-NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: East Riverside/Oltorf Combined (Riverside)

CASE#: NPA-2026-0021.03 **DATE FILED**: May 28, 2026

PROJECT NAME: 1221 S IH-35 Rezoning

PC DATE: November 10, 2026
October 27, 2026
October 13, 2026
September 22, 2026
September 8, 2026

ADDRESS/ES: 1400 Lupine Lane

DISTRICT AREA: 9

SITE AREA: 0.1518 acres

OWNER/APPLICANT: Aztecas de Juventino Rosas, LLC

AGENT: Husch Blackwell, LLP (Lindsey Walker)

CASE MANAGER: Maureen Meredith **PHONE:** (512) 974-2695

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family **To:** Commercial

Base District Zoning Change

Related Zoning Case: C14-2026-0040 (Nancy Estrada, Case Manager)
From: SF-3-NP & LR-NP **To:** CS-NP

NEIGHBORHOOD PLAN ADOPTION DATE: November 16, 2006

CITY COUNCIL DATE: TBD **ACTION:**

PLANNING COMMISSION RECOMMENDATION:

November 10, 2026 – (action pending)

October 27, 2026 – Postponed to the November 10, 2026 hearing on the consent agenda at the request of the Applicant.[C. Haney – 1st; A. Powell – 2nd] Vote: 13-0

October 13, 2026 – Postponed to the October 13, 2026 hearing on the consent agenda at the request of the Applicant. [D. Skidmore – 1st; I. Ahmed – 2nd] Vote: 9-0 [C. Haney, A. Powell, and P. Breton absent. One vacancy on the dais.]

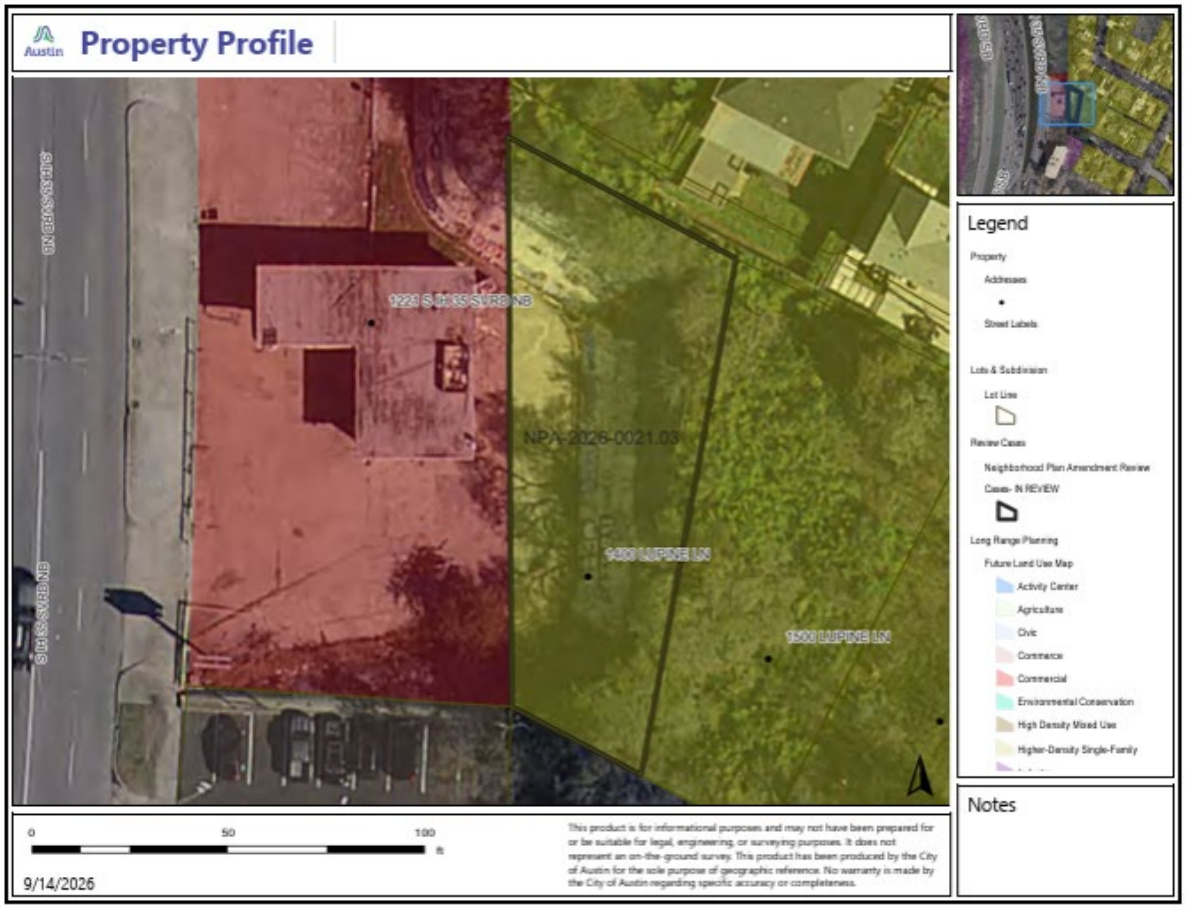
September 22, 2026 – Postponed to the October 13, 2026 hearing on the consent agenda at the request of the Neighborhood. [B. Bedrosian – 1st; C. Haney – 2nd] Vote: 10-0 [F. Maxwell and A. Powell off the dais. One vacancy on the dais.]

September 8, 2026 - Postponed to the September 22, 2026 hearing date on the consent agenda at the request of the Applicant. [C. Haney – 1st; F. Maxwell – 2nd] Vote: 11-0 [P. Breton absent. One vacancy on the dais.]

STAFF RECOMMENDATION: Staff supports the applicant's request for Commercial land use.

BASIS FOR STAFF'S RECOMMENDATION: The zoning case includes two tracts, one at 1221 S IH-35 SVRD NB which has Commercial land use and is not part of the plan amendment application. The second tract is 1400 Lupine Lane which has Single Family land use and is proposed for Commercial land use which is consistent with the Commercial land use at 1221 S IH-35 SVRD NB. Staff supports the Applicant's request for Commercial land use at 1400 Lupine Lane because the two tracts will be developed together for the proposed Transportation Terminal use. Although the proposed Commercial land use appears to be encroaching into a residential area, the property is essentially part of 1221 S IH-35 and is primarily a retaining wall that is not developable for a single-family home.


1221 S IH 35 SVRD NB
NPA-2026-0021.03
Addresses: 1400 LUPINE LN


Property Profile
Legend
Notes
9/14/2026

Below are sections of the East Riverside/Oltorf Combined Neighborhood Plan staff believe supports the applicant's request. The plan supports the adequate transition between residential and commercial use. Although the property at 1400 Lupine Lane is zoned SF-3-NP with the Single Family land use, the tract does not appear to be developable for a single family home given its steep slope and is essentially a retaining wall that will be developed as part of the transportation terminal site. The plan also promotes the development of underutilized properties. The applicant's request to use a long-vacant property along S. IH-35 for a transportation terminal supports this goal.

Vision and Goals

Vision

We who live, work and own property in the East Riverside/Oltorf Area wish to preserve and improve the quality of life in our residential neighborhoods, honor the cultural diversity of our residents, be good stewards of the natural environment, support the success of our locally owned businesses and major employers, and build and maintain a strong sense of community.

Goals

1. Preserve and enhance the character of existing residential neighborhoods.

3. Improve the appearance, vitality and safety of existing commercial corridors and community amenities and encourage quality urban design and form that ensures adequate transition between commercial properties and adjacent residential neighborhoods.

4. Encourage a balanced mix of residential, civic, commercial, office and other land uses without adversely affecting adjacent residential neighborhoods.

Land Use

Goal 1

Preserve and enhance the character of existing residential neighborhoods.

R1 Retain single family uses in established single family neighborhoods (NPZD; Neighborhood).

Obj 1.1 Minimize the negative effects between differing intensities of uses by:

R5 Requiring strict adherence to Compatibility Standards (NPZD).
R6 Encouraging City Council to modify the Land Development Code to require compatibility standards between residential uses (including multifamily) and all office and commercial uses,

Goal 3

Improve the appearance, vitality and safety of existing commercial corridors and community amenities and encourage quality urban design and form that ensures adequate transition between commercial properties and adjacent residential neighborhoods.

Obj. 3.1 Promote the redevelopment of underutilized properties.

LAND USE DESCRIPTIONS:

EXISTING LAND USE:

Single family - Single family detached or up to three residential uses at typical urban and/or suburban densities.

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;

2. Encourage new infill development that continues existing neighborhood patterns of development; and

3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and

2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

PROPOSED LAND USE:

Commercial -Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals.

Purpose

1. Encourage employment centers, commercial activities, and other non- residential development to locate along major thoroughfares; and
2. Reserve limited areas for intense, auto-oriented commercial uses that are generally not compatible with residential or mixed use environments.

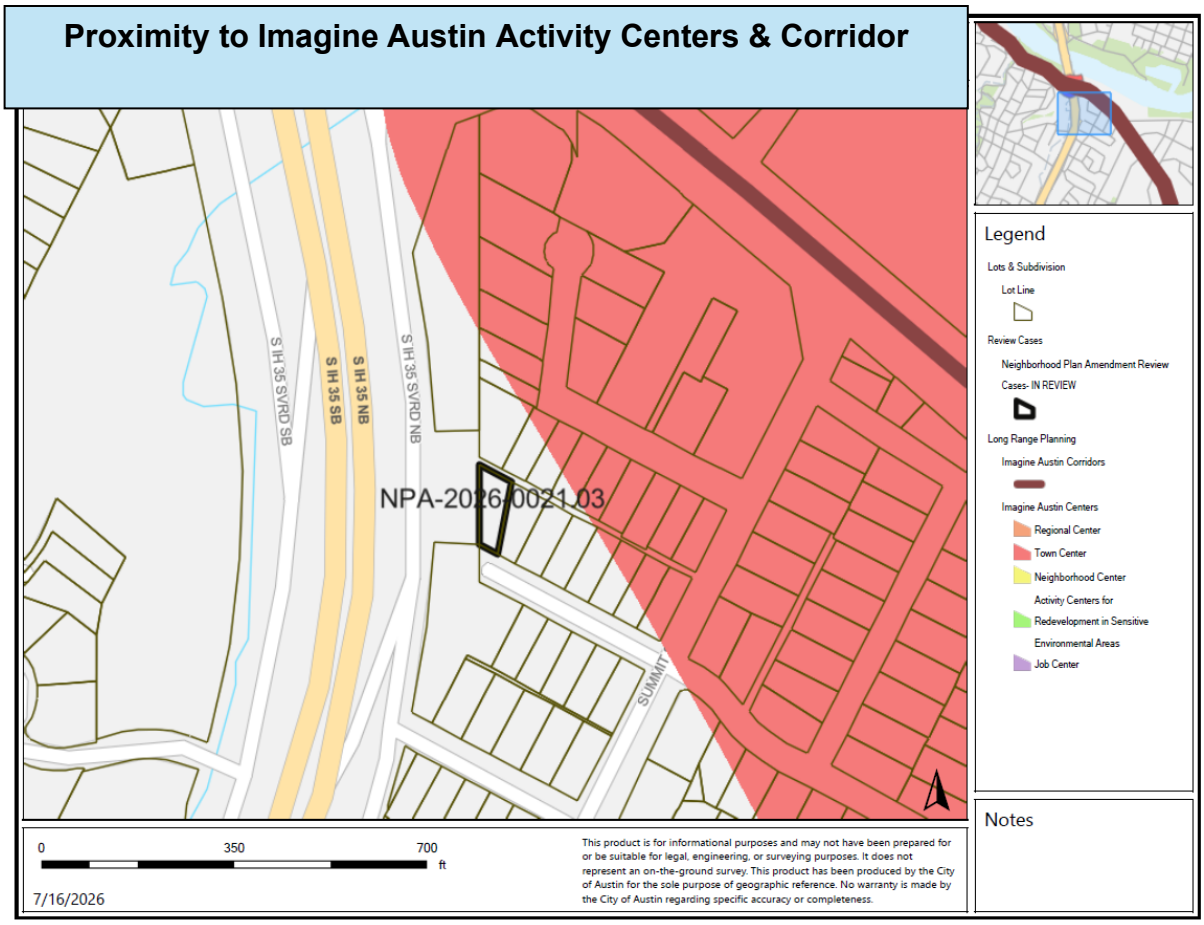
Application

1. Focus the highest intensity commercial and industrial activities along freeways and major highways; and
2. Should be used in areas with good transportation access such as frontage roads and arterial roadways, which are generally not suitable for residential development.

