

ZONING CHANGE REVIEW SHEET

CASE: 1201 East 11th Street (C14-2025-0030) DISTRICT: 1

ADDRESS: 1201 East 11th Street

ZONING FROM: CS-1-NCCD-NP
and SF-3-NCCD-NP

TO: CS-1-NCCD-NP and
SF-3-NCCD-NP
(change in a condition of zoning)

SITE AREA: approximately 0.2028 acres (approximately 8,832 square feet)

PROPERTY OWNER: Cooe Yakka LLC DBA 1201 E. 11th Series

AGENT: City of Austin (Jonathan Tomko)

CASE MANAGER: Jonathan Tomko (512) 974-1057, jonathan.tomko@austintexas.gov

STAFF RECOMMENDATION:

Staff does not recommend granting a change in condition of zoning to conditionally allow a cocktail lounge use. *See the basis of recommendation section below for more information.*

PLANNING COMMISSION / OTHER COMMISSION ACTION / RECOMMENDATION:

September 16, 2024: Urban Renewal Board (URB) initiated an Urban Renewal Plan change to restore the cocktail lounge use on the subject tract as a conditional use.

December 10, 2024: Planning Commission initiated this rezoning so that cocktail lounge could be included as a conditional use on the subject tract.

March 25, 2025: Staff postponement request to April 22, 2025, granted.

April 22, 2025: Staff postponement request to May 27, 2025, granted.

May 27, 2025: Staff postponement request to June 24, 2025, granted.

June 24, 2025: Staff postponement request to July 22, 2025, granted.

July 22, 2025: Staff postponement request to August 26, 2025, granted.

August 26, 2025: Staff postponement request to September 23, 2025, granted.

September 23, 2025: This item moved forward to City Council without a Planning Commission recommendation due to lack of a motion.

CITY COUNCIL ACTION:

December 11, 2025: Case is scheduled to be heard by City Council.

ORDINANCE NUMBER:

N/A

ISSUES:

Update to the Neighborhood Conservation Combining District (NCCD)

On April 23, 2020, Council adopted *Resolution No. 20200423-039* which initiated an amendment to the East 11th Street Neighborhood Conservation Combining District to:

- (1) Update the East 11th Street Neighborhood Conservation Combining District to put in place the zoning to support the Urban Renewal Plan to maximize the value of the Urban Renewal Agency's properties while continuing to promote the vision set by the community; and
- (2) Include any additional amendments to the East 11th Street Neighborhood Conservation Combining District necessary to succinctly and clearly communicate property owners' entitlements.

On June 22, 2021, Planning Commission voted to approve staff recommendation with amendments.

On April 21, 2022, Council approved Staff recommendation and Council Member Harper-Madison's motion sheet on 1st reading.

On June 9, 2022, Council approved an amendment to the NCCD as it pertains to allowable building heights, FARs, maximum impervious cover, permitted uses, uses permitted with additional conditions and conditional uses, as on 1st reading, on 2nd reading.

On July 28, 2022, Council approved [Ordinance No. 20220728-163](#), an amendment to the NCCD, on 3rd reading.

Update to the Urban Renewal Plan (URP)

On January 19, 2021, the Urban Renewal Board recommended modifying the Urban Renewal Plan for the East 11th and 12th Streets Urban Renewal Area.

On February 8, 2021, the Urban Renewal Board amended its January 19, 2021, recommendation.

On June 22, 2021, the Planning Commission recommended an amended staff recommendation on a vote of 12-0.

On September 15, 2022, Council approved [Ordinance No. 20220915-065](#), the 12th Modification to the Urban Renewal Plan for the East 11th and 12th Streets Urban Renewal Area to align it with proposed amendments to the East 11th and 12th Street Neighborhood Conservation Combining Districts (NCCD).

CASE MANAGER COMMENTS:

The property in question is currently being utilized as the Nice N Clean Car Wash and Detail. To the east of the subject tract is the Paperboy Restaurant and one single family home. To the south of the subject tract is one duplex. To the west of the subject tract (across Lydia Street) is the Nickel City Bar, Rosewood Barber Shop and one single family home. To the north of the subject tract (across East 11th Street) is a four-story condominium with street level retail.

BASIS OF RECOMMENDATION:

The proposed zoning should be consistent with the goals and objectives of the City Council.

The Austin City Council adopted [Ordinance No. 20220728-163](#) on July 28, 2022, which modified subdistrict use and development regulations for the East 11th Street Neighborhood Conservation Combining District (NCCD). Staff does not recommend reversing Council's decision from less than 3 years ago given that there have not been substantial changes in this area since then.

No change in conditions has occurred within the area indicating that there is a basis for changing the originally established zoning and/ or development restrictions for the property.

