TX 78703



4/12/2026

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 writing to express my opposition to the requested rezoning of the adjacent property from General Office to General Retail under Case # C14-2026-0006.

This property is uniquely situated, being surrounded on three sides by established residential uses, including our condominium community. The proposed rezoning to allow for restaurant use is incompatible with the surrounding residential character and raises significant concerns regarding noise, traffic, odors, and overall quality of life.

Based on experience with a nearby restaurant operated by the same applicant, there is a demonstrated pattern of impacts on neighboring residents, including extended hours of operation, outdoor seating noise, improper storage of materials such as kegs and cleaning supplies, and spillover parking into residential areas.

Rezoning this property would likely intensify these issues and further erode the livability of the surrounding neighborhood.

For these reasons, I respectfully request that the Commission deny the rezoning request.

Sincerely,



Susan Russell

606 W. Lynn, Unit [REDACTED]

Austin, TX 78703

[REDACTED]

[REDACTED]

4/12/2026

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.

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.*

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,



Susan Russell

606 W. Lynn, Unit [REDACTED]

Austin, TX 78703

[REDACTED]

[REDACTED]

4/12/2026

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 writing to oppose the proposed rezoning of the subject property from General Office to General Retail.

The property is surrounded on three sides by residential uses, and a restaurant at this location would create unacceptable impacts including noise, traffic, parking issues, and odors.

Based on the applicant's existing operations nearby, these concerns are well-founded.

I respectfully request that you deny this rezoning request.

Sincerely,



Susan Russell

606 W. Lynn, Unit [REDACTED]

Austin, TX 78703

[REDACTED]

[REDACTED]

4/12/2026

To: City of Austin, Planning & Zoning

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

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

I am writing to formally protest the rezoning of the property at 1608 W 6th St. from **General Office (GO)** to **General Retail (GR)**.

As a resident whose property shares a boundary with this site, I am deeply concerned about the "Three-Sided Residential" conflict. Transitioning from a quiet office use to a high-turnover restaurant use will create immediate negative externalities:

- **Acoustic Impact:** Outdoor seating and commercial kitchen exhaust fans will create a constant noise floor that disrupts the peace of my home.
- **Sanitation:** The applicant's current management of their other neighborhood location—specifically the outdoor storage of mop buckets, dirty laundry bins, and empty kegs—presents a significant concern for pest control and odors in our backyard spaces.

I urge the Commission to recommend **denial** of this request to protect the residential buffer that currently exists.

Sincerely,


Susan Russell

606 W. Lynn, Unit 

Austin, TX 78703




4/12/2026

To: City of Austin, Planning & Zoning

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

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

I am writing to express my strong opposition to the proposed rezoning of 1608 W 6th St., under Case # C14-2026-0006.

The City of Austin's Land Development Code is designed to protect residential areas from incompatible commercial intensities. Moving this property to **General Retail (GR)** specifically for restaurant use is a violation of that harmony. The applicant's track record at their other neighborhood establishment shows a disregard for "good neighbor" practices, including:

- **Visual Blight:** Improper storage of industrial waste and equipment in public view.
- **Operational Overreach:** Operating long hours (11 a.m. to 10 p.m.) with outdoor noise that bleeds into residential bedroom windows.

We ask that you uphold the current zoning to prevent the further commercialization of our quiet residential pocket.

Sincerely,



Susan Russell

606 W. Lynn, Unit [REDACTED]

Austin, TX 78703

[REDACTED]

[REDACTED]

4/12/2026

To: City of Austin, Planning & Zoning
CC: District 9, City Council Member Zo Qadri, OWANA Zoning Committee
Subject: Formal Protest: Case # C14-2026-0006

I am a resident of the West End Condos and I am writing to oppose the rezoning of Case # C14-2026-0006, property 1608 W 6th St.

The shift to General Retail (GR) at this location is a mismatch for our local infrastructure. A restaurant use generates significantly higher "trip counts" than a General Office. We have already observed the applicant's existing location nearby struggling with parking, resulting in:

- **Driveway Encroachment:** The applicant has a history of utilizing driveways for seating/service, forcing patrons to park in the street or block residential access.
- **Pedestrian Risk:** Our neighborhood has high pedestrian activity. Adding a high-intensity retail use will increase vehicle congestion and create safety hazards for residents.