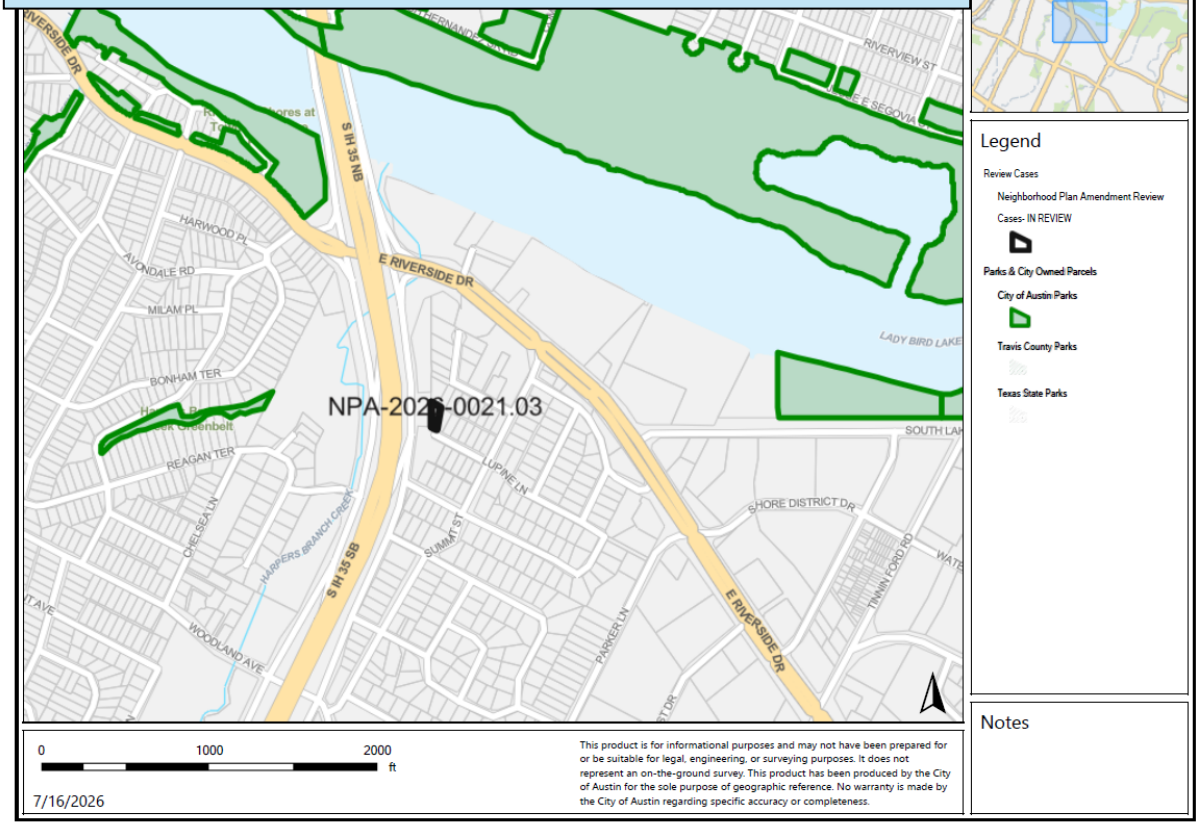
Yes	Imagine Austin Decision Guidelines
	Complete Community Measures
Yes	**Imagine Austin Growth Concept Map:** Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. **Name(s) of Activity Center/Activity Corridor/Job Center:** • Near the Riverside Station Town Center • Appox. 0.25 miles from East Riverside Drive, an activity corridor
Yes	**Mobility and Public Transit**: Located within 0.25 miles of public transit stop and/or light rail station.
Yes	**Mobility and Bike/Ped Access:** Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	**Connectivity, Good and Services, Employment**: Provides or is located within 0.50 miles to goods and services, and/or employment center.
Yes	**Connectivity and Food Access**: Provides or is located within 0.50 miles of a grocery store/farmers market. • **0.5 miles from Riverside Grocery, 1727 E Riverside Dr, Austin, TX 78741** • **0.9 miles from La Michoacana Meat Market, 2237B E Riverside Dr, Austin, TX 78741**

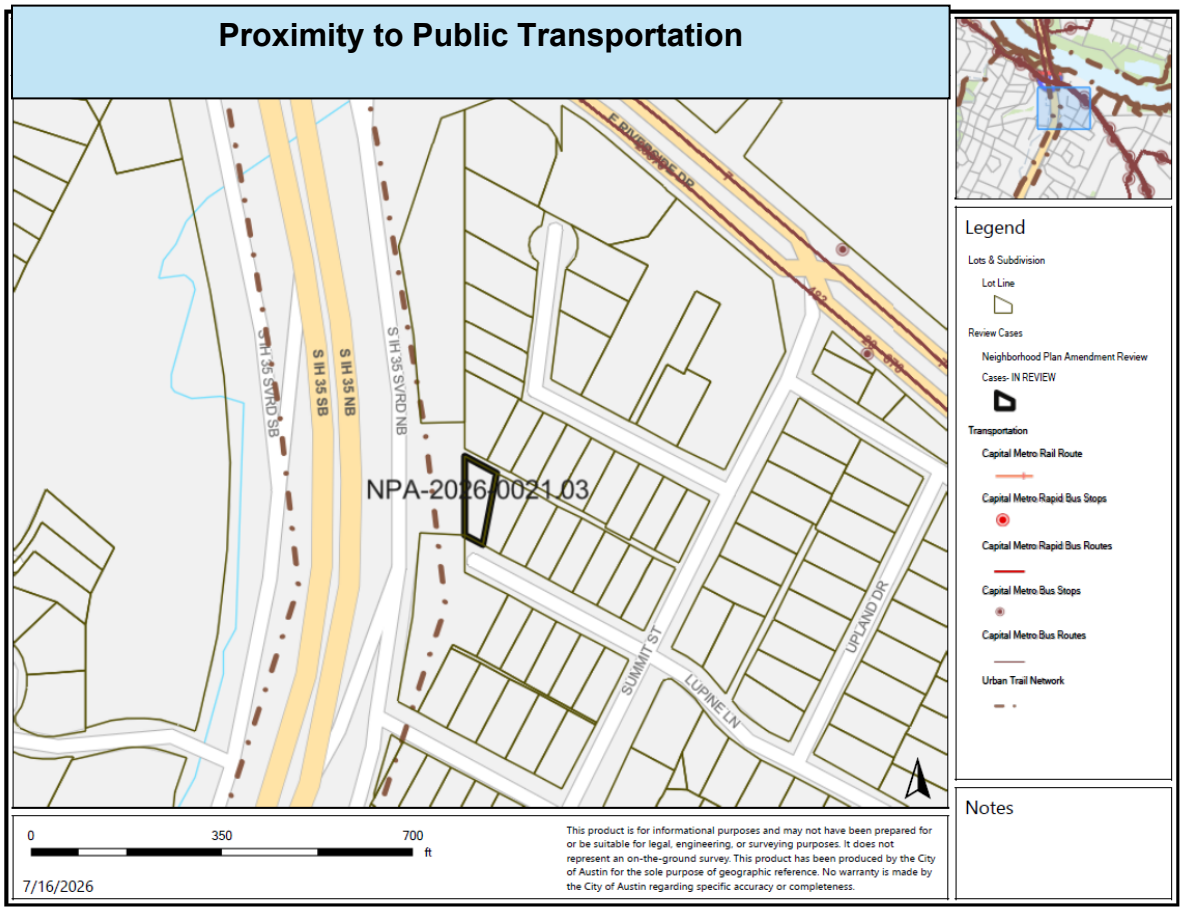
	• **1.5 miles from H-E-B plus!, 2508 E Riverside Dr, Austin, TX 78741**
No	**Connectivity and Education**: Located within 0.50 miles from a public school or university.
Yes	**Connectivity and Healthy Living**: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • **0.3 miles from The Boardwalk at Lady Bird Lake, 1820 S Lakeshore Blvd, Austin, TX 78741**
Yes	**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.) • **0.5 miles from CareNow Urgent Care - Riverside Drive, 1920 E Riverside Dr #110, Austin, TX 78741** • **0.8 miles from St. David's Riverside Emergency Room, 2020 E Riverside Dr, Austin, TX 78741**
No	**Housing Affordability**: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
No	**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.
No	**Mixed use**: Provides a mix of residential and non-industrial uses.
No	**Culture and Creative Economy:** Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
No	**Culture and Historic Preservation**: Preserves or enhances a historically and/or culturally significant site.
No	**Creative Economy**: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
No	**Workforce Development, the Economy and Education**: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
No	**Industrial Land**: Preserves or enhances industrial land.
Yes	**Not located over the Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone**
8	**Number of "Yeses"**

