

Project Summary/Staff Report

August 1, 2025

Address: 1201 East 11th Street (Nice-N-Clean Car Wash)

Applicant/Agent: City of Austin (Hunter Maples)

Owner: Cooee Yakka LLC DBA 1201 E. 11th Series (Paul Staples)

Type of Amendment: East 11th NCCD Modification (Thirteenth Modification) Add “cocktail lounge” use as a conditional use of 1201 East 11th Street.

Current Permitted Uses: Detailed in Part 7, Section B, subsection 3 of [Ordinance No. 20220728-163](#)

Existing Zoning: CS-1-NCCD-NP and SF-3-NCCD-NP

Proposed Rezoning: CS-1-NCCD-NP and SF-3-NCCD-NP (change in a condition of zoning to conditionally allow cocktail lounge use)

Lot Size: approximately 0.2028 Acres (approximately 8,832 square feet)

Urban Renewal Plan Adoption Date: January 25, 1999

Urban Renewal Agency of the City of Austin (URA) Recommendation: Scheduled to discuss the case on August 18, 2025, and take action on the case on September 15, 2025

Planning Commission Recommendation: Scheduled to take up the case on September 23, 2025

Staff Recommendation: Staff does not recommend granting cocktail lounge as a conditional use at 1201 East 11th Street.

Basis for Staff Recommendation: 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.

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