Please maintain the current GO zoning to ensure our streets remain safe and navigable for residents.

Best regards,



Susan Russell

606 W. Lynn, Unit [REDACTED]

Austin, TX 78703
[REDACTED]
[REDACTED]

4/12/2026

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 writing in opposition to the rezoning request identified as Case # C14-2026-0006.

As a property owner in the immediate vicinity, I have made a significant financial investment in a residential community that is currently buffered by office zoning. This zoning provides an appropriate transition between commercial activity and residential living.

Changing this designation to allow for restaurant use introduces a high-intensity commercial use directly adjacent to homes. This type of use is well known to generate noise, traffic, odors, and parking demand that are inconsistent with residential expectations.

Given the surrounding residential context on three sides, this rezoning is likely to negatively impact property values and undermine the stability of the neighborhood.

I respectfully urge the Commission to deny this request and maintain the existing zoning classification.

Sincerely,



Susan Russell

606 W. Lynn, Unit [REDACTED]

Austin, TX 78703

[REDACTED]

[REDACTED]

4/17/2026

To: City of Austin, Planning & Zoning
CC: District 9, City Council Member Zo Qadri, OWANA Zoning Committee
Subject: Formal Protest: Case # C14-2026-0006

I am writing to formally protest the rezoning of the property at 1608 W 6th St. from **General Office (GO)** to **General Retail (GR)**.

As a resident whose property shares a boundary with this site, I am deeply concerned about the "Three-Sided Residential" conflict. Transitioning from a quiet office use to a high-turnover restaurant use will create immediate negative externalities:

- **Acoustic Impact:** Outdoor seating and commercial kitchen exhaust fans will create a constant noise floor that disrupts the peace of my home.
- **Sanitation:** The applicant's current management of their other neighborhood location—specifically the outdoor storage of mop buckets, dirty laundry bins, and empty kegs—presents a significant concern for pest control and odors in our backyard spaces.

I urge the Commission to recommend **denial** of this request to protect the residential buffer that currently exists.

Sincerely,



Kristin Collins

606 W Lynn [REDACTED] Austin, TX 78703

[REDACTED]

[REDACTED]

4/17/2026

To: City of Austin, Planning & Zoning
CC: District 9, City Council Member Zo Qadri, OWANA Zoning Committee
Subject: Formal Protest: Case # C14-2026-0006

As a property owner within the West End Condos, I am writing to request that you deny the rezoning application C14-2026-0006 for 1608 W 6th St.

The proposed change to General Retail will have a direct, negative impact on our property values and quality of life. The current General Office (GO) zoning provides a necessary transition between commercial activity and our homes. Converting this to a restaurant with outdoor seating and late-night hours will introduce light pollution, noise, and litter that our community is not equipped to absorb.

We deserve a neighbor who respects the residential nature of this block. Based on the applicant's current operations nearby, we have no confidence that this new location will be managed with respect for the neighbors.

Thank you for your time and service to our city.

Respectfully,



Kristin Collins

606 W Lynn [REDACTED] Austin, TX 78703

[REDACTED]

[REDACTED]

4/17/2026

To: City of Austin, Planning & Zoning
CC: District 9, City Council Member Zo Qadri, OWANA Zoning Committee
Subject: Formal Protest: Case # C14-2026-0006

I am writing to express my strong opposition to the proposed rezoning of 1608 W 6th St., under Case # C14-2026-0006.

The City of Austin's Land Development Code is designed to protect residential areas from incompatible commercial intensities. Moving this property to **General Retail (GR)** specifically for restaurant use is a violation of that harmony. The applicant's track record at their other neighborhood establishment shows a disregard for "good neighbor" practices, including:

- **Visual Blight:** Improper storage of industrial waste and equipment in public view.
- **Operational Overreach:** Operating long hours (11 a.m. to 10 p.m.) with outdoor noise that bleeds into residential bedroom windows.

We ask that you uphold the current zoning to prevent the further commercialization of our quiet residential pocket.