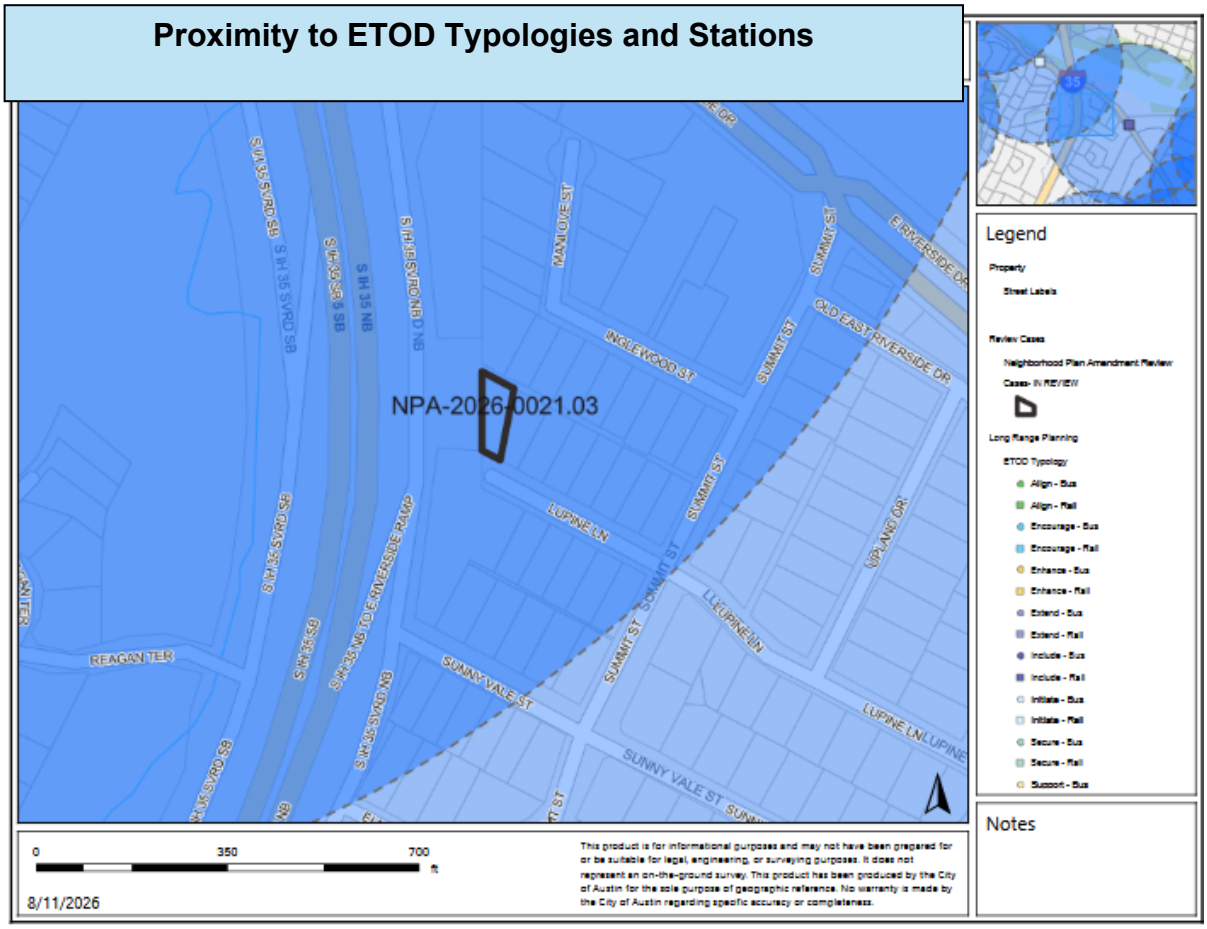
ETOD Typologies	
Yes	**Is this case located within a ½-mile of a station? Provide the name(s) of the station(s).** • Lakeshore (Blue Line) • Travis Heights (Blue Line) **Identify the primary ETOD Typology as well as any overlapping or incidental typologies.** • Lakeshore (Blue Line), Include – Rail • Travis Heights (Blue Line), Initiate - Rail
No	Does the property include an H overlay, an HD overlay, or both?
1	**Number of Yeses**


Proximity to Imagine Austin Activity Centers & Corridor
S IH 35 SVRD SB
S IH 35 SB
S IH 35 NB
S IH 35 SVRD NB
NPA-2026-0021.03
SUMMIT
Legend
Lots & Subdivision
Lot Line
Review Cases
Neighborhood Plan Amendment Review Cases- IN REVIEW
Long Range Planning
Imagine Austin Corridors
Imagine Austin Centers
Regional Center
Town Center
Neighborhood Center
Activity Centers for Redevelopment in Sensitive Environmental Areas
Job Center
Notes
0
350
700
ft
7/16/2026
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Proximity to Public Parks




Proximity to Public Transportation
E RIVERSIDE DR
S IH 35 SVRD SB
S IH 35 SB
S IH 35 NB
S IH 35 SVRD NB
NPA-2026-0021.03
SUMMIT ST
LUPINE LN
UPLAND DR
Legend
Lots & Subdivision
Lot Line
Review Cases
Neighborhood Plan Amendment Review Cases- IN REVIEW
Transportation
Capital Metro Rail Route
Capital Metro Rapid Bus Stops
Capital Metro Rapid Bus Routes
Capital Metro Bus Stops
Capital Metro Bus Routes
Urban Trail Network
Notes
0
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7/16/2026
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IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Regional Centers - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

Activity Centers for Redevelopment in Sensitive Environmental Areas - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood

centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The applicant proposes to change the land use on the future land use map from Single Family to Commercial land use.

The applicant proposes to change the zoning on the property from SF-3-NP to CS-NP. The zoning case also includes property at 1221 S. IH-35 which as an existing zoning of LR-NP and the proposed zoning is CS-NP for both tracts. For more information on the zoning case, see C14-2026-0040.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on August 3, 2026. The recorded meeting can be found here: https://publicinput.com/neighborhoodplanamendmentcases**.** Approximately 218 notices were mailed to utility account holders (renters) and property owners within 500 feet of the property, in addition to neighborhood and environmental groups who requested notification for the area. Two city staff members from Austin Planning attended, Maureen Meredith and Mark Walters. Lindsey Walker and Nikelle Meade from Husch Blackwell, the applicant's agent attended and ten people from the neighborhood were also in attendance.

Below are highlights from Lindsey Walker's presentation:

- There are two tracts, 1221 S IH-35 and 1400 Lupine Lane which are proposed to be rezoned to CS-NP for Transportation Terminal. The 1400 Lupine Lane lot is a retaining wall and cannot be developed on.
- There is a fence along the top of the wall near Lupine Lane.
- The busses will carry passengers from Dallas/Ft Worth to Mexico. We want to fix up site to be a transportation terminal that will be were the busses will make a short stop on the way to Mexico.
- This will be a passenger stop, not a bus storage or maintenance facility.
- Typically, there will be 1-2 bus stops a day, with up to three buses per day during the peak travel season, each stop will last approximately 10 to 30 minutes.
- The operations are limited to ticketing, passenger boarding and drop-off, luggage handling, and routine administrative duties.
- Indoor seating will be limited with no outdoor seating being proposed. The only people who would be at this site will be passengers and employees.
- On top of the wall is natural green lush buffer that we don't intend to do anything with it.

- There will be no access from Lupine Lane from the property on S. IH-35.

Q: Why not leave it SF-3?
A: It is part of the site, and we need to rezone that tract to be part of the site plan.

Q: The applicant's own more property on Lupine Lane. What plans do they have that property?
A: We are only proposing to rezone 1400 Lupine Lane and have no plans for the 1500 Lupine Lane property.

Q: For 60+ years 1400 Lupine Lane has been zoned SF-3 and is part of the old gas station at 1221 S IH-35. I still don't understand why 1400 Lupine Lane needs to be rezoned?
Q: Because it is part of the commercial property, it is just changing the property to be commercial, even though it won't be developed.

Q: What is the current status of the wall, does it need to be repaired or restored?
A: I don't have an answer to that question at this time. This might be something that comes up at site plan.

Q: What are the hours of operation of the bus terminal?
A: It will be for only scheduled stops, typically one to two buses per day between 8:00 am to 11:00 am from Dallas/Fort Worth or from 7:00 pm to 8:00 pm.

Q: The neighborhood's biggest concern is who might park on Lupine Lane and walk down to enter the bus station area once Lupine Lane is improved. Other concerns were pollution, light pollution, noise pollution. Is there is willingness to add some restrictions on the property that says there are restrictions on hours of operation and limited other uses to the property in the event the property is sold?
A: Yes, we can absolutely talk about restricting some uses on the site.

Q: We understand we have undeveloped property around us. The adjacent property also has a wall and people have walked up the wall into my backyard. Could you share the proposed design and maybe build one of the tall walls like TXDOT builds to protect the neighborhood from the noise?
A: That is something we were looking at as well to give you some peace of mind. But sometimes there are noise issues with those tall walls, but we can look at something more ornamental.

Comments:

- We really need to get this in writing, number of stops, signage height, type of lights, and commit to no access between parcel below and Lupine above. Then the neighborhood might want to prohibit some uses, but we need this in writing.

Applicant Summary Letter from Application

HUSCH BLACKWELL

Lindsey Walker

111 Congress Avenue, Suite 1400
Austin, TX 78701
Direct: 512.479.1187
Fax: 512.479.1101
Lindsey.Walker@huschblackwell.com

May 27, 2026

City of Ausitn
Development Services Department
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Re: Request to Rezone 1221 S. IH-35 Frontage Road and Lupine Lane, Austin, Texas 78741

To Whom it May Concern:

On behalf of Aztecas de Juventino Rosas, LLC (the "**Applicant**"), please find enclosed with this letter a rezoning application for the above-referenced properties located at 1221 S. IH-35 Frontage Road and Lupine Lane, Austin, Texas 78741 (collectively, the "**Property**"). The Applicant is requesting approval of this application to authorize a Transportation Terminal use at the Property. No new construction is proposed. The Applicant anticipates that Neighborhood Plan Amendment and Conditional Use Permit applications will follow.

Transportation Terminal is a prohibited use under both the LR-NP zoning that currently applies to the 1221 S. IH-35 Frontage Road tract (the "**Frontage Tract**") and the SF-3-NP zoning that currently applies to the adjacent unaddressed Lupine Lane tract (the "**Lupine Lane Tract**"). The Applicant is therefore seeking to rezone both tracts to General Commercial Services/Neighborhood Plan (CS-NP).

The Property is currently configured to function as a charter bus stop, with access provided solely from the IH-35 service road. The proposed Transportation Terminal use will serve as a stop for no more than three charter buses per day, stopping for approximately 30 to 45 minutes, en route between the Dallas/Fort Worth metropolitan area and Mexico. The proposed application involves no new construction, no new access points, and no intensification of existing operations. Although the Lupine Lane Tract abuts Lupine Lane and contains the existing concrete retaining wall that separates the Property from the adjacent residential subdivision, no access on Lupine Lane is proposed. Rather, all ingress and egress for the Property is and will continue to be exclusively via the IH-35 service road. This access arrangement is consistent with the Property's existing physical configuration and has proven to be compatible with the surrounding neighborhood.

HUSCH BLACKWELL

For the above reasons, we are hopeful that the Planning Staff will support this rezoning request, and we are pleased to begin the process of working with you on it. Please let me know if you have any questions or if any additional information is needed.