As stated above there have not been substantial changes in this area since the restrictions on the property were enacted by the Austin City Council.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-1-NCCD-NP and SF-3-NCCD-NP	Nice N Clean Car Wash and Detail
<i>North (across E. 11th St.)</i>	CS-1-NCCD-NP	4 story condominiums with street level retail
<i>South</i>	MF-2-HD-NP	One duplex
<i>East</i>	CS-1-NCCD-NP and SF-3-NCCD-NP	Paperboy Restaurant and one single family home
<i>West (across Lydia St.)</i>	CS-1-NCCD-NP and MF-2-HD-NP	Nickel City Bar, Rosewood Barber Shop and one single family home

NEIGHBORHOOD PLANNING AREA: Central East Austin Neighborhood Planning Area

WATERSHED: Lady Bird Lake Watershed

SCHOOLS: A.I.S.D.

Matthews Elementary School

O Henry Middle School

Austin High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Neighborhoods Council, Del Valle Community Coalition, East Austin Conservancy, Friends of Austin Neighborhoods, Guadalupe Association for an Improved Neighborhood, Guadalupe Neighborhood Development Corporation, Homeless Neighborhood Association, Organization of Central East Austin Neighborhoods, Overton Family Committee, Preservation Austin, Urban Renewal Board of the City of Austin

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
--------	---------	------------	--------------

C14-2012-0123 (The Paloma)	The applicant is proposing to amend the NCCD to add Hotel-Motel as a permitted use on this property. Zoning is CS-1-NCCD-NP to CS-1-NCCD-NP.	11/27/12: To grant CS-1-NCCD-NP with conditions as recommended by staff, on consent (8-0) on Commissioner Chimenti's motion, Commissioner Hatfield's second. Commissioner Roark was absent.	02/14/13: To grant CS-1-NCCD-NP with conditions was approved on Council Member Martinez' motion, Mayor Pro Tem Cole's second on a 6-0 vote. Council Member Spelman recused himself.
C14-H-2018-0105 (Hillside Pharmacy)	The Applicant is proposing to rezone approximately 8,064 square feet from CS-1-NCCD-NP to CS-1-H-NCCD-NP.	10/23/18: N/A	11/01/18: To grant CS-1-H-NCCD-NP combining district was approved on Council Member Kitchen's motion, Council Member Casar's second on a 10-0 vote. Council Member Pool was off the dais.
C14H-2020-0020 (Majors-Butler-Thomas House)	The Applicant is proposing to rezone approximately 7,173 Sq Ft from CS-1-H-NCCD-NP to CS-1-NCCD-NP.	Case Expired	
C14H-2023-0092 (Depew-Cherico-Frazier House)	The Applicant is proposing to rezone approximately 0.1709 acres from SF-3-HD-NP to SF-3-H-HD-NP.	10/24/23: To grant SF-3-H-HD-NP combining district zoning.	11/30/23: To grant SF-3-H-HD-NP combining district zoning was approved on Council Member Harper-Madison's motion, Mayor Pro Tem Ellis' second on a 10-0 vote. Council Member Ryan Alter was absent.

RELATED CASES:

C14-2021-0033 (Council Initiated) – East 11th Street Neighborhood Conservation Combining District (NCCD) Amendment – The City Council of Austin is proposing to rezone approximately 28.15 acres. The proposed changes will affect building heights, floor-to-area ratios (FAR), impervious cover maximums, and permitted uses, uses permitted with additional

conditions, and conditional uses. The proposed changes will not change any base zoning districts within the NCCD. This ordinance prohibited the cocktail lounge use and only allowed the cocktail lounge use on the 900 and 1100 blocks of East 11th Street. This case culminated in the adoption of [Ordinance No. 20220728-163](#).

Urban Renewal Plan Amendment #12 - 12th modification to the Urban Renewal Plan for the East 11th and 12th Streets Urban Renewal Area to align with proposed amendments to the East 11th and 12th Street Neighborhood Conservation Combining Districts. This case culminated in the adoption of [Ordinance No. 20220915-065](#).

Urban Renewal Plan Amendment #13 - Add the cocktail lounge use as a conditional use of 1201 East 11th Street.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 1201 E 11TH STREET. C14-2025-0030. Project: 1201 East 11th Street. 0.2028-acre tract from CS-1-NCCD-NP & SF-3-NCCD-NP Auto Wash to CS-1-NCCD-NP & SF-3-NCCD-NP Cocktail Lounge. Central East Austin NP. Existing: auto wash. Proposed: cocktail lounge.