Sincerely,



Kristin Collins

606 W Lynn [REDACTED] Austin, TX 78703

[REDACTED]

[REDACTED]

4/17/2026

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,

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This property is uniquely situated, being surrounded on three sides by established residential uses, including our condominium community. The proposed rezoning to allow for restaurant use is incompatible with the surrounding residential character and raises significant concerns regarding noise, traffic, odors, and overall quality of life.

Based on experience with a nearby restaurant operated by the same applicant, there is a demonstrated pattern of impacts on neighboring residents, including extended hours of operation, outdoor seating noise, improper storage of materials such as kegs and cleaning supplies, and spillover parking into residential areas.

Rezoning this property would likely intensify these issues and further erode the livability of the surrounding neighborhood.

For these reasons, I respectfully request that the Commission deny the rezoning request.

Sincerely,



Kristin Collins

606 W Lynn [REDACTED] Austin, TX 78703

[REDACTED]

[REDACTED]

4/17/2026

To: City of Austin, Planning & Zoning
CC: District 9, City Council Member Zo Qadri, OWANA Zoning Committee
Subject: Formal Protest: Case # C14-2026-0006

I am a resident of the West End Condos and I am writing to oppose the rezoning of Case # C14-2026-0006, property 1608 W 6th St.

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- **Pedestrian Risk:** Our neighborhood has high pedestrian activity. Adding a high-intensity retail use will increase vehicle congestion and create safety hazards for residents.

Please maintain the current GO zoning to ensure our streets remain safe and navigable for residents.

Sincerely,



Kristin Collins

606 W Lynn [REDACTED] Austin, TX 78703

[REDACTED]

[REDACTED]

4/17/2026

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 writing to oppose the proposed rezoning of the subject property from General Office to General Retail.

The property is surrounded on three sides by residential uses, and a restaurant at this location would create unacceptable impacts including noise, traffic, parking issues, and odors.

Based on the applicant's existing operations nearby, these concerns are well-founded.

I respectfully request that you deny this rezoning request.

Sincerely,



Kristin Collins

606 W Lynn [REDACTED] Austin, TX 78703

[REDACTED]

4/17/2026

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 writing to oppose the rezoning request under Case # C14-2026-0006 based on both land use incompatibility and the applicant's demonstrated operational history.

The subject property is bordered on three sides by residential uses, making it an unsuitable location for a restaurant use. Beyond that, the applicant's existing restaurant in the area (*Lin Asian Bar, ALSO in our neighborhood*) has exhibited a pattern of behavior that raises serious concerns, including:

- Outdoor seating noise throughout extended hours
- Storage of operational materials (kegs, cleaning supplies) in visible exterior areas
- Use of non-designated areas such as driveways for seating and service
- Parking overflow impacting residential streets

These are not speculative concerns—they are ongoing, observable conditions.

Granting this rezoning would likely replicate these impacts in an even more sensitive residential interface.

For these reasons, I respectfully request denial of the application.

Sincerely,



Kristin Collins

606 W Lynn [REDACTED], Austin, TX 78703

[REDACTED]

[REDACTED]

4/12/2026

To: City of Austin, Planning & Zoning
CC: District 9, City Council Member Zo Qadri, OWANA Zoning Committee
Subject: Formal Protest: Case # C14-2026-0006

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The City of Austin's Land Development Code is designed to protect residential areas from incompatible commercial intensities. Moving this property to **General Retail (GR)** specifically for restaurant use is a violation of that harmony. The applicant's track record at their other neighborhood establishment shows a disregard for "good neighbor" practices, including:

- **Visual Blight:** Improper storage of industrial waste and equipment in public view.
- **Operational Overreach:** Operating long hours (11 a.m. to 10 p.m.) with outdoor noise that bleeds into residential bedroom windows.

We ask that you uphold the current zoning to prevent the further commercialization of our quiet residential pocket.

Sincerely,

JOSEPH WASCHTAN

Kin LE

606 W. Lyan St - [REDACTED]
Austin, TX 787303

4/12/2026

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 writing to express my opposition to the requested rezoning of the adjacent property from General Office to General Retail under Case # C14-2026-0006.

This property is uniquely situated, being surrounded on three sides by established residential uses, including our condominium community. The proposed rezoning to allow for restaurant use is incompatible with the surrounding residential character and raises significant concerns regarding noise, traffic, odors, and overall quality of life.