Sincerely,

HUSCH BLACKWELL LLP

Lindsey Walker

Lindsey Walker

Letter of Recommendation from the Neighborhood Plan Contact Team (NPCT)

(No letter as of October 20, 2026)

From: Meredith, Maureen
Sent: Wednesday, September 9, 2026 5:30 PM
Cc: Estrada, Nancy <Nancy.Estrada@austintexas.gov>
Subject: Sept 22 PC_EROC NPCT Rec Ltr?: NPA-2026-0021.03_1400 Lupine Ln

Dear EROC NPCT and Interested Parties:
As you know, cases NPA-2026-0021.03 and C14-2026-0040_1221 S IH-35 Rezoning were postponed from the September 8th PC hearing to the September 22nd PC hearing date. Our staff reports are due at 5:00 pm on Tuesday, September 15th at 5:00 pm. If you would like to submit a letter of recommendation to be included in our staff reports, please email it to me and Nancy by that date and time. If we get it later than this, the letter will not be in our staff reports but will be submitted as late material to the PC hearing.
Please let me know if you have any questions.
Thanks.
Maureen

From: Meredith, Maureen
Sent: Tuesday, August 11, 2026 4:33 PM
Cc: McMichael, Reese <reese.mcmichael@austintexas.gov>
Subject: EROC NPCT: NPA-2026-0021.03_1400 Lupine Ln
Importance: High

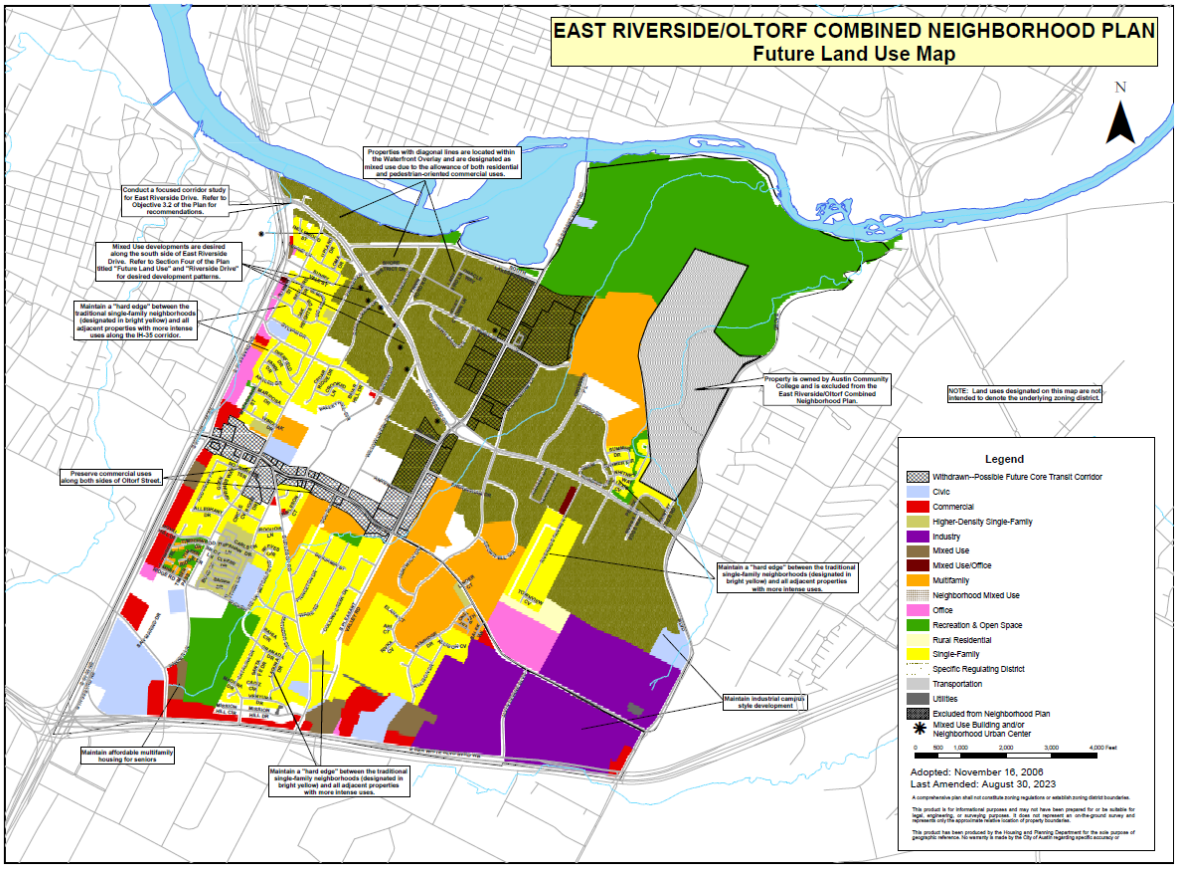
Dear EROC NPCT and Interested Parties:
Cases **NPA-2026-0021.03** and **C14-2026-0040_1221 S IH-35 Rezoning** are scheduled for the **September 8, 2026 Planning Commission** hearing date. If you would like to submit a letter of recommendation for the cases, please email it to me and Reese McMichael, the zoning planner, ***no later than Tuesday, September 1st by 5:00 pm.*** If we get it after this date and time, we will submit the letter as late back-up for the hearing. If you can submit your letter earlier than this date and time, it would be best so we can make sure it is included in our staff reports.

Please let me know if you have any questions.

Maureen

Maureen Meredith *(she/her)*
Senior Planner
Austin Planning
6310 Wilhelmina Delco Dr.
Austin, TX 78752
512-974-2695
maureen.meredith@austintexas.gov

Please Note*: Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.*
Por Favor Tome En Cuenta**:** La correspondencia y la *información enviada a la Ciudad de Austin está sujeta a la Ley de Información Pública de Texas (Capítulo 552) y puede ser publicada en línea.*


EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN
Future Land Use Map
N
Properties with diagonal lines are located within the Waterfront Overlay and are designated as mixed use due to the allowance of both residential and pedestrian-oriented commercial uses.
Conduct a focused corridor study for East Riverside Drive. Refer to Objective 3.2 of the Plan for recommendations.
Mixed Use developments are desired along the south side of East Riverside Drive. Refer to Section Four of the Plan titled "Future Land Use" and "Riverside Drive" for desired development patterns.
Maintain a "hard edge" between the traditional single-family neighborhoods (designated in bright yellow) and all adjacent properties with more intense uses along the IH-35 corridor.
Preserve commercial uses along both sides of Oltorf Street.
Maintain affordable multifamily housing for seniors
Maintain a "hard edge" between the traditional single-family neighborhoods (designated in bright yellow) and all adjacent properties with more intense uses.
Property is owned by Austin Community College and is excluded from the East Riverside/Oltorf Combined Neighborhood Plan.
NOTE: Land uses designated on this map are not intended to denote the underlying zoning district.
Maintain a "hard edge" between the traditional single-family neighborhoods (designated in bright yellow) and all adjacent properties with more intense uses.
Maintain industrial campus style development
Legend
Withdrawn--Possible Future Core Transit Corridor
Civic
Commercial
Higher-Density Single-Family
Industry
Mixed Use
Mixed Use/Office
Multifamily
Neighborhood Mixed Use
Office
Recreation & Open Space
Rural Residential
Single-Family
Specific Regulating District
Transportation
Utilities
Excluded from Neighborhood Plan
Mixed Use Building and/or Neighborhood Urban Center
0 500 1,000 2,000 3,000 4,000 Feet
Adopted: November 16, 2006
Last Amended: August 30, 2023
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
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East Riverside/Oltorf Combined Neighborhood Planning Area
NPA-2026-0021.03

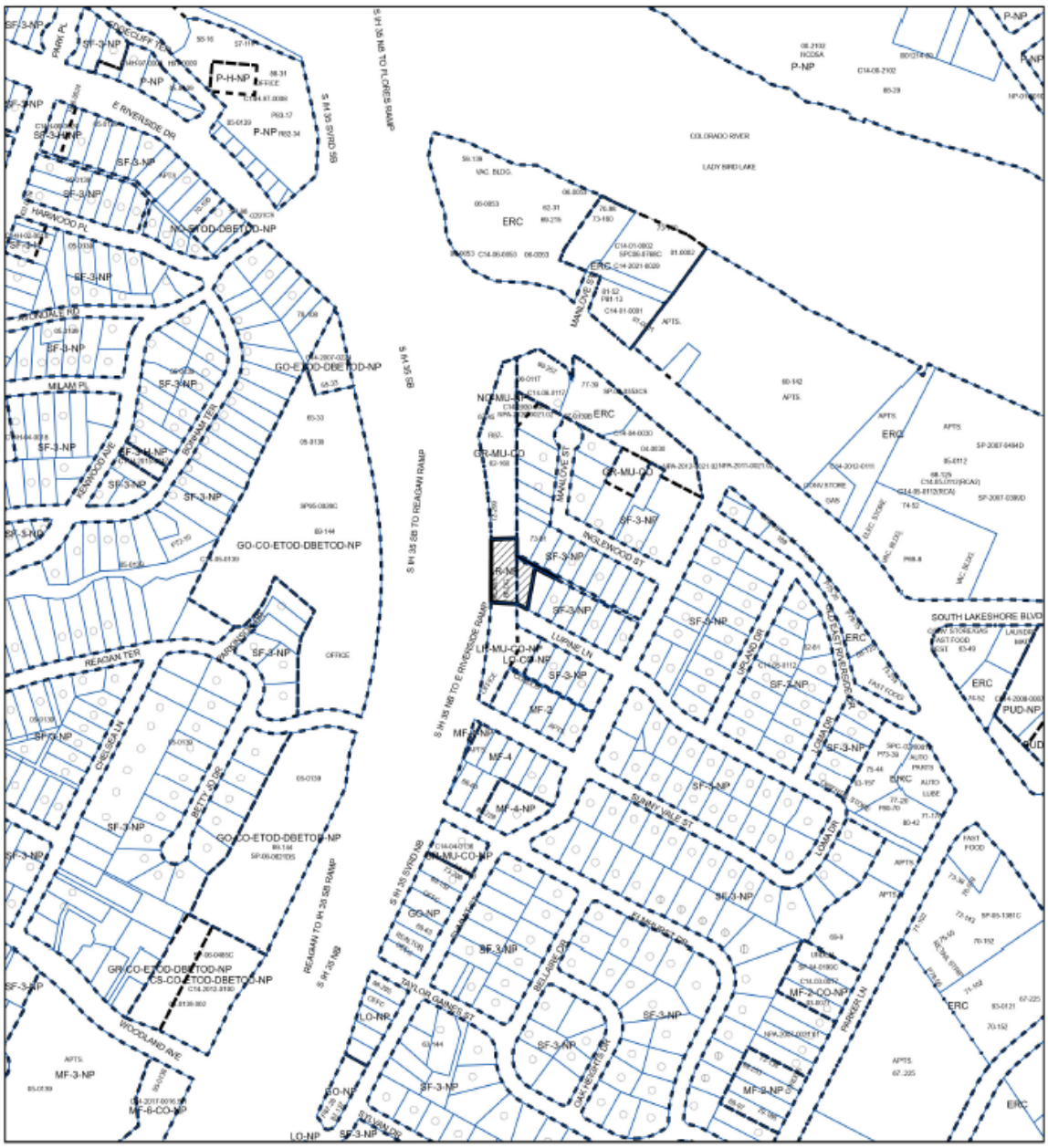
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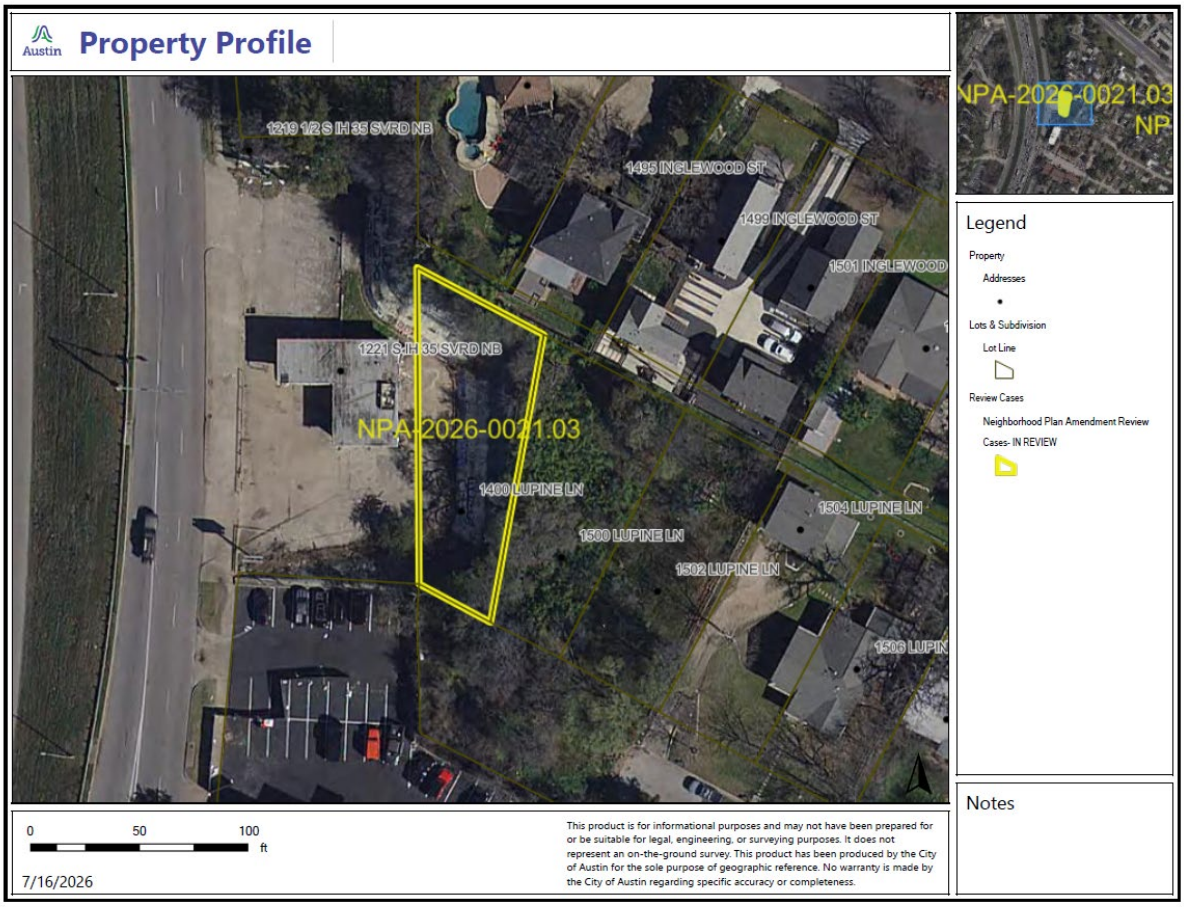
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Austin Planning
Created: 6/4/2026
by: MeeksS