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 11th 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"> • Adjacent to bus stop along E 11th 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 E 11th 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 E 11th St
	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"> • 0.4 miles to Blackshear Elementary School; 0.5 miles to Kealing Middle School
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 Kealing School Park
Y	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.) <ul style="list-style-type: none"> • 0.4 miles to medical clinic along E 11th St

	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.
Y	Culture and Creative Economy * : Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). <ul style="list-style-type: none"> • 0.3 miles to George Washington Carver Museum; 0.3 miles to Carver Branch Austin Public Library
	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.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
9	Number of "Yes's"

Environmental

1. 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.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.
6. 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.

7. 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

No comments on rezoning.

PARD – Planning & Design Review

Parkland dedication will be required for the new applicable uses proposed by this development with proposed CS-1-NCCD-NP & SF-3-NCCD-NP Cocktail Lounge zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609, as amended.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desantis@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

- SP1. Site plans will be required for any new development except for residential only projects with up to 4 units.
- SP2. Any new development is subject to LDC Subchapter E Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Transportation and Public Works Department (TPW) – Engineering Review

TPW 1. A traffic impact analysis is NOT required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC). Mitigation per LDC 25-6-101 may still apply.

TPW 2. The Austin Strategic Mobility Plan (ASMP) calls for 84' feet of right-of-way for E 11th ST. It is recommended that 42' feet of right-of-way from the existing centerline should be dedicated for E 11th 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)
E 11 th ST	Level 2	84'	53'	Varies: 28' to 51'	Yes	Yes	Yes

Lydia ST	Level 1	58'	60'	29'	Yes	Yes	Yes
----------	---------	-----	-----	-----	-----	-----	-----

TIA: A traffic impact analysis is NOT required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC). Mitigation per LDC 25-6-101 may still apply.

Austin Water Utility

AW1. No comments on zoning change.

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

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. 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. Correspondence from Interested Parties



Page 9 of 26





Page 9 of 26

Created: 2/20/2025

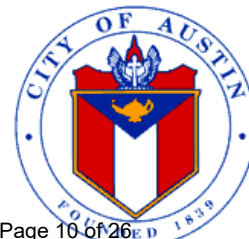
$$1'' = 400'$$

1201 East 11th Street



-  SUBJECT TRACT
 ZONING BOUNDARY
 PENDING CASE
 CREEK BUFFER

ZONING CASE#: C14-2025-0030
LOCATION: 1201 E 11th St
SUBJECT AREA: 0.2028 Acres
MANAGER: Jonathan Tomko



February 11, 2025

City of Austin
Planning Department
6310 Wilhelmina Delco Drive
Austin, TX 78752

RE: *Cover Letter for Planning Commission Initiated Rezoning Application 1201 East 11th Street
Austin, Texas 78702*

To whom it may concern:

This letter is provide a summary of the case and the request.

Under Ordinance No. 910620-C the subject tract was entitled to a cocktail lounge as a conditional use, as it is in subdistrict one.

In 2022, Ordinance No. 20220728-163 was adopted. It amended the East 11th Street Neighborhood Conservation Combining District (NCCD) and rezoned the subject tract. This ordinance prohibited the cocktail lounge use on the subject tract and only allowed the cocktail lounge use on the 900 and 1100 Blocks of East 11th Street.

On September 16, 2024 the City's Urban Renewal Board (URB) initiated an Urban Renewal Plan change to restore the cocktail lounge use on the subject tract as a conditional use.

On December 10, 2024 the Planning Commission initiated this rezoning so that cocktail lounge be included as a conditional use.

No other changes are proposed with this rezoning application.

Sincerely,



Jonathan Tomko
Planner Principal
Planning Department

PUBLIC HEARING INFORMATION

This zoning/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 agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at 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 forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that 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 no case will it grant a more intensive zoning.

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

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

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: C14-2025-0030

Contact: Jonathan Tomko, 512-974-1057

Public Hearing: March 25, 2025, Planning Commission

IGNACIO D. TREVINO

Your Name (please print)

<input type="checkbox"/>	I am in favor
<input checked="" type="checkbox"/>	I object

1106 E. 9th St. (owner)

Your address(es) affected by this application

[Signature]

Signature

3/22/2025

Date

Daytime Telephone: 512 797 2572

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning Department

Jonathan Tomko

P. O. Box 1088

Austin, TX 78767-8810

Or email to:

jonathan.tomko@austintexas.gov

Mailed
3/29/2025

PUBLIC HEARING INFORMATION

This zoning/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 agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at 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 forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that 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 no case will it grant a more intensive zoning.

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

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

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: C14-2025-0030

Contact: Jonathan Tomko, 512-974-1057

Public Hearing: March 25, 2025, Planning Commission

DAVID RAMERT

Your Name (please print)

1108 EAST 10TH STREET

☐ I am in favor
☒ I object

Your address(es) affected by this application

Dail E. Ramert

Signature

3-24-25

Date

Daytime Telephone:

512 480 8909

Comments:

Incompatible to neighborhood.

