ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0059 - Menchaca DISTRICT: 5

ZONING FROM: LO ZONING TO: LR-CO

ADDRESS: 3908 Menchaca Road SITE AREA: 0.33 acres (14, 596 sq. ft.)

PROPERTY OWNER: Serendipity Properties INC

AGENT: Keepers Land Planning (Ricca Keepers)

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

STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION / RECOMMENDATION:

October 27, 2026: *APPROVED THE APPLICANT'S REQUEST FOR LR-CO. [VICE CHAIR HANEY; A. POWELL - 2ND] (13-0)*

CITY COUNCIL ACTION:

November 19, 2026:

ORDINANCE NUMBER:

ISSUES:

The applicant is amenable to the staff recommendation LR-CO with service station as a prohibited use.

CASE MANAGER COMMENTS:

The property in question is approximately 0.33 acres located at 3908 Menchaca Road, at the intersection of Prather Lane and Menchaca Road. Menchaca Road is a Level 3 roadway per the Austin Strategic Mobility Plan (ASMP) and Prather Lane is a Level 1 roadway per the ASMP. The site is currently developed with one structure, is zoned Limited Office (LO) and is located in the South Lamar Neighborhood Planning Area (suspended). The surrounding

land uses are mixed use which include single family residential, multifamily residential and various commercial uses (SF-3; MF-2; P; LO; LO-MU; LO-CO; GR). There are more commercial base districts (LR-MU-CO and CS-1-MU-CO) approximately 0.20 miles south on Menchaca and 0.15 miles to the west (GR). The site has a bus stop directly in front of the property at the corner of Prather Lane and Menchaca Road, it is also in the Lamar and Ben White Imagine Austin Center. There are three ETOD Station Areas associated with the property, Broken Spoke, Broadie Oaks and Westgate Transit Center. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

The applicant is requesting neighborhood commercial (LR) district zoning to allow for the reuse of the existing structure to allow for a small intimate restaurant. "There are several residential homes behind the property that are all used for VRBO rentals, specifically 2006 and 2008 Prather Lane. We met with Ms. Krista Weatherford on site to share the vision and Mr. Ryan Alter the district Commissioner is in support of the project." ***Please refer to Exhibit C (Applicant's Summary Letter).***

The staff is recommending LR-CO as it provides opportunities for neighborhood serving uses along a Level 3 roadway and aligns with the goals and objectives of City Council. Resolution No. 20251009-024 adopted by the City Council states that "Imagine Austin also sets goals for more neighborhood centers, mode share between driving and other forms of transportation, and mixed-use environments". The conditional overlay would prohibit Service Station, further limiting a use that may be less compatible with the surrounding residential area, while allowing more services in the neighborhood. The applicant is in agreement with the staff recommendation.

BASIS OF RECOMMENDATION:

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

Neighborhood Commercial (LR) district is intended for neighborhood shopping facilities which provide limited business service and office facilities predominately for the convenience of residents of the neighborhood.

Conditional Overlay (CO) 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.

2. Zoning changes should promote compatibility with adjacent and nearby uses.

The staff recommendation of LR-CO zoning would allow neighborhood service commercial uses at a scale intended to serve the surrounding area. Within a quarter mile, the surrounding area contains a mix of multifamily residential, single family residential, office and commercial uses.

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

Resolution No. 20251009-024 adopted by the City Council is intended for zoning categories like Limited Office and Neighborhood Office to be expanded to include more services that benefit the surrounding community. This rezoning would be setting a precedent for expanded services in the surrounding community for restaurant use. There are more commercial uses approximately 0.20 miles south on Menchaca but none directly in the neighborhood. Staff is recommending this with a conditional overlay for service station as a prohibited use to be consistent with the City Council's goals and objectives.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LO	Office
North	LO-MU; SF-3; MF-2	Office; Single family residential; Multifamily residential
South	SF-3; LO; MF-2	Office; Single family residential; Multifamily residential
East	P; LO; MF-2	South Austin Senior Activity Center; Office; Multifamily residential
West	SF-3; SF-5; SF-6; GR	Single family residential; Multifamily

NEIGHBORHOOD PLANNING AREA: South Lamar (Suspended)

WATERSHED: West Bouldin Creek (Urban)

CAPITOL VIEW CORRIDOR: No SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District
Joslin Elementary School Covington Middle School Crockett High School

COMMUNITY REGISTRY LIST:

Austin Independent School District
Austin Neighborhoods Council
Friends of Austin Neighborhoods
Homeless Neighborhood Association
Preservation Austin
Save Our Springs Alliance
South Central Coalition

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2020-0071 – 2108 Prather Lane Rezoning	SF-3 to SF-5	To Grant SF-5 (08/11/2020)	Approved SF-5 as Planning Commission Recommended (09/03/2020)
C14-2019-0114 – 2111 Prather Ln	SF-3 to SF-6	To Grant SF-6 (09/24/2019)	Approved SF-6 as Planning Commission Recommended (10/03/2019)

C14-2013-0067 – 3906 Manchaca Road	SF-3 to LO	To Grant LO-MU (08/13/213)	Approved LO-MU as Planning Commission Recommended (08/22/2013)

RELATED CASES: There are no related cases.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 3908 MENCHACA ROAD. C14-2026-0059. Project: Menchaca. 0.33 acres from LO to LR. Existing: small office building. Proposed: fine dining 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 *:** • **Within Lamar & Ben White Activity Centers for Redevelopment in Sensitive Environmental Areas; 0.34 miles to Lamar Boulevard**
Y	**Mobility and Public Transit** *: Located within 0.25 miles of public transit stop and/or light rail station. • **0.25 miles to bus stops along Menchaca Rd**
Y	**Mobility and Bike/Ped Access *:** Adjoins a public sidewalk, shared path, and/or bike lane. • **Sidewalk present along Prather Ln and Menchaca Rd**
Y	**Connectivity, Good and Services, Employment** *: Provides or is located within 0.50 miles to goods and services, and/or employment center. • **Within 0.5 miles to Goods and Services along Menchaca Rd, Victory Dr and S Lamar Blvd**
Y	**Connectivity and Food Access** *: Provides or is located within 0.50 miles of a grocery store/farmers market. • **0.4 miles to Wheatsville Food Co-Op**
Y	**Connectivity and Education** *: Located within 0.50 miles from a public school or university. • **Within 0.5 miles Ann Richards High School For Young Women Leaders**
Y	**Connectivity and Healthy Living** *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • **0.3 miles to Running Track at Ann Richards High School**
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.) • **Within 0.5 miles of urgent care clinics along W Ben White Blvd and S Lamar Blvd**
	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). • **0.2 miles to South Austin Senior Activity 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.
Y	**Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone**
10	**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 located over the Edwards Aquifer Recharge Verification Zone. The site is located in the West Bouldin Creek 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 Commercial Design Standards. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards due to the proximity to the north, west, and south of SF-3 zoning, i.e., the triggering properties.
Reference 25-2-1051, 25-2-1053

Austin Transportation Department – Engineering Review:

Additional right-of-way may be required at the time of subdivision and/or site plan.

Existing Street Characteristics:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Prather Lane	Level 1	558’	64’	38’	Yes	No	Yes
Menchaca Road	Level 3	80’	78’	49’	Yes	No	Yes

Austin Water Utility:

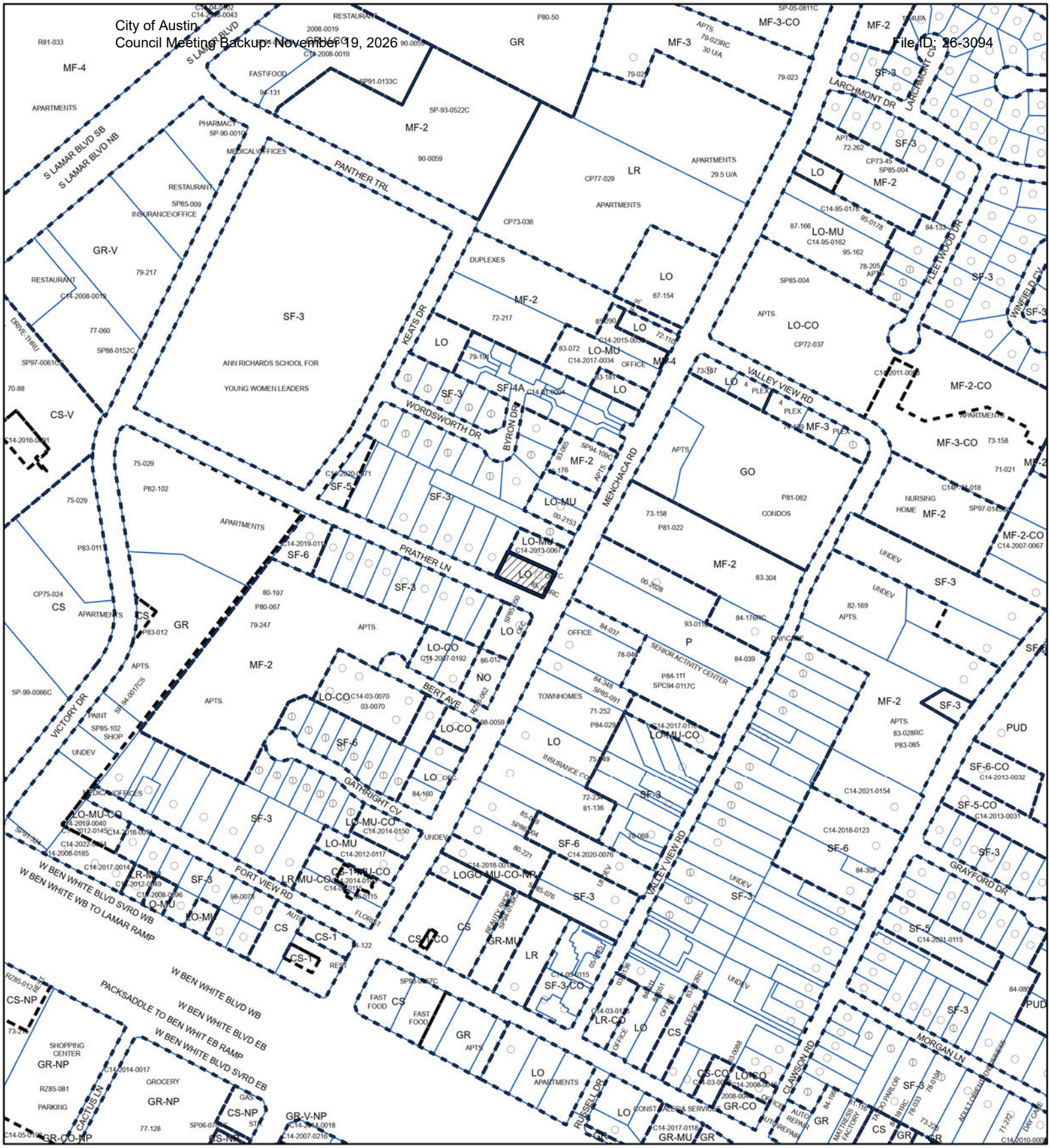
No comments on zoning change.

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. Resolution No. 20251009-024
Correspondence from Interested Parties