Based on experience with a nearby restaurant operated by the same applicant, there is a demonstrated pattern of impacts on neighboring residents, including extended hours of operation, outdoor seating noise, improper storage of materials such as kegs and cleaning supplies, and spillover parking into residential areas.

Rezoning this property would likely intensify these issues and further erode the livability of the surrounding neighborhood.

For these reasons, I respectfully request that the Commission deny the rezoning request.

Sincerely,

JOSEPH WOLSCHON
KMLC

[Your email - if desired for contact]

606 W. Lyra St [REDACTED]
Austin, TX 78703

4/12/2026

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 writing to oppose the proposed rezoning of the subject property from General Office to General Retail.

The property is surrounded on three sides by residential uses, and a restaurant at this location would create unacceptable impacts including noise, traffic, parking issues, and odors.

Based on the applicant's existing operations nearby, these concerns are well-founded.

I respectfully request that you deny this rezoning request.

Sincerely,

JOSEPH WOLSCHEIN
Kim LE

606 W. Lyra St [REDACTED]
Austin, TX 78703

4/12/2026

To: City of Austin, Planning & Zoning
CC: District 9, City Council Member Zo Qadri, OWANA Zoning Committee
Subject: Formal Protest: Case # C14-2026-0006

As a property owner within the West End Condos, I am writing to request that you deny the rezoning application C14-2026-0006 for 1608 W 6th St.

The proposed change to General Retail will have a direct, negative impact on our property values and quality of life. The current General Office (GO) zoning provides a necessary transition between commercial activity and our homes. Converting this to a restaurant with outdoor seating and late-night hours will introduce light pollution, noise, and litter that our community is not equipped to absorb.

We deserve a neighbor who respects the residential nature of this block. Based on the applicant's current operations nearby, we have no confidence that this new location will be managed with respect for the neighbors.

Thank you for your time and service to our city.

Respectfully,

JOSEPH WOLSCHEIM

Kim LE

6006 W. Lynn St [REDACTED]
Austin, TX 78703

4/12/2026

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.

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.

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,

Parichehr Moin
P. Moin
Unit [REDACTED] West End Condos

4/12/2026

To: City of Austin, Planning & Zoning
CC: District 9, City Council Member Zo Qadri, OWANA Zoning Committee
Subject: Formal Protest: Case # C14-2026-0006

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Rezoning this property would likely intensify these issues and further erode the livability of the surrounding neighborhood.

For these reasons, I respectfully request that the Commission deny the rezoning request.

Sincerely,

Paricheh Mo'in

P. Mo'in

Unit [REDACTED] West End Condos
[REDACTED]

4/12/2026

To: City of Austin, Planning & Zoning
CC: District 9, City Council Member Zo Qadri, OWANA Zoning Committee
Subject: Formal Protest: Case # C14-2026-0006

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We deserve a neighbor who respects the residential nature of this block. Based on the applicant's current operations nearby, we have no confidence that this new location will be managed with respect for the neighbors.

Thank you for your time and service to our city.

Respectfully,

Parichehr Moin

P. Moin

Unit [REDACTED] West End Condos.

4/12/2026

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 writing to oppose the rezoning request under Case # C14-2026-0006 based on both land use incompatibility and the applicant's demonstrated operational history.

The subject property is bordered on three sides by residential uses, making it an unsuitable location for a restaurant use. Beyond that, the applicant's existing restaurant in the area (*Lin Asian Bar, ALSO in our neighborhood*) has exhibited a pattern of behavior that raises serious concerns, including:

- Outdoor seating noise throughout extended hours
- Storage of operational materials (kegs, cleaning supplies) in visible exterior areas
- Use of non-designated areas such as driveways for seating and service
- Parking overflow impacting residential streets

These are not speculative concerns—they are ongoing, observable conditions.

Granting this rezoning would likely replicate these impacts in an even more sensitive residential interface.

For these reasons, I respectfully request denial of the application.

Sincerely,

Parichehr Moin

P. Moin

Unit [REDACTED]

West End Center

4/12/2026

To: City of Austin, Planning & Zoning
CC: District 9, City Council Member Zo Qadri, OWANA Zoning Committee
Subject: Formal Protest: Case # C14-2026-0006

I am a resident of the West End Condos and I am writing to oppose the rezoning of Case # C14-2026-0006, property 1608 W 6th St.