If you use this form to comment, it may be returned to:

City of Austin

Planning Department

Jonathan Tomko

P. O. Box 1088

Austin, TX 78767-8810

Case # C14-2025-0030

March 25 2025

Or email to:

jonathan.tomko@austintexas.gov

PUBLIC HEARING INFORMATION

This zoning/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 agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at 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 forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that 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 no case will it grant a more intensive zoning.

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

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

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: C14-2025-0030

Contact: Jonathan Tomko, 512-974-1057

Public Hearing: March 25, 2025, Planning Commission

DAVID RAMERT

Your Name (please print)

1110 EAST 10TH STREET

Your address(es) affected by this application

David E. Ramert

Signature

3.24.25

Date

Daytime Telephone:

512 480 8909

Comments:

liquor license incompatible
with neighborhood. creates
Noisy late night disturbance.

If you use this form to comment, it may be returned to:

City of Austin

Planning Department

Jonathan Tomko

P. O. Box 1088

Austin, TX 78767-8810

Case # C14-2025-0030

March 25 2025

Or email to:

jonathan.tomko@austintexas.gov

PETITION IN OPPOSITION TO ANY MORE COCKTAIL LOUNGES ON EAST 11TH STREET
SUBDISTRICT ONE OF THE EAST 11TH STREET NCCD

Date: May 29, 2025

Case Number: C14-2025-0030

To: Urban Renewal Board, Austin Planning Commission and City Council

We the undersigned stakeholders in the East 11th Street NCCD and Urban Renewal Plan area urge you to make cocktail lounges and liquor sales a Prohibited Use, not only at 1201 East 11th Street, TCAD PID 192999 and GID 0205071004000, but in all of Sub-District One of the East 11th Street NCCD where they are not currently permitted.

In 1986, the East 11th Street corridor was zoned CS-1, a permissive zoning classification that allows many commercial uses, including liquor sales, which are not typically located near homes or churches. In 1991, the Neighborhood Conservation Combining District (NCCD) was adopted and, in response to the terrible conditions along E. 11th Street, it made cocktail lounges and liquor stores a conditional use. **The 1999 Urban Renewal Plan, in response to broad community input, assigned uses to the tracts along E. 11th Street that did not permit cocktail lounges or liquor stores. The Urban Renewal plan was on the right track by prohibiting cocktail lounges. The NCCD should align with the Urban Renewal Plan and prohibit new bars on E. 11th Street.**

In 2021, after extensive community input, as part of amending the NCCD, the Urban Renewal Board recommended making cocktail lounges a "Prohibited Use". In similar fashion, the Planning Commission's Working Group recommended cocktail lounges be allowed only as an accessory use to hotel and motel uses in the NCCD's Sub-District One. These were sound recommendations.

Ebenezer Baptist Church, Ebenezer's Child Development Center, and more than a dozen single-family homes are only 20 feet from where cocktail lounges could be allowed on the south side of E. 11th Street. **1201 E. 11th Street actually shares a property line with two 4-bedroom family homes.** There is already a cocktail lounge and a liquor store at 1133 East 11th Street, across an alley and street from single family homes. Allowing more cocktail lounges on E. 11th Street would be contrary to the health, safety and well-being of the community.

The reasons for prohibiting cocktail lounges are compelling:

- Cocktail lounges near single-family homes and churches are contrary to the intent of a NCCD which is "to preserve and protect older residential neighborhoods" and "to enhance the desirability of living in older neighborhoods."
- It is contrary to the Urban Renewal Plan, as adopted in 1999, which has uses that do not permit liquor sales or a cocktail lounge at 1201 E. 11th Street or elsewhere on E. 11th Street.
- Cocktail Lounges on the south side of E. 11th Street will be detrimental to the health, safety and well-being of families and the surrounding community and should be prohibited.

We the undersigned urge you to make cocktail lounges and liquor sales a Prohibited Use, not only at 1201 E. 11th Street, TCAD PID 192999, GID 0205071004000, but in all of Sub-District One of the East 11th Street NCCD where it is not currently permitted.

Please see the attached sheet containing signatures from the Ebenezer Third Baptist Church.