ZONING

ZONING CASE#: C14-2026-0059

Exhibit A

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

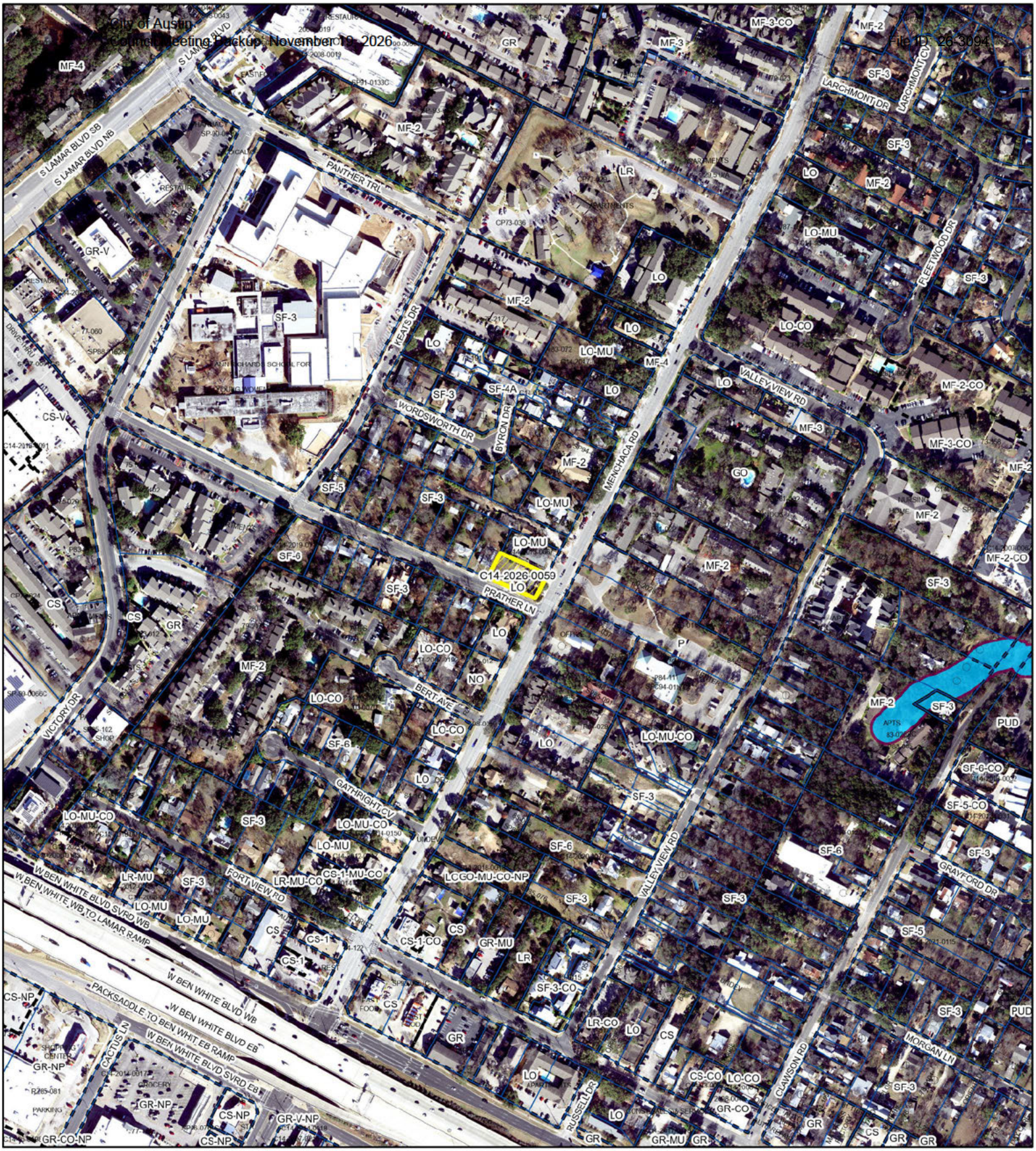
1" = 400'

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.

Austin

Created: 8/17/2026



N

SUBJECT TRACT
ZONING BOUNDARY
PENDING CASE
CREEK BUFFER

1" = 400'

Menchaca

ZONING CASE#: C14-2026-0059
LOCATION: 3908 Menchaca Rd
SUBJECT AREA: 0.33 Acres
MANAGER: Cynthia Hadri

Exhibit B

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.

Created: 8/18/2026

KEEPERS
LAND PLANNING & PERMITTING

June 24, 2026

City of Austin
P.O Box 1088
Austin, Tx 78767

Subject Property: 3908 Menchaca Road

Dear City of Austin,

Please see the attached documentation and application for this rezone request. The lot is .33 of an acre with most of the lot dedicated to backyard space with a small residential home. Subject property is on the corner of Prather Lane and Menchaca. The home has been used as an Office under Limit Office zoning. However, the owner and new tenant are requesting Neighborhood Commercial (LR) zoning to allow for a small intimate restaurant. The new tenant Alex Midnight is an experienced restaurant owner with a passion for creating a multi-sensory experience rather than just dining. He incorporates all the senses by rotating Michelin level chefs for an unique experience each time. Midnight of the Garden will keep the existing home and develop a whimsical garden in the backyard. The garden is for experience but is also purposeful providing chef's with fresh produce. The occupancy rate will stay under 25 guests for a more personal experience. The theme of each dinner is community by sitting next to people you do not know. It is known that a handful of customers have met, dated, and are married from the intimate setting they orchestrate.

Menchaca Road is a level 3 street according to ASMP Plan which is in alignment with the city's requirement for rezoning. There are several residential homes behind the property that are all used for VRBO rentals, specifically 2006 and 2008 Prather Lane. We met with Ms. Krista Weatherford on site to share the vision and Mr. Ryan Alter the district Commissioner is in support of the project. In addition, there are several other long-term clients that dine regularly with Midnight of the Garden.