The shift to General Retail (GR) at this location is a mismatch for our local infrastructure. A restaurant use generates significantly higher "trip counts" than a General Office. We have already observed the applicant's existing location nearby struggling with parking, resulting in:

- **Driveway Encroachment:** The applicant has a history of utilizing driveways for seating/service, forcing patrons to park in the street or block residential access.
- **Pedestrian Risk:** Our neighborhood has high pedestrian activity. Adding a high-intensity retail use will increase vehicle congestion and create safety hazards for residents.

Please maintain the current GO zoning to ensure our streets remain safe and navigable for residents.

Best regards,

Parichehr Moin
P. Moin

Unit [REDACTED]
West End Condos.

4/12/2026

To: City of Austin, Planning & Zoning
CC: District 9, City Council Member Zo Qadri, OWANA Zoning Committee
Subject: Formal Protest: Case # C14-2026-0006

I am writing to express my strong opposition to the proposed rezoning of 1608 W 6th St., under Case # C14-2026-0006.

The City of Austin's Land Development Code is designed to protect residential areas from incompatible commercial intensities. Moving this property to **General Retail (GR)** specifically for restaurant use is a violation of that harmony. The applicant's track record at their other neighborhood establishment shows a disregard for "good neighbor" practices, including:

- **Visual Blight:** Improper storage of industrial waste and equipment in public view.
- **Operational Overreach:** Operating long hours (11 a.m. to 10 p.m.) with outdoor noise that bleeds into residential bedroom windows.

We ask that you uphold the current zoning to prevent the further commercialization of our quiet residential pocket.

Sincerely,

Parichehr Moir

P. Moir

Unit 

West End Condos

4/12/2026

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 writing in opposition to the rezoning request identified as Case # C14-2026-0006.

As a property owner in the immediate vicinity, I have made a significant financial investment in a residential community that is currently buffered by office zoning. This zoning provides an appropriate transition between commercial activity and residential living.

Changing this designation to allow for restaurant use introduces a high-intensity commercial use directly adjacent to homes. This type of use is well known to generate noise, traffic, odors, and parking demand that are inconsistent with residential expectations.

Given the surrounding residential context on three sides, this rezoning is likely to negatively impact property values and undermine the stability of the neighborhood.

I respectfully urge the Commission to deny this request and maintain the existing zoning classification.

Sincerely,

Parichehr Moin

P. Moin

Unit [REDACTED] West End Condos

4/12/2026

To: City of Austin, Planning & Zoning
CC: District 9, City Council Member Zo Qadri, OWANA Zoning Committee
Subject: Formal Protest: Case # C14-2026-0006



As a property owner within the West End Condos, I am writing to request that you deny the rezoning application C14-2026-0006 for 1608 W 6th St.

The proposed change to General Retail will have a direct, negative impact on our property values and quality of life. The current General Office (GO) zoning provides a necessary transition between commercial activity and our homes. Converting this to a restaurant with outdoor seating and late-night hours will introduce light pollution, noise, and litter that our community is not equipped to absorb.

We deserve a neighbor who respects the residential nature of this block. Based on the applicant's current operations nearby, we have no confidence that this new location will be managed with respect for the neighbors.

Thank you for your time and service to our city.

Respectfully,

 Pamela Keller Heitz
606 W. Lynn St. 
Austin, TX 78703

4/12/2026

To: City of Austin, Planning & Zoning
CC: District 9, City Council Member Zo Qadri, OWANA Zoning Committee
Subject: Formal Protest: Case # C14-2026-0006


I am writing to formally protest the rezoning of the property at 1608 W 6th St. from **General Office (GO)** to **General Retail (GR)**.

As a resident whose property shares a boundary with this site, I am deeply concerned about the "Three-Sided Residential" conflict. Transitioning from a quiet office use to a high-turnover restaurant use will create immediate negative externalities:

- **Acoustic Impact:** Outdoor seating and commercial kitchen exhaust fans will create a constant noise floor that disrupts the peace of my home.
- **Sanitation:** The applicant's current management of their other neighborhood location—specifically the outdoor storage of mop buckets, dirty laundry bins, and empty kegs—presents a significant concern for pest control and odors in our backyard spaces.