**PETITION IN OPPOSITION TO ANY MORE COCKTAIL LOUNGES ON EAST 11TH STREET
SUBDISTRICT ONE OF THE EAST 11TH STREET NCCD**

PRINTED NAME	SIGNATURE	ADDRESS	DATE
Fannie Akingbala	Fannie Akingbala	1010 E 10 th St (EBC)	5/17/ 2025
Funsho Akingbala	F.A	1010 E 10 th St (EBC)	5/17/ 2025
Jennike L. Duesy	Jennike L. Duesy	1010 E. 10 th St, (EBC)	5/18/ 2025
Tracie A. Miller	Tracie A. Miller	1010 E 10 th St (EBC)	5/18 2025
OPAL Irving	OPAL Irving	11806 Harwood Trce	5/18 2025
Michelle Small	Michelle Small	4716 Nixon Ln EBC	5/18 2025
Regina Temple Guina	Regina Temple Guina	1010 E. 10 th St, (EBC)	5/17 2025
Teresa Horton	Teresa Horton	1010 E 10 th St	5/17 2025
Betty Williams	Betty Williams	1010 E 10 th St (EBC)	5-17- 2025
Alice Houston	Alice Houston	1010 E 10 th St (EBC)	5-17- 2025
Beulah A. Jones	Beulah A. Jones	1010 E. 10 th (EBC)	17 May 2025
Kanika Pimblegrass	Kanika Pimblegrass	1010 E. 10 th (EBC)	5/18 2025
Tracey Richard	Tracey Richard	4603 Indian Wells	5/18 2025
Sharon Alexander	Sharon Alexander	1010 E. 10 th St.	5/18 2025
Marsha Hairston	Marsha Hairston	1010 E. 10 th St	5/18 2025
Carolyn A. Houston	Carolyn A. Houston	1010 E. 10 th St.	5/18/ 2025
Carlene Phillips	Carlene Phillips	1010 E 10 th St	5/18 2025
			2025
			2025
			2025
			2025
			2025
			2025
			2025
			2025
			2025
			2025
			2025

August 8, 2025

Dear Mr. Tomko:

Enclosed you will find:

- **An original notarized Unanimous Written Consent of the Board of Directors of the Guadalupe Neighborhood Development Corporation (GNDC) authorizing its President, Michael Guajardo or its Executive Director to execute documents on behalf of the corporation related to Case Number C14-2025-0030. GNDC owns property located at 1112 East 10th Street, 1005 Lydia Street, 1002 Wheelless Street and 1111 East 10th Street.**
- **Original petition from Francois Levy and Julia Levy, owners of property at 1001 Lydia Street, opposing the rezoning 1201 East 11th Street to allow cocktail lounge as a conditional or permitted use.**
- **Original petition from David E. Ramert, owner of property at 1108 and 1110 East 10th Street, opposing the rezoning 1201 East 11th Street to allow cocktail lounge as a conditional or permitted use.**
- **Original petition from Alton Turner, owner of 1005 Wheelless Street, opposing the rezoning 1201 East 11th Street to allow cocktail lounge as a conditional or permitted use.**
- **Original petition from Kenneth Wilson, owner of 1206 East 10th Street, opposing the rezoning 1201 East 11th Street to allow cocktail lounge as a conditional or permitted use.**

WRITTEN CONSENT OF THE GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

On this 24th day of March, 2025, the undersigned Michael H. Guajardo and Jesse Hernandez, being officers of the Guadalupe Neighborhood Development Corporation (hereafter "the Corporation"), a Texas non-profit corporation, acting by written consent do hereby approve, consent to, and adopt the following resolutions:

1. Any one officer of the Corporation and the Executive Director, acting together, shall have full power and authority to authorize and enter into any and all transactions and to execute and deliver any and all instruments, documents, contracts, and agreements of every kind and nature on behalf of the Corporation to bind the Corporation related to any zoning case at 1201 East 11th Street.
2. Michael Guajardo, (being the elected president of the Corporation), shall have full authority to bind the Company and conduct all business and enter into any and all transaction on behalf of the Company related to any zoning case at 1201 East 11th Street.

Guadalupe Neighborhood Development Corporation, a Texas non-profit corporation

By: 

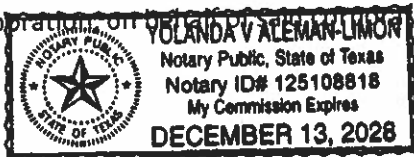
H. Michael Guajardo
President

By: 

Jesse Hernandez
Secretary

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

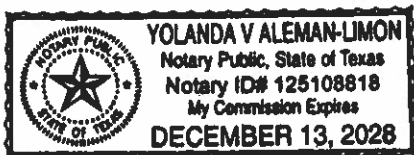
This instrument was acknowledged before me on this the 24th day of March, 2025, by Michael Guajardo, as President of the Guadalupe Neighborhood Development Corporation, a Texas non-profit corporation, on behalf of said corporation.




Notary Public, State of Texas

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 24th day of March, 2025, by Jesse Hernandez, as Secretary of the Guadalupe Neighborhood Development Corporation, a Texas non-profit corporation, on behalf of said corporation.