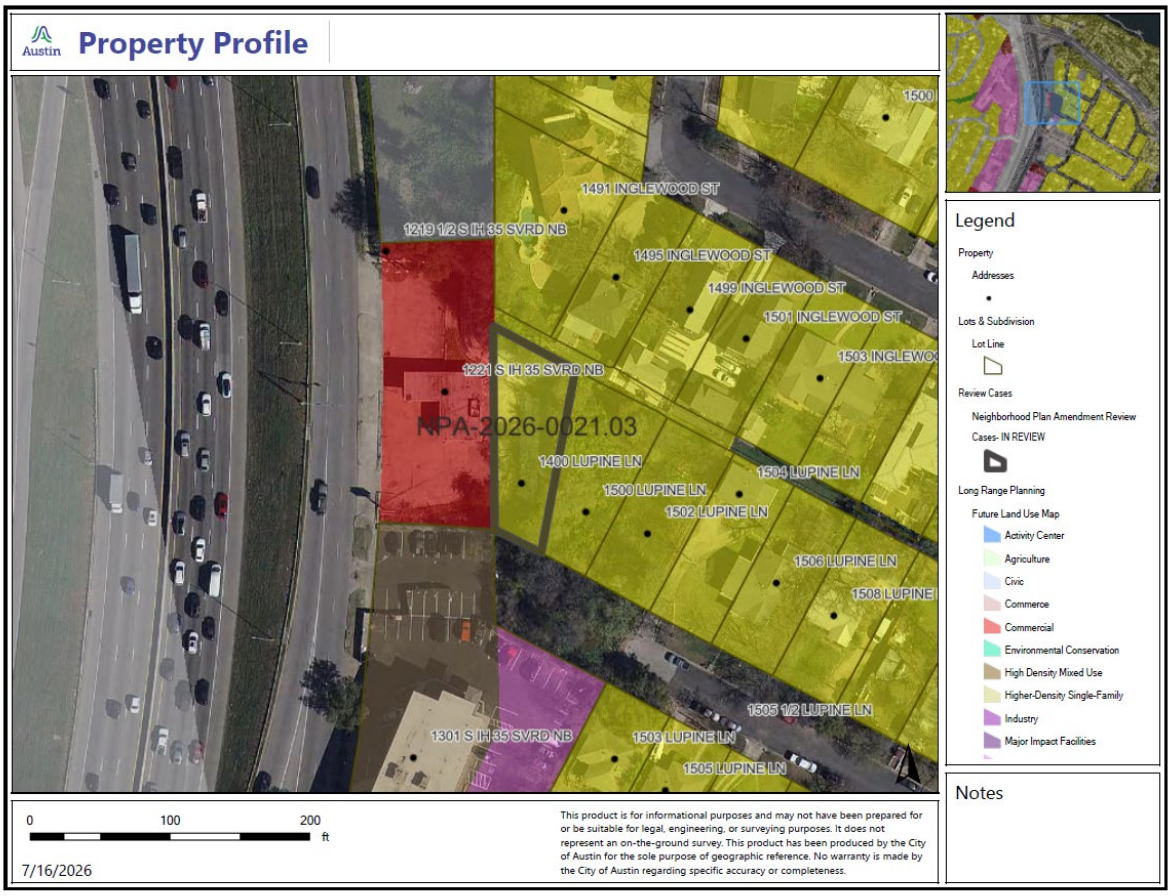
Future Land Use

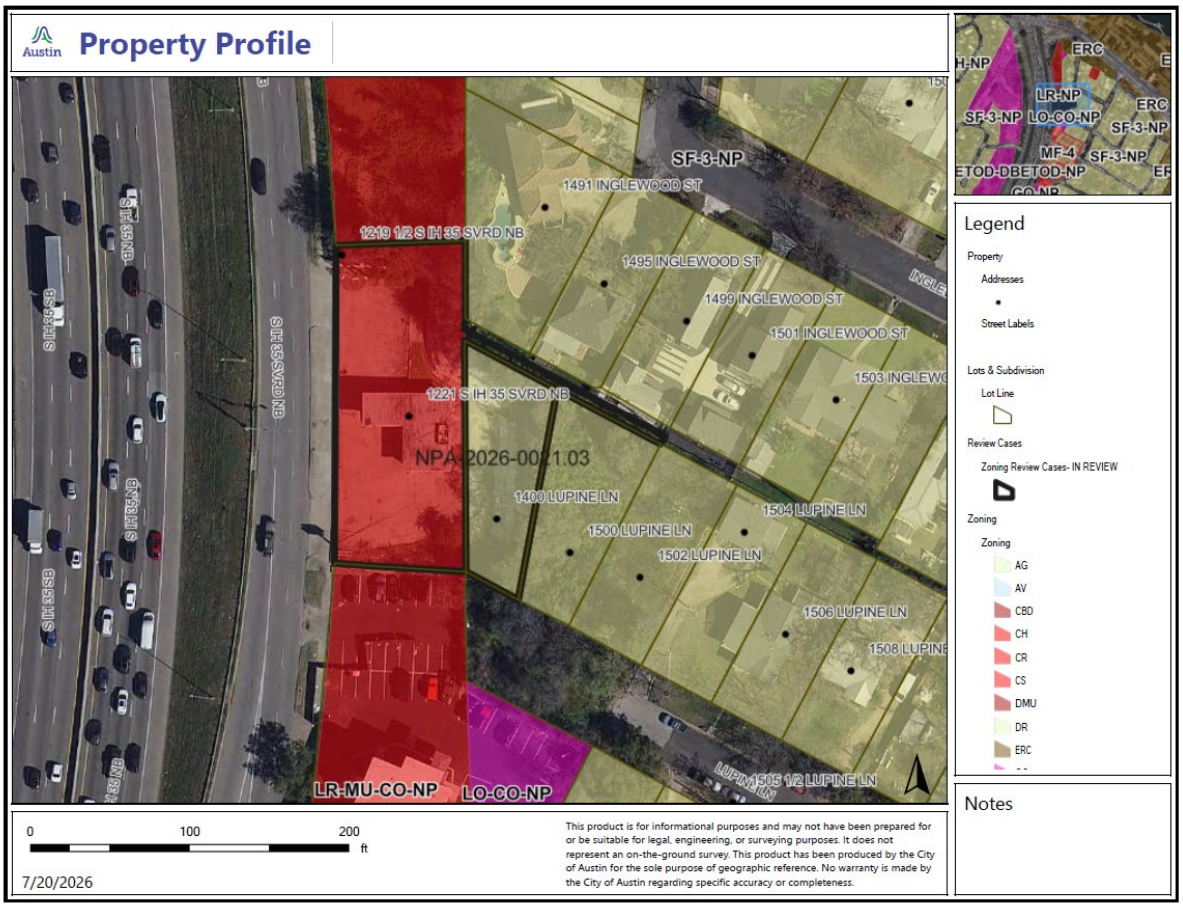
- Subject Tract
- 500 ft. notif. boundary
- Civic
- Commercial
- Excluded from FLUM
- Higher-Density Single-Family
- Mixed Use
- Mixed Use/Office
- Multi-Family
- Neighborhood Mixed Use
- Office
- Recreation & Open Space
- Single-Family
- Specific Regulating District
- Transportation

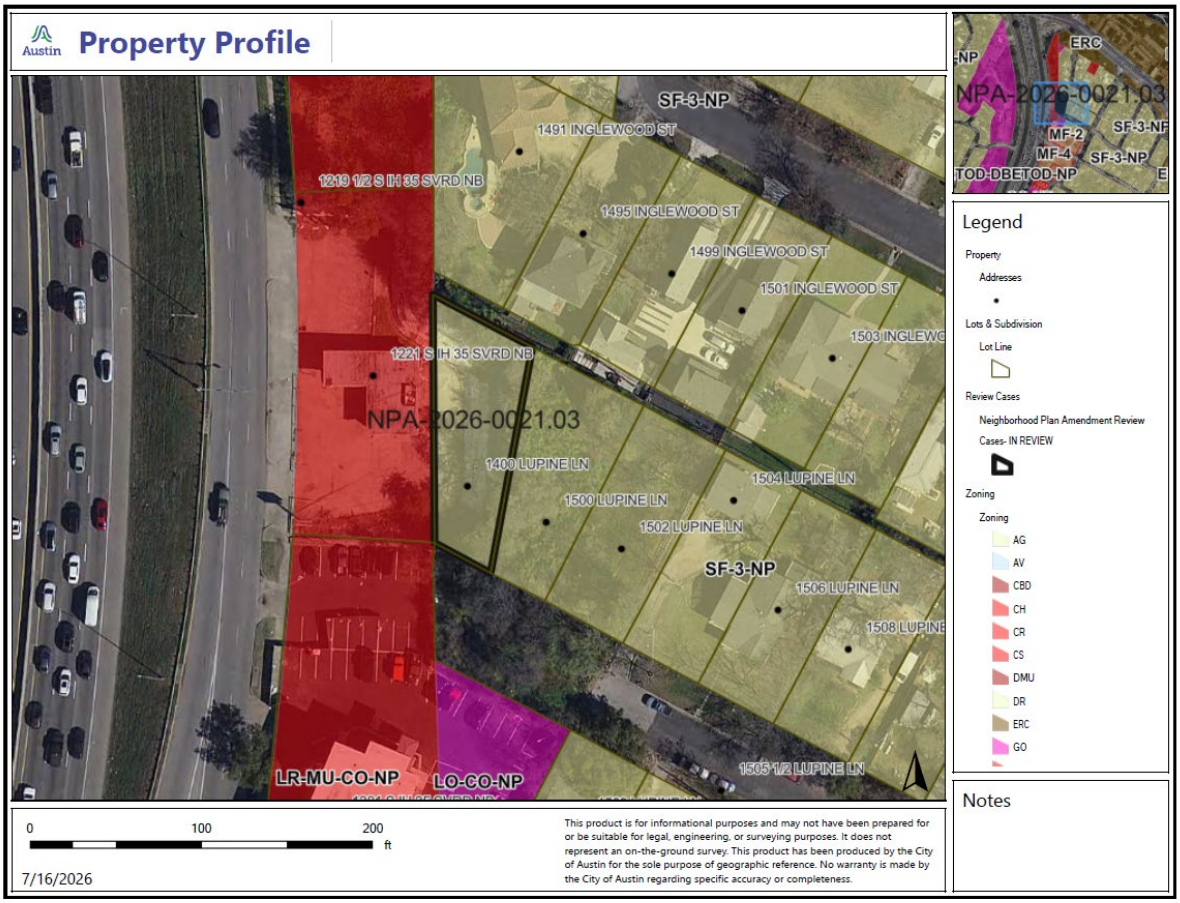

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
N
1" = 400'
ZONING
ZONING CASE#: C14-2026-0040
Austin
Created: 6/4/2026
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Property Profile
1219 1/2 S IH 35 SVRD NB
1495 INGLEWOOD ST
1499 INGLEWOOD ST
1501 INGLEWOOD
1221 S IH 35 SVRD NB
NPA-2026-0021.03
1400 LUPINE LN
1504 LUPINE LN
1500 LUPINE LN
1502 LUPINE LN
1506 LUPIN
NPA-2026-0021.03
NP
Legend
Property
Addresses
Lots & Subdivision
Lot Line
Review Cases
Neighborhood Plan Amendment Review Cases- IN REVIEW
0
50
100
ft
7/16/2026
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Notes