I urge the Commission to recommend **denial** of this request to protect the residential buffer that currently exists.

Sincerely,


Pamela Keller Heintz
606 W. Lynn [REDACTED]
Austin, TX 78703

4/12/2026

To: City of Austin, Planning & Zoning
CC: District 9, City Council Member Zo Qadri, OWANA Zoning Committee
Subject: Formal Protest: Case # C14-2026-0006



I am writing to formally protest the rezoning of the property at 1608 W 6th St. from **General Office (GO)** to **General Retail (GR)**.

As a resident whose property shares a boundary with this site, I am deeply concerned about the "Three-Sided Residential" conflict. Transitioning from a quiet office use to a high-turnover restaurant use will create immediate negative externalities:

- **Acoustic Impact:** Outdoor seating and commercial kitchen exhaust fans will create a constant noise floor that disrupts the peace of my home.
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I urge the Commission to recommend **denial** of this request to protect the residential buffer that currently exists.

Sincerely,


Pamela Keller Heintz
606 W. Lynn St 
Austin, TX 78703

4/12/2026

To: City of Austin, Planning & Zoning
CC: District 9, City Council Member Zo Qadri, OWANA Zoning Committee
Subject: Formal Protest: Case # C14-2026-0006

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The proposed change to General Retail will have a direct, negative impact on our property values and quality of life. The current General Office (GO) zoning provides a necessary transition between commercial activity and our homes. Converting this to a restaurant with outdoor seating and late-night hours will introduce light pollution, noise, and litter that our community is not equipped to absorb.

We deserve a neighbor who respects the residential nature of this block. Based on the applicant's current operations nearby, we have no confidence that this new location will be managed with respect for the neighbors.

Thank you for your time and service to our city.

Respectfully,



Olivia Prince

606 W. Lynn St [REDACTED]
Austin, TX 78703

4/12/2026

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 writing to express my opposition to the requested rezoning of the adjacent property from General Office to General Retail under Case # C14-2026-0006.

This property is uniquely situated, being surrounded on three sides by established residential uses, including our condominium community. The proposed rezoning to allow for restaurant use is incompatible with the surrounding residential character and raises significant concerns regarding noise, traffic, odors, and overall quality of life.

Based on experience with a nearby restaurant operated by the same applicant, there is a demonstrated pattern of impacts on neighboring residents, including extended hours of operation, outdoor seating noise, improper storage of materials such as kegs and cleaning supplies, and spillover parking into residential areas.

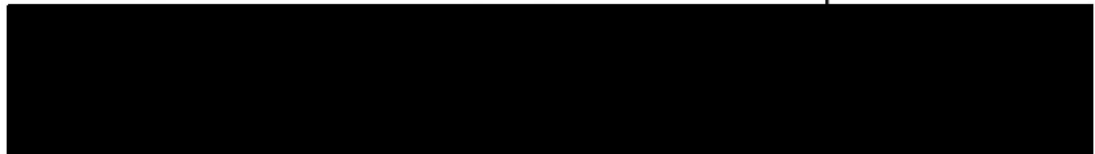
Rezoning this property would likely intensify these issues and further erode the livability of the surrounding neighborhood.


For these reasons, I respectfully request that the Commission deny the rezoning request.

Sincerely,



[Your email - if desired for contact]



Olivia Prince
606 W. Lyant St. 
Austin, TX 78703

4/12/2026

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 writing to oppose the proposed rezoning of the subject property from General Office to General Retail.

The property is surrounded on three sides by residential uses, and a restaurant at this location would create unacceptable impacts including noise, traffic, parking issues, and odors.

Based on the applicant's existing operations nearby, these concerns are well-founded.

I respectfully request that you deny this rezoning request.

Sincerely,



Olivia Prince
606 W. Lyall St [REDACTED]
Austin, TX 78703

4/12/2026

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 writing to oppose the proposed rezoning of the subject property from General Office to General Retail.

The property is surrounded on three sides by residential uses, and a restaurant at this location would create unacceptable impacts including noise, traffic, parking issues, and odors.