Notary Public, State of Texas

PETITION

Date: May 20, 2025

Case Number: C14-2025-0030

To: Austin Planning Commission and City Council

I, being the duly elected President of the Guadalupe Neighborhood Development Corporation, hereafter "GNDC", a Texas non-profit corporation, and as an appointed representative regarding the rezoning Case Number C14-2025-0030, hereby protest in opposition to the requested rezoning. GNDC is the owner of the following properties located at:

1112 East 10th Street, TCAD PID 192939, Geographic ID 0205070509

1111 East 10th Street, TCAD PID 782343, Geographic ID 0205070404

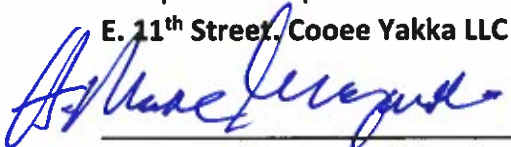
1005 Lydia Street, TCAD PID 192997, Geographic ID 0205071002

1002 Wheelless Street, TCAD PID 782343, Geographic ID 0205071002

These affordable residential properties would be directly and negatively affected by the requested rezoning. Therefore, on behalf of GNDC, I protest against amending the East 11th Street NCCD for the specific parcel at **1201 E. 11th Street, TCAD PID 192999 and GID 0205071004**. Specifically, on behalf of GNDC, I oppose rezoning to allow liquor sales and cocktail lounge at 1201 East 11th Street because the proposed cocktail lounge is:

- Contrary to the intent of a NCCD which is "to preserve and protect older residential neighborhoods" and "to enhance the desirability of living in older neighborhoods."
- Contrary to the Urban Renewal Plan, as adopted in 1999 and as modified in 2022 which does not permit liquor sales or a cocktail lounge at 1201 East 11th Street.
- After extensive consideration and broad community input leading to ordinances modifying both the NCCD and Urban Renewal Plan except cocktail lounge remains a conditional use in Subdistrict One of the NCCD except at as a conforming use at 1133 and 1104 E. 11th Street, and as a permitted use only on Block 16 & 18 as of 2022.
- Cocktail lounge should be a Prohibited use because, as the Notice of Public Hearing for Rezoning stated, "Is intended predominantly for commercial and industrial activities of a service nature which typically have operating characteristics or traffic service requirements **generally incompatible with residential environments**," and the surrounding environment is predominantly residential.
- A cocktail Lounge at that location will be detrimental to the health, safety and well-being of GNDC tenant families and the surrounding community.

This protest is specific to the following tract of land: **TCAD PID 192999 and GID 0205071004000. 1201 E. 11th Street. Cooee Yakka LLC dba 1201 E 11th Series.**



H. Michael Guajardo, President

May 20, 2025

Date

Phone Number: 512-479-6275

**UNANIMOUS WRITTEN CONSENT
OF THE BOARD OF DIRECTORS OF
GUADALUPE NEIGHBORHOOD**

(1)
Consent to Action

The undersigned, being all of the directors of Guadalupe Neighborhood Development Corporation, a Texas nonprofit corporation ("***the Corporation***"), do by this Unanimous Written Consent (this "***Consent***") agree, and are so authorized to agree, to take the following actions and adopt the following preambles and resolutions.

(2)
General Signatory Authority

WHEREAS, Corporation desires to authorize Michael Guajardo or Mark C. Rogers, in their capacity as Board President and Executive Director of the Corporation, respectively, to execute any and all documents on behalf of the Corporation required to protest zoning changes related to Case Number C14-2025-0030, 1201 East 11th Street, and all other zoning cases related to 1201 East 11th Street, within the East 11th Street NCCD, Urban Renewal Plan area, Central East Austin Neighborhood Plan area, and the service area of the Guadalupe Neighborhood Development Corporation (hereafter GNDC);

NOW, THEREFORE, BE IT RESOLVED, the directors have determined that it is in their best interests and the best interest of the Corporation for its own account, to give Michael Guajardo and Mark Rogers signatory authority for any documents related to the protest of zoning changes at 1201 East 11th Street within the East 11th Street NCCD and Urban Renewal Plan area on behalf of the Corporation for its own account; and

FURTHER RESOLVED, that the foregoing powers and authorizations shall continue in full force and effect until written notice of revocation has been given by the Corporation and its

receipt obtained therefor.

The undersigned directs that this Consent be filed with the records of the Corporation.

This Consent is executed pursuant to Section 6.201 of the Texas Business Organizations Code and the Bylaws of the Corporation.

Signature Pages Follow.

EXECUTED as of MARCH 24, 2025.