SF
INGLEWOOD
SF-3-NP
LR-NP
C14-2026-0040
SF-3-NP
ERSIDE RAMP
LUPINE LN
LR-MU-CO-NP


Property Profile
1500
1491 INGLEWOOD ST
1219 1/2 S IH 35 SVRD NB
1495 INGLEWOOD ST
1499 INGLEWOOD ST
1501 INGLEWOOD ST
1503 INGLEWO
1221 S IH 35 SVRD NB
NPA-2026-0021.03
1400 LUPINE LN
1504 LUPINE LN
1500 LUPINE LN
1502 LUPINE LN
1506 LUPINE LN
1508 LUPINE
1505 1/2 LUPINE LN
1301 S IH 35 SVRD NB
1503 LUPINE LN
1505 LUPINE LN
Legend
Property
Addresses
Lots & Subdivision
Lot Line
Review Cases
Neighborhood Plan Amendment Review Cases- IN REVIEW
Long Range Planning
Future Land Use Map
Activity Center
Agriculture
Civic
Commerce
Commercial
Environmental Conservation
High Density Mixed Use
Higher-Density Single-Family
Industry
Major Impact Facilities
Notes
0
100
200
ft
7/16/2026
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Property Profile
SF-3-NP
1491 INGLEWOOD ST
1219 1/2 S IH 35 SVRD NB
1495 INGLEWOOD ST
1499 INGLEWOOD ST
1501 INGLEWOOD ST
1503 INGLEWO
1221 S IH 35 SVRD NB
NPA-2026-0021.03
1400 LUPINE LN
1504 LUPINE LN
1500 LUPINE LN
1502 LUPINE LN
1506 LUPINE LN
1508 LUPINE
1505 1/2 LUPINE LN
LR-MU-CO-NP
LO-CO-NP
S IH 35 SVRD NB
ERC
LR-NP
SF-3-NP
LO-CO-NP
MF-4
Legend
Property
Addresses
Street Labels
Lots & Subdivision
Lot Line
Review Cases
Zoning Review Cases- IN REVIEW
Zoning
Zoning
AG
AV
CBD
CH
CR
CS
DMU
DR
ERC
Notes
0
100
200
ft
7/20/2026
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Property Profile
SF-3-NP
1491 INGLEWOOD ST
1219 1/2 S IH 35 SVRD NB
1495 INGLEWOOD ST
1499 INGLEWOOD ST
1501 INGLEWOOD ST
1503 INGLEWO
1221 S IH 35 SVRD NB
NPA-2026-0021.03
1400 LUPINE LN
1504 LUPINE LN
1500 LUPINE LN
1502 LUPINE LN
SF-3-NP
1506 LUPINE LN
1508 LUPINE
LR-MU-CO-NP
LO-CO-NP
1505 1/2 LUPINE LN
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200
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7/16/2026
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ERC
NPA-2026-0021.03
MF-2
SF-3-NP
MF-4
SF-3-NP
TOD-DBETOD-NP
Legend
Property
Addresses
Lots & Subdivision
Lot Line
Review Cases
Neighborhood Plan Amendment Review Cases- IN REVIEW
Zoning
Zoning
AG
AV
CBD
CH
CR
CS
DMU
DR
ERC
GO
Notes

Lindsey Walker's Presentation at the Virtual Community Meeting

HUSCH BLACKWELL

1400 Lupine Lane

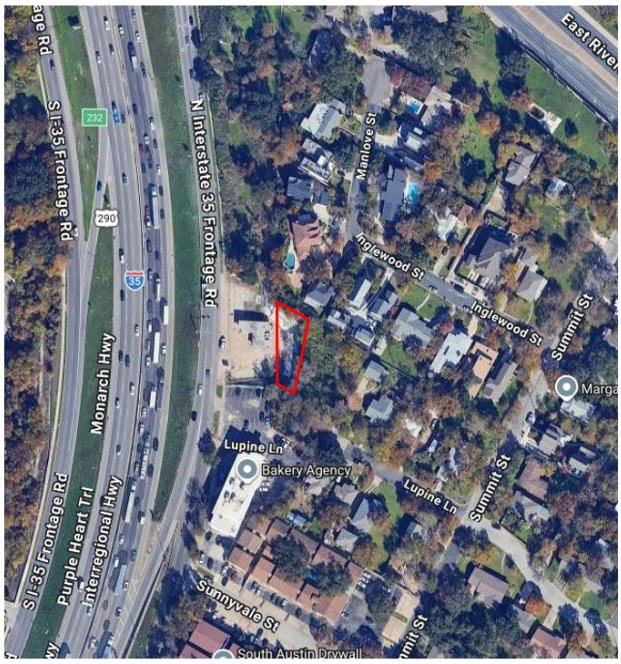
August 3, 2026

Case No. NPA-2026-0021.03

1400 Lupine Ln

- 1221 S. IH-35 is zoned LR-NP; 1400 Lupine Ln, part of the same site, is zoned SF-3-NP, both are requesting to change zoning to CS-NP.
- Property primarily contains retaining wall separating 1221 S. IH-35 from adjacent neighborhood.
- Retaining wall and existing fencing prevents access to neighborhood; no direct access to Lupine Ln.

HUSCH BLACKWELL



Aztecas de Juventino Rosas, LLC

- Aztecas de Juventino Rosas, LLC is a Texas-registered motor carrier providing scheduled passenger transportation service between the Dallas/Fort Worth metropolitan area and destinations in Mexico
- Aztecas is requesting approval to operate a Transportation Terminal at 1221 S. IH-35 Frontage Road
- The proposed Transportation Terminal would function as a passenger stop for boarding, drop-off, and luggage handling

HUSCH BLACKWELL



Operations

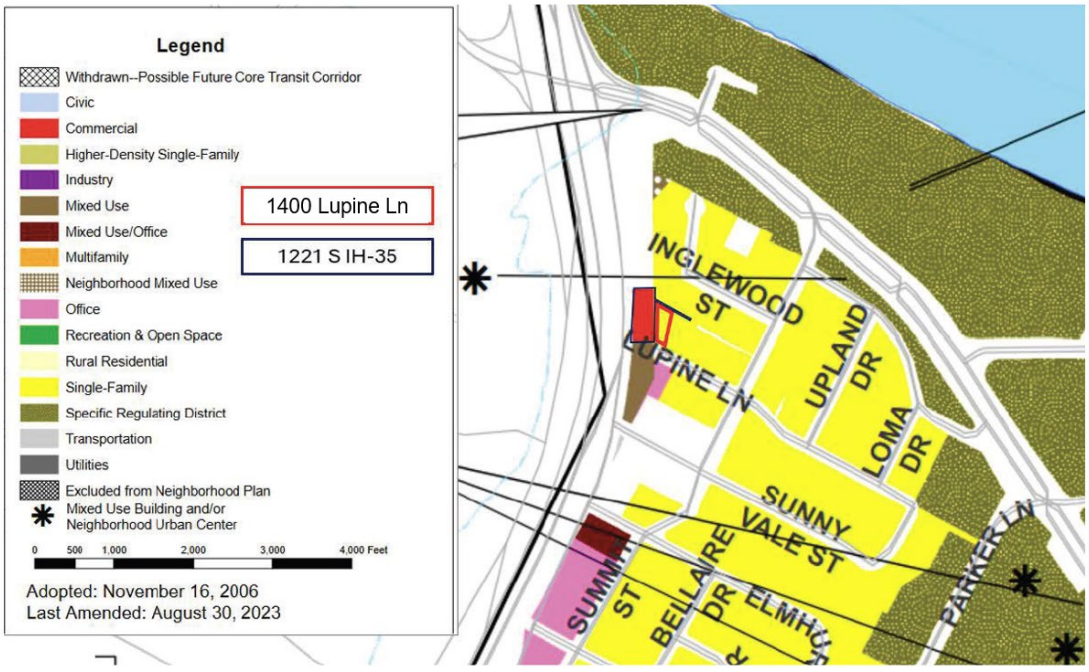
- Functions as a passenger stop, not a bus storage or maintenance facility; buses arrive, board passengers, handle luggage, and continue their route
- Typically 1-2 bus stops per day, with up to 3 buses per day during peak travel season; each stop lasting approximately 10 to 30 minutes
- Austin serves primarily as a scheduled stop along a longer route, resulting in brief passenger visits and limited onsite activity
- Operations are limited to ticketing, passenger boarding and drop-off, luggage handling, and routine administrative activities
- Indoor seating would be limited; no outdoor seating is proposed; and the facility is not intended as a gathering place for visitors or the general public

HUSCH BLACKWELL

East Riverside/Oltorf Combined (EROC) Neighborhood Planning Area

- The EROC NPA's Future Land Use Map expressly identifies the northbound IH-35 access road as a location to maintain or create the opportunity for commercial and office development.
- Surrounding areas to the north and east are Single-Family use; however, Commercial, Office, and Mixed Use land uses are adjacent to the site along IH-35.
- The EROC NPA's Future Land Use Map expressly identifies the northbound IH-35 access road as a location to maintain or create the opportunity for commercial and office development.
- The site is effectively part of the commercial 1221 S. IH-35 property.