Based on the applicant's existing operations nearby, these concerns are well-founded.

I respectfully request that you deny this rezoning request.

Sincerely,



Nancy Werling



606 W. Lyra
Austin, TX 78703

4/12/2026

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.

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.

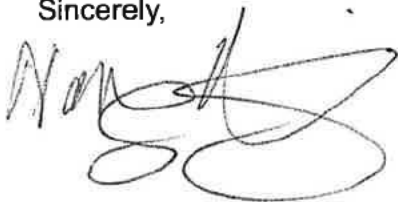
We have already experienced similar impacts from another nearby restaurant operated by the same owner, including persistent outdoor noise, parking overflow into residential streets, and general disregard for neighboring properties.

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,



Nancy Werking
606 W. Lynn [REDACTED]
Austin, TX 78703

4/12/2026

To: City of Austin, Planning & Zoning

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

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

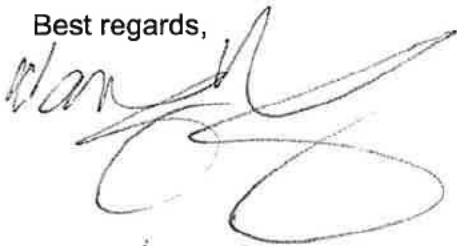
I am a resident of the West End Condos and I am writing to oppose the rezoning of Case # C14-2026-0006, property 1608 W 6th St.

The shift to General Retail (GR) at this location is a mismatch for our local infrastructure. A restaurant use generates significantly higher "trip counts" than a General Office. We have already observed the applicant's existing location nearby struggling with parking, resulting in:

- **Driveway Encroachment:** The applicant has a history of utilizing driveways for seating/service, forcing patrons to park in the street or block residential access.
- **Pedestrian Risk:** Our neighborhood has high pedestrian activity. Adding a high-intensity retail use will increase vehicle congestion and create safety hazards for residents.

Please maintain the current GO zoning to ensure our streets remain safe and navigable for residents.

Best regards,



Nancy Werling
[REDACTED] West End Condominiums
606 W. Lynn
Austin, TX 78703

4/12/2026

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 writing in opposition to the rezoning request identified as Case # C14-2026-0006.


As a property owner in the immediate vicinity, I have made a significant financial investment in a residential community that is currently buffered by office zoning. This zoning provides an appropriate transition between commercial activity and residential living.

Changing this designation to allow for restaurant use introduces a high-intensity commercial use directly adjacent to homes. This type of use is well known to generate noise, traffic, odors, and parking demand that are inconsistent with residential expectations.

Given the surrounding residential context on three sides, this rezoning is likely to negatively impact property values and undermine the stability of the neighborhood.

I respectfully urge the Commission to deny this request and maintain the existing zoning classification.

Sincerely,


[REDACTED] West End Condos
Matthew Jackowski

4/12/2026

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.

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.

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,



Anna Hefty

West End Condos [REDACTED]

4/12/2026

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 writing to oppose the rezoning request under Case # C14-2026-0006 based on both land use incompatibility and the applicant's demonstrated operational history.

The subject property is bordered on three sides by residential uses, making it an unsuitable location for a restaurant use. Beyond that, the applicant's existing restaurant in the area (*Lin Asian Bar, ALSO in our neighborhood*) has exhibited a pattern of behavior that raises serious concerns, including:

- Outdoor seating noise throughout extended hours
- Storage of operational materials (kegs, cleaning supplies) in visible exterior areas
- Use of non-designated areas such as driveways for seating and service
- Parking overflow impacting residential streets

These are not speculative concerns—they are ongoing, observable conditions.

Granting this rezoning would likely replicate these impacts in an even more sensitive residential interface.

For these reasons, I respectfully request denial of the application.



Douglas C. Byron
606 West Lynn



4/12/2026

To: City of Austin, Planning & Zoning
CC: District 9, City Council Member Zo Qadri, OWANA Zoning Committee
Subject: Formal Protest: Case # C14-2026-0006

I am writing to formally protest the rezoning of the property at 1608 W 6th St. from **General Office (GO)** to **General Retail (GR)**.