The future land use map shows no designation for the property. Menchaca ends on Highway 290 feeder road similar to Lamar Blvd. There are several businesses that operate on Prather Lane and Menchaca Road currently. Midnight of the Garden was well known for many years as a neighborhood restaurant where locals would dine in Mr. Midnight's backyard. As a resident in the Sunset Valley area of Austin the restaurant started in November of 2020 and has grown into one of the most celebrated and sought after dining experiences in the city.

The rezone will fit within the neighborhood well and will not intrude with the neighbors. In fact, this will be an added benefit as a small restaurant in an intimate setting that is walkable.

The business has already experienced great accolades even though it was part of a residential property in Sunset Valley for several years. The neighbors were not affected in the least. No additional traffic or parking issues occurred. Please refer to Attachment 1 to review the long list of chefs that have visited.

The model is one unlike any other in Austin in which each experience features a rotating Chef from Austin, across Texas, and even further reaching across the United States and beyond. Chefs create multi-course meals that are expressions of both their personal ethos as a chef, and the story of who they are/how cooking has changed their lives. With each experience, guests are treated to an intimate ceremony where plate after plate, chefs explain each dish and the inspiration behind it. 24 guests are seated at time and are all sat amongst one long 24ft table. Midnight drives the connection of strangers and creates immediate community by seating each reservation across from their joining party members so that conversation is developed amongst those dining to their left and right. With an extremely limited number of seats and limited nights per month of reservations available, Midnight is always an intimate and controlled experience that creates community, conversation, and in its most “raucous” moments, joyous laughter.

Operating as a nomadic concept for the last 5+ years has gifted Midnight the opportunity to create their unique, imaginative dining experiences in some truly unique and magical locations including: local farms such as Boggy Creek, plant nursery greenhouses such as Tillery Street Plant Co, hotel event spaces such as Colton House Hotel, local international cookware legends such as Made In Headquarters, and even the first ever dining experience hosted in the sanctuary of the Central Presbyterian Church. With each of these locations, we have created dazzling and memory filled nights for those lucky enough to attend without ever disrupting any of the location's neighbors, operations, and leaving the utilized space beautifully intact and fully respected.

This will also bring Austin to another level of recognition as compared to other cities like Paris, France and London, England that have a reputation for Michelin level fine dining. This will be a well beloved and respected space to create more value to the community. Please refer to Attachment 2 for a letter of recommendation from Director of MGM Global Sales Ms. Jennifer York.

If you have any questions or need additional documents, feel free to contact me. My contact information is at the bottom of this letter. Thank you!

All the Best,

Ricca Keepers, MUP

Keepers Land Planning
(512)550-6508
Ricca@keeperslandplanning.com

Attachment 1: Chefs Appearances

Midnight has been fortunate enough throughout its organic evolution to partner with incredible local culinary players from the community such as:
Amanda Turner (Olamaie, Top Chef contestant)
Dan Kennedy (Pasta Bar ATX, opening Morii in 2027)
Jakub Czyszczon (The Garrison, Bocuse d'Or USA, Commodore Perry)
Fiore Tedesco (L'oca D'Oro, Bambino)
Justin Huffman (Fish Shop, Justine's)
Zechariah Perez (Odd Duck, Sour Duck)
Colter Peck (Two Hands, Elementary ATX)
Amanda Rockman (Rockman Bakery, James Beard Nominee)
Taylor Chambers (Suerte)
Laura Sawicki (Launderette, James Beard Nominee)
Jo Chan (Eberly, Bureau de Poste)
Joe Zoccoli (Casa Bianca)
Je Wallerstein (Fabrik)
Damien Brockway (Distant Relatives)
Alejandro Munoz (Arlo Grey)
Ryan Fox (Knuckle Sandwich, Emmer & Rye Hospitality Group)
Ale Kuri (Este, opening Karaz in 2027)
John Gocong (Osome, Uchi)
Biggler Cruz (Otoko)
Sonya Cote (Eden East)
Laila Bazham (El Raval, Siti)
Gabe Erales (Bacalar, Top Chef Champion)
Michal Carranza (Tare, Konbini)
Megan Brijalba (Hestia)
Nick Middleton (Goldenboy)
Jam Sanitchat (Thai Fresh, Gati)
Sarah Heard (Foreign & Domestic)
Nathan Lemley (Foreign & Domestic)
Denni Cha (Sushi by Scratch)
Ben Runkle (Salt & Time)