HUSCH BLACKWELL



1400 Lupine Ln

- Majority of the property is made up of the retaining wall, which is too steep to climb
- Fenced off along the top of the wall
- No direct access to Lupine Ln



HUSCH BLACKWELL

1400 Lupine Ln

- View from the abutting parking lot to the south of the property
- Inaccessible from either side of the retaining wall



HUSCH BLACKWELL

View from Below

- Steep slope and the combination of vegetation and fences make the abutting residence inaccessible and invisible from the site



HUSCH BLACKWELL

View from Lupine Ln

- Site is inaccessible from Lupine Ln
- Natural vegetative buffer



HUSCH BLACKWELL

View from Lupine Ln

- Natural green buffer shields the residences from the site

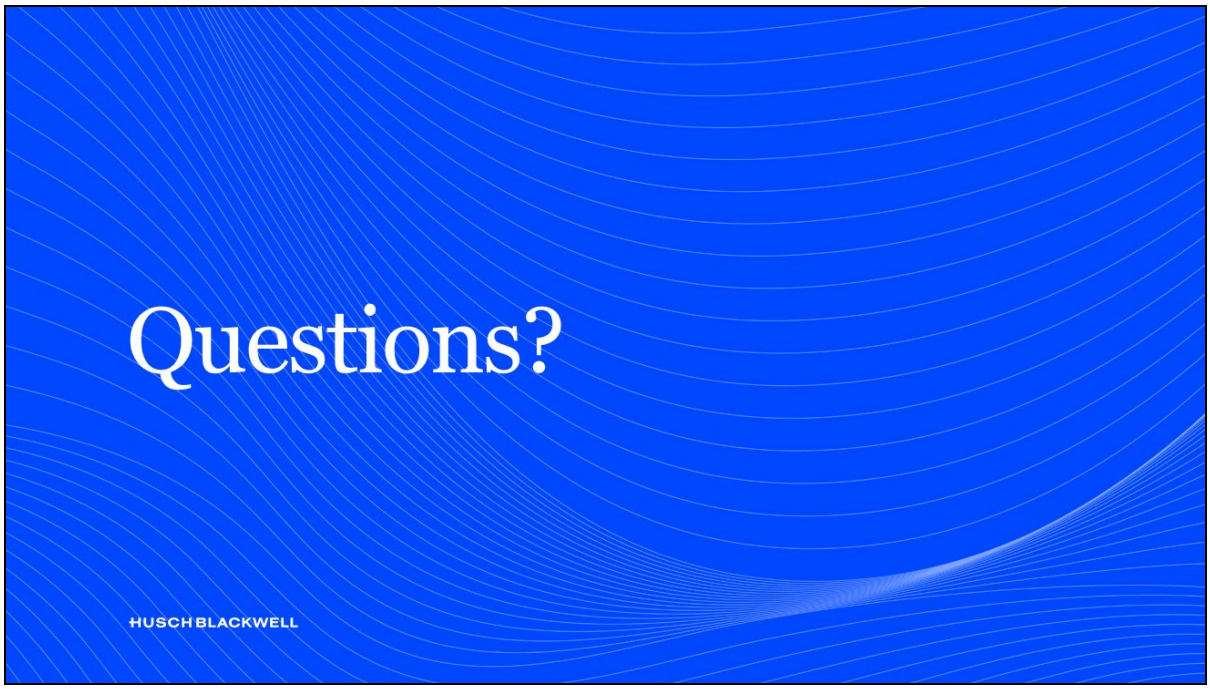


HUSCH BLACKWELL

Amendment is Consistent with EROC

- **Consistent with the EROC NPA Future Land Use Map:** The East Riverside/Oltorf Combined Neighborhood Plan's Future Land Use Map designates the northbound IH-35 access road as a commercial and office corridor. Amending 1400 Lupine Ln's designation from Single Family to Commercial aligns it with the commercial site of which it is physically a part, reflecting the plan's intent to concentrate commercial uses along the IH-35 frontage.
- **No Feasible Alternative Development or Connection:** The existing concrete retaining wall and significant grade change along the interior boundary of 1400 Lupine Ln preclude both new development on that property and any vehicular or pedestrian connection to 1221 S. IH-35, making 1400 Lupine Ln functionally inseparable from the adjacent commercial property and unsuitable for independent residential development.
- **Protects Adjacent Single-Family Neighborhoods:** The amendment is consistent with the EROC NPA's planning principle that single-family neighborhoods be protected from encroachment by higher intensity uses through a buffer equal to or greater than what currently exists. The retaining wall already provides that physical separation, no change to the buffer is proposed, and no impact to any adjacent residential property will result from the amendment.

HUSCH BLACKWELL


Questions?
HUSCH BLACKWELL

Correspondence Received

From: Barbie Clifton <
Sent: Sunday, August 23, 2026 2:23 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Fw: Case: 1400 Lupine Lane and 1221 S I-35 C14-2026-0040; NPA-2026-0021.03

Hello -

I 100% support Rachel McClure's, et al.'s, efforts to fight against this development. I won't be able to attend the meetings, however.

Barbie on Sunnyvale St. around the corner

From: Dave Snow < >
Sent: Wednesday, September 16, 2026 7:39 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Estrada, Nancy <Nancy.Estrada@austintexas.gov>
Cc: Dave Snow < >; Rachel Mcclure < >; Gayle Goff < >
Subject: NPA-2026-0021.03 and C14-2026-0040_1221 S IH-35 Rezoning

September 15, 2026

David L. Snow
1506 Lupine Lane
Austin, TX 78741

Austin Planning Commission

I would like to comment on Rezoning Cases NPA-2026-0021.03 and C14-2026-0040_1221 S IH-35.

My family and I have lived in a single-family home at 1504/1506 Lupine Lane for eighty years…since before IH-35 was even built. Our property is just two lots away from the subject property (1221 S. IH-35 and 1400 Lupine Lane) being proposed to be rezoned. The subject property is commercial property facing IH-35 at the end of Lupine Lane with currently no pedestrian or vehicular access to Lupine Lane. The 1400 Lupine Lane property contains a 50-foot-high concrete wall separating these properties from our single-family neighborhood. Lupine Lane's west end is blocked by private commercial property from connecting with IH-35.

With this rezoning request, I would like to ensure that the Applicant (Aztecas) and any successor owner(s) agree to the following:

1. All vehicular and pedestrian access from the subject property or via 1500 Lupine Lane (also owned by the Applicant) should be prohibited and blocked. Since the subject property has limited parking, I do not want riders of their buses to be parking or walking through our residential neighborhood to gain access to their buses.
2. I would like a climb-resistant barrier fence, opaque, 8 foot or higher with no gates to be erected along the upper perimeter of 1400 Lupine Lane separating the subject property from 1500 Lupine Lane (which the Applicant also owns).
3. Even though 1400 Lupine Lane is at the moment just a just a 50-foot high wall, I would like any future building on the 1400 Lupine Lane property to be restricted to 35 feet high.
4. I would like any area lighting and lighted signage used on the subject property to be shielded from view of the residential neighbors on Lupine Lane. No sign that is placed farther from the front (IH-35) property line than where the front of the existing building is located should be flashing, electronic, digital, video or animated or exceed 35 feet in height.
5. I would also like the property usage restricts proposed by the neighborhood as enumerated in a memo from Rachel McClure be enforced.

I have no objections to the Applicant running a bus station on the subject property particularly since it is below the 50-foot wall on 1400 Lupine Lane. However, I just do not want the bus station to affect our neighborhood to the east of this property.

Many thanks for your consideration.

David L. Snow

From: Morin, Danielle <Danielle.Morin@austintexas.gov>
Sent: Wednesday, September 16, 2026 9:13 AM
To: Gayle Goff <gayle.goff@gmail.com>; Estrada, Nancy <Nancy.Estrada@austintexas.gov>
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Rachel McClure <rachel_mcclure2001@yahoo.com>
Subject: RE: C14-2026-0040

Hi Rachel and Gayle,

I'll chime in with regards to your Transportation related questions. Access restrictions are not something Staff typically recommends for sites at the zoning stage without first going through a Zoning Transportation Analysis (ZTA) to identify safety issues; this site does not trigger such an analysis and thus we wouldn't have the justification to require such restrictions. When this site comes in for site plan

review, we will have the opportunity to review the proposed uses and design and could then decide to restrict access if there are safety concerns. At this stage, the applicant/landowner could enter into a private agreement with the neighborhood that restricts access should both parties decide to go that route.

I hope this information is helpful. Feel free to reach out with any additional questions.

Danielle Morin, MPA, AICP, CNU-A
Program Manager – South Area
Transportation Development Services

From: Gayle Goff < >
Sent: Friday, September 11, 2026 11:25 AM
To: Estrada, Nancy <Nancy.Estrada@austintexas.gov>; Morin, Danielle <Danielle.Morin@austintexas.gov>
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Rachel McClure < >
Subject: C14-2026-0040

Nancy and Danielle—
Thanks very much for your help with our questions.
The owners of the 2 properties involved in this case (1221 S IH35 NB Frontage Rd & 1400 Lupine) also own 1500 Lupine (an SF-3 property not part of this case). The properties on Lupine along with neighboring Lupine residences sit 10-15 feet above 1221 S IH35.
Neighbors need an agreement that states the following, to which the Applicant has agreed:
1. Any vehicular or pedestrian access to or from Lupine Lane via 1400 Lupine Ln and/or 1500 Lupine Ln from 1221 S IH35 NB frontage road is prohibited.
2. A climb-resistant barrier fence opaque 8’ or higher with no gates will be erected along the upper perimeter of 1400 Lupine Ln. Owner agrees to maintain this fence.
3. Owner will maintain a vegetative buffer on the remaining property along the east side of the fence.
4. Any building on the 1400 Lupine Ln property will be restricted to 35 feet.
5. Any area lighting and lighted signage used will be shielded from view of the residential neighbors on Lupine Ln. No sign placed farther from the front (IH35) property line than where the front of the existing building is located will be flashing, electronic, digital, video or animated. No such sign can exceed 35 feet in height.
6. The Owner agrees to prohibit the following permitted uses if CS zoning is approved for 1400 Lupine Ln: Automotive Repair Services, Automotive Washing (of any type), Bail Bond Services, Campground, Consumer Convenience Services, Convenience Storage, Drop-Off Recycling Collection Facility, Electronic Prototype Assembly, Equipment Repair Services, Exterminating Services, Financial Services, Food Sales, General Retail Sales (Convenience), General Retail Sales (General), Hotel-Motel, Kennels, Laundry Services, Pawn Shop Services, Restaurant

(General), Restaurant (Limited), Scrap and Salvage, Service Station, Basic Industry, Custom Manufacturing, General Warehousing and Distribution, Light Manufacturing, Limited Warehousing and Distribution, Recycling Center, Resource Extraction, Animal Production, Camp, Child Care Services (General), Child Care Services (Limited), Community Events, Community Recreation (Private), Community Recreation (Public), Hospital Services (General), Hospital Services (Limited), Maintenance and Service Facilities, Major Public Facilities, Major Utility Facilities, Military Installations, Railroad Facilities, Residential Treatment, Telecommunication Tower 7.

7. The Owner agrees to prohibit the following permitted uses if CS zoning is approved for 1221 S IH35 NB Frontage Rd: Drop-Off Recycling Collection Facility, Kennels, Pawn Shop Services, Scrap and Salvage, Recycling Center, Resource Extraction, Animal Production, Camp.

We understand that a CUP is required for the 1221 S IH35 NB frontage road property to be used as a transportation station.

Can the above agreement (Items 1-7) be included in this CUP? If so, will the CUP and these agreements be binding upon any future owners and for any agreed-upon uses in the future? If not, is the best way to ensure neighbors can count on these agreements to be binding in the future to use a private restrictive covenant? If not, what instrument should be used?