As a resident whose property shares a boundary with this site, I am deeply concerned about the "Three-Sided Residential" conflict. Transitioning from a quiet office use to a high-turnover restaurant use will create immediate negative externalities:

- **Acoustic Impact:** Outdoor seating and commercial kitchen exhaust fans will create a constant noise floor that disrupts the peace of my home.
- **Sanitation:** The applicant's current management of their other neighborhood location—specifically the outdoor storage of mop buckets, dirty laundry bins, and empty kegs—presents a significant concern for pest control and odors in our backyard spaces.

I urge the Commission to recommend **denial** of this request to protect the residential buffer that currently exists.

Sincerely,

Jean Phillips
Jean Phillips
606 W. Lynn St. [REDACTED]
Austin, TX 78703

4/24/2026

To: Whom it may concern

From: Royce Gourley, owner, West 6th Street Apts

I have owned 1614-1616 for over 25 years. It is also known as the West 6th Apartments. Home to 224 + residents living here.

I love going to the office every day to be a part of the community that my family has lived in for around 100 years.

My family witnessed the generation of moving out black citizens by sky high taxes. Hispanic citizens as well. This situation is a very dark cloud in its history.

I enjoy having residents who live in our community at 6th street apartments for any reason to walk into our office and express their individual concerns. In addition I extremely enjoy compliments.

TCAD increased the Tax value of this property by 8 million dollars in one year. Rents go down, occupancy is lower, what in the [REDACTED] is going down. Office space is at an all time low. In my opinion land prices have dropped hard downwards.the past two years.

I don't approve of the zoning change. Unless there is a traffic impact survey. A survey done on 1608 within the past five years of the property boundaries.

Safety is my most important factor, I will be speaking within the UT system on how this will impact the graduate housing students.

I do support my neighbors at the West End Condos on their issues. What a horrible idea to put in a restaurant next to a home owner. This shows zero respect.

Thank you for listening to my opinions.Please remember caring is sharing,

Love Austin,

Royce Gourley

04/24/2026

Royce Dennis Gourley, Jr
1614 & 1616 W. 6th St, Austin TX 78703

4/12/2026

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 writing in opposition to the rezoning request identified as Case # C14-2026-0006.

As a property owner in the immediate vicinity, I have made a significant financial investment in a residential community that is currently buffered by office zoning. This zoning provides an appropriate transition between commercial activity and residential living.

Changing this designation to allow for restaurant use introduces a high-intensity commercial use directly adjacent to homes. This type of use is well known to generate noise, traffic, odors, and parking demand that are inconsistent with residential expectations.

Given the surrounding residential context on three sides, this rezoning is likely to negatively impact property values and undermine the stability of the neighborhood.

I respectfully urge the Commission to deny this request and maintain the existing zoning classification.

Sincerely,

Marc Carlson

West End Condominiums

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]

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2026-0006
Contact: Cynthia Hadri, 512-974-7620
Public Hearing: April 28, 2026, Planning Commission

Marc & Kim Carlson

Your Name (please print)

606 W. Lynn Street, APT 4

Your address(es) affected by this application (optional)

Marc Carlson

Signature

4.24.26

Date

Daytime Telephone (Optional): 512.413.4533

I am in favor
 I object

Comments: Changing this zoning to allow a restaurant introduces a highly intense commercial use directly adjacent to residential. Increase in noise, traffic and odors will be inconsistent with residential expectations. The property is surrounded on three sides by MF-4-NP. I respectfully urge the Commission to deny this request and maintain existing zoning that better aligns with evenings & weekend activities in our home.

If you use this form to comment, it may be returned to:
City of Austin, Austin Planning

Cynthia Hadri

P. O. Box 1088, Austin, TX 78767

Or email to:

cynthia.hadri@austintexas.gov

* See pictures of proximity to our property.





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:

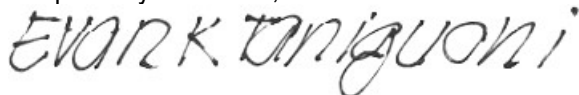
As Architect/Owner representative for the above-referenced Property, I respectfully submit the attached Application for Rezoning. The Property consists of a vacant building formerly used as an engineer's office. The current zoning on the Property is General Office-Neighborhood Plan (GO-NP) as indicated on the attached map. 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