

RESOLUTION NO.

WHEREAS, Austin's comprehensive plan, Imagine Austin, envisions an Austin that's compact and connected; and

WHEREAS, Imagine Austin also sets goals for more neighborhood centers, mode share between driving and other forms of transportation, and mixed-use environments; and

WHEREAS, the Land Development Code adopted a Corner Store Infill Tool special use permit for Neighborhood Plan (NP) combining districts, but it has not widely been in use with these districts, and the districts themselves cover a limited portion of the City; and

WHEREAS, recent Council actions approving three units on a residential lot, eliminating parking minimums, and promoting single-stair development indicate support for more mixed-use, infill development; and

WHEREAS, neighborhood commercial-like cafes encourage walkability and interaction among neighbors; and

WHEREAS, Austin already has successful cafes and coffee trucks integrated into neighborhoods, including First Light, Littlefield's, Little Deli and Pizzeria, and Desnudo, among many others; and

WHEREAS, many neighborhoods in Austin do not currently have access to coffee within walking distance due to suburban styles of development; and

WHEREAS, zoning categories like Limited Office and Neighborhood Office already have the site development standards to nest well into neighborhoods without attracting significant vehicle traffic; and

25 **WHEREAS**, zoning categories like Limited Office and Neighborhood
26 Office could be expanded to include more services that benefit the surrounding
27 community; and

28 **WHEREAS**, it costs minimum \$10,000 to apply for a rezoning, which is
29 cost-prohibitive to many small businesses; and

30 **WHEREAS**, no zoning uses pertaining specifically to cafes or coffee shops
31 currently exist, only Limited Restaurant and General Restaurant; and

32 **WHEREAS**, some Technical Code requirements are not applicable to cafes
33 or coffee shops not preparing food on-site, including certain trash disposal, grease
34 trap, stove hood, and venting requirements; **NOW, THEREFORE,**

35 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

36 The City Manager is directed to conduct a multi-departmental analysis of
37 existing City regulations and propose ways to minimize barriers to and encourage
38 accessibility of coffee shops, cafes, and coffee trucks in more residential areas of
39 the City. At minimum, this analysis should engage the following departments:

- 40 1. Austin Planning
 - 41 2. Austin Development Services
 - 42 3. Austin Public Health
 - 43 4. Austin Small and Minority Business Resources
 - 44 5. Austin Transportation and Public Works
 - 45 6. Austin Economic Development
- 46

This analysis should consider the following items, including but not limited to:

1. Creating a new use specifically intended for coffee shops and cafes, including those operating out of a food truck and/or facilitating lower-intensity food preparation on-site;
2. Expanding zoning categories like Neighborhood Office and Limited Office to include more uses like those listed in the Neighborhood Commercial zone, including uses that would allow coffee shops;
3. Adjusting existing regulatory tools including the Corner Store Infill Tool to encourage development of neighborhood scale coffee shops;
4. Revising Technical Codes or other development standards, while also preserving existing standards for lighting, sound, and other quality of life provisions for nearby neighbors;
5. Providing incentives or assistance to small businesses, including mobile food vendors; and
6. Reviewing pedestrian and bicycle access to proposed locations, including small-scale capital investment in infrastructure that would improve safety and access for neighbors and patrons.

BE IT FURTHER RESOLVED:

The City Manager is directed to report back to Council on progress made toward the goals of this resolution by September 30, 2026.

BE IT FURTHER RESOLVED:

After exploring the options, the City Manager is directed to propose any City Code amendments necessary to accomplish the goals of this resolution and to return with a draft ordinance for Council consideration on or before December 3,

2026. If the City Manager determines that a change to the Land Development Code would help accomplish the goals of this resolution, this resolution is sufficient to initiate those amendments.

ADOPTED: _____, 2025 **ATTEST:** _____

Erika Brady
City Clerk

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