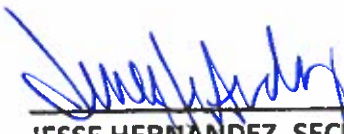
DIRECTORS:



H. MICHAEL GUAJARDO, PRESIDENT



CANDACE FOX, VICE PRESIDENT



JESSE HERNANDEZ, SECRETARY



ALABINO CADENAS, TREASURER



MARLA TORRADO



ENRIQUE GIL



MARGIE VERDÍN

PETITION

Date: MAY 23, 2025
Case Number: C14-2025-0030

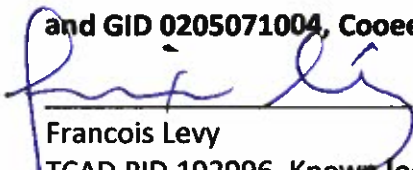
Dear Austin Planning Commissioners and Austin City Council Members:

We, the undersigned owners of property located at 1001 Lydia Street, TCAD PID 192996, Geographic IDs 0205071001, affected by the requested rezoning described in the referenced file, Case Number C14-2025-0030, do hereby protest against the zoning change to the East 11th Street NCCD. Specifically, the undersigned property owners are opposed to zoning that allows liquor sales and cocktail lounge as a conditional or permitted use at 1201 East 11th Street. We request that the property be rezoned to make cocktail lounge and liquor sales prohibited uses.

The proposed cocktail lounge use is inappropriate for the property because:

- In 1986, the City of Austin implemented cumulative zoning and, as part of racist zoning practices, designating large areas of East Austin with industrial and commercial service zoning. At this time the City of Austin blanketed E. 11th Street with CS-1 zoning, among the most intense zoning categories, even though it was adjacent to a predominantly single-family residential area.
- 1201 E. 11th Street is immediately adjacent to 1005 Lydia with single-family use and where families with children live today and have lived for decades.
- Allowing a cocktail lounge at 1201 E. 11th Street is contrary to the intent of a NCCD which is "to preserve and protect older residential neighborhoods" and "to enhance the desirability of living in older neighborhoods."
- After extensive and broad community input, the Urban Renewal Plan adopted in 1999 designated uses for 1201 E. 11th Street which did not permit cocktail lounge.
- Community input supported leaving cocktail lounge as a permitted use at 1133 and 1104 E. 11th Street as a permitted use with the understanding that no new bars would be permitted.
- A cocktail Lounge at 1201 E. 11th Street will be detrimental to the health, safety and well-being of my family, other families, and the surrounding community.
- Cocktail Lounge use should be prohibited because, as the City's Notice of Public Hearing for Rezoning stated, cocktail lounge zoning, "Is intended predominantly for commercial and industrial activities of a service nature which typically have operating characteristics or traffic service requirements **generally incompatible with residential environments,**" and the surrounding environment is predominantly residential.

This protest is specific to the following tract of land: **1201 East 11th Street, TCAD PID 192999 and GID 0205071004, Cooee Yakka LLC dba 1201 E 11th Series.**


Francois Levy

512 689 7667
Phone

TCAD PID 192996. Known locally as 1001 Lydia Street


Julia Wade Levy

PETITION

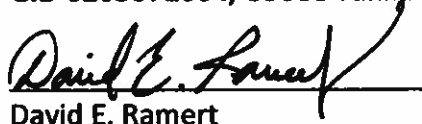
Date: 5.21.2025
Case Number: C14-2025-0030

To: Austin Planning Commission and City Council

I, the undersigned owner of property located at 1108 and 1110 East 10th Street, TCAD PIDs 192941 and 192940, Geographic IDs 0205070511 and 0205070510, affected by the requested zoning change described in the referenced file, Case Number C14-2025-0030, do hereby protest in opposition to the zoning change to the 1201 East 11th Street and the East 11th Street NCCD, for the parcel identified below. Specifically, I am opposed to rezoning to allow liquor sales as a permitted or conditional use for a cocktail lounge at 1201 East 11th Street. The proposed cocktail lounge is inappropriate for the property because:

- It is contrary to the intent of a NCCD which is “to preserve and protect older residential neighborhoods” and “to enhance the desirability of living in older neighborhoods.”
- It is contrary to the Urban Renewal Plan, as adopted in 1999 and as modified in 2022 which does not permit liquor sales or a cocktail lounge at 1201 East 11th Street.
- It has not been a permitted use in the NCCD since 1991 and currently is not a permitted use in the NCCD at 1201 East 11th Street.
- After extensive consideration and broad community input cocktail lounge is a permitted use only at 1133 and 1104 E. 11th Street, and on Block 16 & 18 as of 2022 and it should remain that way.
- A cocktail Lounge at that location will be detrimental to the health, safety and well-being of my family and the surrounding community.
- A cocktail lounge use zoning should not be granted because, as the Notice of Public Hearing for Rezoning stated, “Is intended predominantly for commercial and industrial activities of a service nature which typically have operating characteristics or traffic service requirements generally incompatible with residential environments,” and the surrounding environment is predominantly residential.