As time and notoriety about our experiences grew, we began to be able to bring chefs in from larger reaching landscapes such as:
Johnny Spero (Reverie DC, 1 michelin star)
Donald Young (Duck Sel Chicago, youngest michelin starred chef in Chicago history)
Andres Giraldo Florez (Snail Bar Oakland, 1 michelin star)
Oswaldo Oliva Rico (Lorea CDMX, Michelin Recognized)
Wilson Alonso (Ya'axche, Yucatan)
Daniela Herrera (Singlethread Healdsburg, 3 michelin star)
George Watts III (GW BBQ, #5 best BBQ in TX)
Joel Garcia (Teddy's BBQ, Top 50 best BBQ in TX)
Geneva Melby (The Redwood Healdsburg)
Kristina Zhao (Sichuan Eats, San Antonio)

With the ability to finally have a home base at 3908 Menchaca Rd, we not only will be able to facilitate and even further reaching level of hospitality and community but also diversify all the ways we can provide for the community.

Having represented the United States via Midnight in the Garden in an international gastronomic competition/symposium hosted by the sherry bodegas of Jerez, Spain, Midnight's owner/curator Alex Wheatley Bell was awarded the "Juli Soler Best International Sommelier" award. With this award, being a Certified Specialist of Wine, plus his many years studying the world of wine as an eternal student, he has amassed a massive following and community of support/students of the grape. As a way to further provide education and a higher level of confidence regarding wine in the community of Austin, he has started an education platform that is held monthly called "Camp Vini Vini Nifera". This "wine camp" started in 2026 and averages 65-80 "campers" per night across (2) different classroom times. This education platform has created a unique way for the Austin community to come together in a fun and informative way to learn about wine while participating in an interactive, themed experience. The future of Camp Vini with the use of 3908 would include the ability to host winemakers, vineyard managers, and legendary wine families from across the world to further the reach of the Austin hospitality community.

Midnight has only been able to succeed because of the incredible and awe-inspiring support of our diners and the community at large. To date, Midnight currently has over 394 5-star reviews out of 406 in total. Beyond creating momentous experiences for the general public, Midnight has also been fortunate and become a torch bearer for corporations looking to provide their team members, clients, and owners with something wholly "unique and Austin". The client list is vast, but some of the most prominent names include: MGM Resorts, Spectrum Reach, Arctic Wolf, and the Alpine F1 team.

Press
Austin Monthly
Infatuation
Star Chefs
Tribeza
Eater
Wine Enthusiast (Alex Of Midnight Feature)

Vision Board

Attachment 2: Endorsements

Dear City of Austin Zoning Commission,

I'm writing to express my wholehearted support for Midnight in the Garden, as they seek zoning approval for their new location. In my capacity at MGM Resorts, I hosted several private client dinners through their experience, and they were nothing short of extraordinary.
Austin, especially South Austin, is a city with a unique soul- one that's evolving but at risk of losing its distinct charm. Midnight in the Garden is precisely the kind of experience that honors our local character.

It's intimate, thoughtful, and respectful, offering Austinites a carefully curated, small-scale dining experience that you simply can't replicate in a larger venue.
Their approach, where the location remains private until the day of the event, ensures no disruption to the community. The experience is nuanced, featuring intentional pairings and culinary storytelling that add cultural richness to our city. This is not a bar or a restaurant; it's a refined, creative offering that makes Austin stand apart from cities becoming copies of one another.

I believe Midnight in the Garden enriches Austin's landscape and keeps our culture vibrant. I strongly encourage you to support their continued operation- it's the kind of experience that makes Austin unique.
Sincerely,

Jennifer York, CMP
Director, Global Sales
MGM Resorts International
Cell: 872-588-9434

RESOLUTION NO. 20251009-024

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

Exhibit D

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

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

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

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

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

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

1. Austin Planning
2. Austin Development Services
3. Austin Public Health
4. Austin Small and Minority Business Resources
5. Austin Transportation and Public Works
6. Austin Economic Development

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: October 9, 2025 **ATTEST:** _____
Erika Brady
City Clerk

Outlook

zoning change request for 3908 Menchaca Rd

From Alicia Browner
Date Thu 10/29/2026 12:34 PM
To Hadri, Cynthia
Cc <Cynthia.Hadri@austintexas.gov>
Richard Tieken

External Email - Exercise Caution

Hello, I own the property next door to 3908 Menchaca and I am 100% in favor of their zoning change. It will be wonderful for the neighborhood, and hopefully improve the eye sore that has been there for many years.

All the best,
Alicia Browner
[redacted]

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".