

**Guadalupe Association for an Improved Neighborhood - G.A.I.N.****1111 East 8th Street - Austin, Texas 78702**

September 22, 2025

Re: GAIN opposition to rezoning at 1201 East 11<sup>th</sup> Street

Dear Planning Commissioners:

At a regular meeting of the Guadalupe Association for an Improved Neighborhood (GAIN), held on September 13, 2025, the proposed rezoning of 1201 East 11<sup>th</sup> Street and an amendment to the Urban Renewal Plan to allow cocktail lounge and liquor sales uses was discussed and the following action was taken:

**Juliet Blake moved that G.A.I.N. oppose the rezoning of 1201 East 11<sup>th</sup> Street that would permit alcohol sales, bars or cocktail lounges. Anne Marie Ocasio seconded the motion. Discussion followed. Francois Levy proposed a friendly amendment to the motion, that GAIN oppose any additional cocktail lounges or liquor sales within the East 11<sup>th</sup> Street NCCD Subdistrict 1. The amendment was accepted.**

***This motion and amendment passed unanimously.***

For over 25 years area residents, church members, business owners and civic organizations have made it clear that additional cocktail lounges and liquor stores in the East 11<sup>th</sup> Street area are not wanted. Long-time residents, parishioners and property owners understand that the conversion of neighborhood serving businesses into cocktails lounges in the past was both a symptom and cause for the decline of the once thriving corridor. This decline culminated in the declaration of the area as a "slum and blight" and the adoption of the Urban Renewal Plan (URP) in 1999. The URP used broad based input to specify that no additional bars or liquor stores would be welcome along East 11<sup>th</sup> Street. The Urban Renewal Board and the Planning Commission efforts in 2021 and the City Council action in 2022 affirmed the desire to limit these uses to those properties where they had existed for decades and to open the possibility for such uses only to Block 16 and 18 where future community-based redevelopment was being planned.

Rezoning 1201 E. 11<sup>th</sup> Street to allow cocktail lounges and liquor sales would be a tragic step backward to a time when crime and decay were rampant. Please uphold the hopes and wishes of the community and reject the rezoning of 1201 East 11<sup>th</sup> Street.

Sincerely,



H. Michael Guajardo, President