This protest is specific to the following tract of land: **1201 E. 11th Street, TCAD PID 192999 and GID 0205071004, Coeee Yakka LLC dba 1201 E 11th Series.**


David E. Ramert

TCAD PIDs 192941 and 192940. Known locally as 1108 & 1110 East 10th Street

Date: 5.21.2025

Contact Name: David E. Ramert

PETITION

Date: May 24, 2025
Case Number: C14-2025-0030

To: Austin Planning Commission and City Council

I, the undersigned owner of property located at 1005 Wheeless Street, TCAD PID 927829, Geographic IDs 0205071703, affected by the proposed rezoning described in the referenced file, Case Number C14-2025-0030, do hereby protest against the zoning change to the East 11th Street NCCD, Urban Renewal Plan, Central East Austin Neighborhood Plan for the specific parcel identified below. Specifically, I am opposed to rezoning to allow liquor sales as a conditional or as a permitted use for a cocktail lounge at 1201 East 11th Street. The proposed cocktail lounge is inappropriate for the property because:

- It is contrary to the intent of a NCCD which is "to preserve and protect older residential neighborhoods" and "to enhance the desirability of living in older neighborhoods."
- It is contrary to the Urban Renewal Plan, as adopted in 1999 and as modified in 2022 which does not permit liquor sales or a cocktail lounge at 1201 East 11th Street.
- It has not been a permitted use in the NCCD since 1991 and currently is not a permitted use in the NCCD at 1201 East 11th Street,
- After extensive consideration and broad community input cocktail lounge is a permitted use in Subdistrict One of the NCCD only at 1133 and 1104 E. 11th Street, and as a permitted use only on Block 16 & 18 as of 2022 and it should stay that way.
- A cocktail Lounge at that location will be detrimental to the health, safety and well-being of me and my family and the surrounding community.
- A cocktail lounge zoning should not be granted because, as the Notice of Public Hearing for Rezoning stated, "Is intended predominantly for commercial and industrial activities of a service nature which typically have operating characteristics or traffic service requirements **generally incompatible with residential environments,**" and the surrounding environment is predominantly residential.

This protest is specific to the following tract of land:

TCAD PID 192999 and GID 0205071004000. 1201 E. 11th Street. Cooe Yakka LLC dba 1201 E 11th Series.


Alton Turner

TCAD PID 927829. Known locally as 1005 Wheeless Street

Date: May 24, 2025

Contact Name: Alton Turner

Phone Number: you have my number.
I don't want my number to be public.

PETITION

Date: May 21, 2025

Case Number: C14-2025-0030

To: Austin Planning Commission and City Council

I, the undersigned owner of property located at 1206 East 10th Street, TCAD PID 193010, Geographic IDs 0205071111, affected by the requested zoning change described in the referenced file, Case Number C14-2025-0030, do hereby protest against the zoning change to the East 11th Street NCCD for the specific parcel identified below. Specifically, I am opposed to zoning to allow liquor sales and cocktail lounge as a conditional or permitted use at 1201 East 11th Street. The proposed cocktail lounge is inappropriate for the property because it is:

- It is contrary to the intent of a NCCD which is “to preserve and protect older residential neighborhoods” and “to enhance the desirability of living in older neighborhoods.”
- It is contrary to the Urban Renewal Plan, as adopted in 1999 and as modified in 2022 which does not permit liquor sales or a cocktail lounge at 1201 East 11th Street.
- It has not been a permitted use in the NCCD since 1991 and currently is not a permitted use in the NCCD at 1201 East 11th Street,
- After extensive consideration and broad community input cocktail lounge is a permitted use in Subdistrict One of the NCCD only at 1133, 1104 East 11th Street and on Block 16 and 18 as of 2022 and should remain that way. It should be prohibited elsewhere.
- A cocktail Lounge at that location will be detrimental to the health, safety and well-being of my family and the surrounding community.
- A cocktail lounge use should not be granted because, as the Notice of Public Hearing for Rezoning stated, “Is intended predominantly for commercial and industrial activities of a service nature which typically have operating characteristics or traffic service requirements generally incompatible with residential environments,” and the surrounding environment is predominantly residential.
- Cocktail lounges should be made a prohibited use in all of the NCCD where it is not currently a permitted use.

This protest is specific to the following tract of land: **1201 East 11th Street, TCAD PID 19299, GID 0205071004, Cooee Yakka LLC dba 1201 E 11th Series.**



Kenneth Wilson

TCAD PID 193010. Known locally as 1206 E. 10th St.

Date: May 21, 2025

Contact Name: Kenneth Wilson