Thanks,

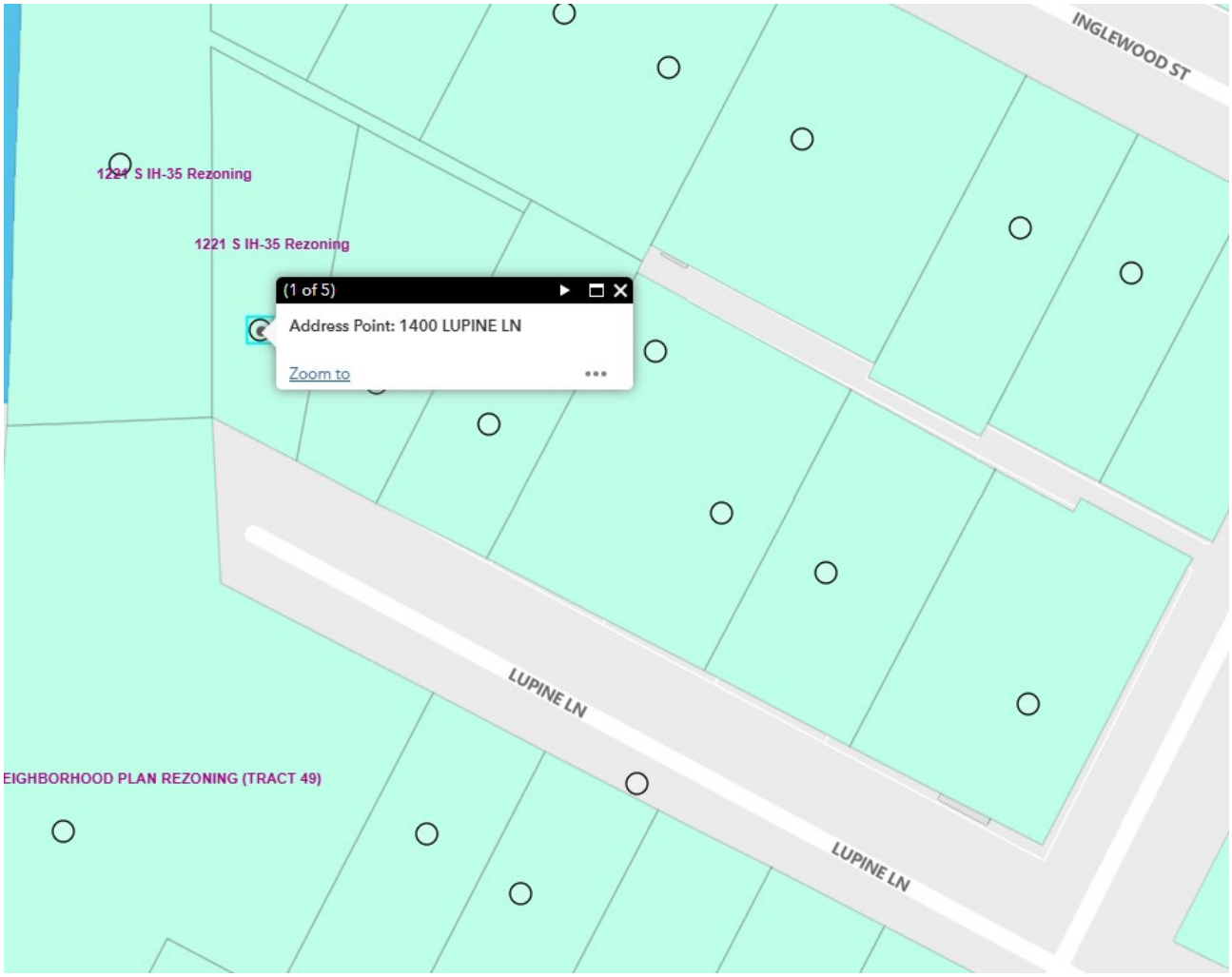
Rachel and Gayle

From: Morin, Danielle <Danielle.Morin@austintexas.gov>
Sent: Wednesday, September 9, 2026 9:51 AM
To: Rachel Mcclure <\>
Cc: Estrada, Nancy <Nancy.Estrada@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Gayle Goff <\>
Subject: RE: 1221 S. IH-35 / 1400 Lupine Lane (Aztecas) - Follow-Up Meeting Regarding Neighborhood Concerns

Hi Rachel,

Please see my responses below, and don't hesitate to reach out if you have any additional questions.

1. Can you confirm where Lupine Lane ends. Does it end at 1506 Lupine Lane or does it end at 1400 Lupine Lane?
    a. *Here is a map showing the public ROW (grey) and TCAD parcels (teal); this shows that the public ROW (Lupine Ln.) extends to the western edge of 1400 Lupine Ln.*



2. Question: Do any landowners (1400, 1500, 1504) have the right to request to re-open Lupine Lane using a zoning transportation analysis or a transportation impact analysis?
    a. *I'm not quite sure what you are asking, but if a development did construct on a portion of Lupine Lane without current pavement, the development would be responsible for constructing pavement along their frontage in order to access the public ROW.*

3. Question: If the owners decide to build a new commercial building spanning both properties (S IH-35/1400 Lupine), are the owners within their rights to use the existing, abandoned road to access or enter/exit their property?
    a. *Yes, if a property abuts public ROW they would have the right to access the ROW via a driveway if the driveway could be constructed to City standards.*

4. Question: If me and my neighbors want to maintain the prohibition of any vehicle or pedestrian traffic to or from Lupine Lane via 1400 and/or 1500 Lupine Lane from 1221 IH-35. Can I request to maintain the status quo, this prohibition, as part of:

- a conditional overlay on the zoning ordinance?

- a conditional use permit?

- a private restrictive covenant?

a. I did not see a current prohibition of vehicle access from 1400/1500 Lupine Lane via any existing zoning restrictions. If the neighborhood wanted to prohibit access, this would need to be a part of the zoning ordinance, however this is not typically something TPW would be supportive of without adequate alternate access and without a full Zoning Transportation Analysis; of which this case does not trigger. Because these are separate legal lots, each lot is required to have frontage along a public ROW. I suggest the neighborhood work directly with the applicant to discuss any access agreements.

I hope this information is helpful.

Danielle Morin, MPA, AICP, CNU-A
Program Manager – South Area
Transportation Development Services

From: Rachel Mcclure < >
Sent: Tuesday, September 8, 2026 9:33 PM
To: Morin, Danielle <Danielle.Morin@austintexas.gov>
Cc: Estrada, Nancy <Nancy.Estrada@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Gayle Goff < >
Subject: Re: 1221 S. IH-35 / 1400 Lupine Lane (Aztecas) - Follow-Up Meeting Regarding Neighborhood Concerns

Danielle

Good day,

I live on Lupine Lane and serve as the neighbors point of contact for the proposed zoning request at the end of my street. The case is about a commercial property facing IH-35 and the residential property at 1400 Lupine Lane. Nancy Estrada suggested I reach out to you with questions about road access.

Currently Lupine Lane is a dead-end street with a cliff above IH-35. There are three vacant lots (1400, 1500, and 1504) and an unpaved portion of Lupine. The unpaved road ends at the retaining wall above the properties on IH-35. It has been like this since the 1960s/1970s. 1400 Lupine Lane is a retaining wall and green space.

Please help me with a few questions when you have a moment.

1. Can you confirm where Lupine Lane ends. Does it end at 1506 Lupine Lane or does it end at 1400 Lupine Lane?

2. Question: Do any landowners (1400, 1500, 1504) have the right to request to re-open Lupine Lane using a zoning transportation analysis or a transportation impact analysis?

3. Question: If the owners decide to build a new commercial building spanning both properties (S IH-35/1400 Lupine), are the owners within their rights to use the existing, abandoned road to access or enter/exit their property?

4. Question: If me and my neighbors want to maintain the prohibition of any vehicle or pedestrian traffic to or from Lupine Lane via 1400 and/or 1500 Lupine Lane from 1221 IH-35. Can I request to maintain the status quo, this prohibition, as part of:

- a conditional overlay on the zoning ordinance?

- a conditional use permit?

- a private restrictive covenant?

Thanks for your time and assistance.

Regards,
Rachel McClure
1508 Lupine Lane

From: Walker, Lindsey < >
Sent: Tuesday, September 22, 2026 3:56 PM
To: Teddy Bermes < >; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Estrada, Nancy <Nancy.Estrada@austintexas.gov>
Subject: RE: Neighborhood concerns on zoning 1400 Lupine Lane

Hello Teddy!

Thank you for sharing your concerns. I wanted to provide some additional context about the proposed Neighborhood Plan Amendment and rezoning. We have been working with Rachel McClure and other neighbors over the last several weeks and appreciate the valuable input.

1400 Lupine Lane is included in the Neighborhood Plan Amendment and rezoning request, however, all commercial activity associated with the proposed transportation terminal would occur from the existing commercial property at 1221 S. IH-35. There will be no bus operations, passenger loading or unloading, parking, or

other day-to-day business activity from Lupine Lane. The existing retaining wall will remain in place. We are also discussing a proposed condition that would replace the existing chain-link fence with a taller, more secure, and more attractive fence to strengthen the separation between the commercial property and the neighborhood.

Aztecas de Juventino Rosas provides scheduled passenger transportation service between the Dallas-Fort Worth metro area and destinations in Mexico. The proposed facility is a private transportation stop and will not operate like a public bus station or public transit facility.

Buses traveling on these routes already make scheduled stops elsewhere along the route, including locations in Jarrell and San Marcos. The Austin location is intended to be a brief scheduled stop, generally lasting about ten minutes, for passenger pick-up and drop-off and luggage handling before the bus continues along its route. The site will not be used to store, service, or maintain buses.

Because the service operates on a set schedule, activity at the property will be limited to the brief periods surrounding scheduled arrivals and departures. The people on site will be the few employees working there, passengers waiting for a scheduled departure, and individuals dropping off or picking up passengers. The property is private and will not be available for general public use. There will be no outdoor seating, indoor seating will be limited, and the facility is not intended to function as a place where people gather throughout the day or remain on the property outside scheduled arrival and departure times.

In addition to any conditions that may ultimately be incorporated into the approval, the project would still be required to comply with City regulations intended to protect adjacent residential properties. Those regulations include requirements designed to prevent lighting from spilling onto neighboring homes, as well as standards addressing buffering and screening between commercial and residential uses.

We have agreed with City staff to postpone the case this evening so that we can continue working with the neighborhood and solidify these conditions before the case moves forward.

Thank you again for reaching out!

Lindsey Walker, CNU-A
Land Planner
Direct: 512-479-1187

On Tue, Sep 22, 2026 at 1:09 PM Teddy Bermes < > wrote:
Hi there,

My name is Teddy Bermes, and I live within 500 feet of the 1400 Lupine Lane zoning plan site. I was traveling out of town and am just now getting a chance to watch the recorded hearing (via https://publicinput.com/c21585). I was unable to locate contact information for Rachel McClure, the neighborhood representative, could you please CC her on this thread?

I am writing to express strong concerns regarding the proposed plan to locate a bus stop near our neighborhood. I think introducing a public transit stop at this location presents serious risks to traffic safety, residential quality of life, and property values.

1. Since the I-35 expansion began and the Woodland Ave exit was removed, cut-through traffic has overwhelmed Summit St, Sunnyvale St, Elmhurst Dr, and Woodland Ave. Vehicles attempting to merge onto the frontage road now face anywhere from 5-10 minute delays due to the volume and high speed cars passing by. Adding transit buses which are extra large, slow to move, and have wide turn radiuses, into an already tight, heavily congested area creates hazardous driving and pedestrian conditions.

Potential solution - there are already several existing city bus stops along Riverside. Can one of those be used instead?

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I strongly encourage the board to consider alternative locations with wider roads, existing public monitoring, and minimal impact on residential streets, or to explore the alternative solutions outlined above.

Thank you for your time, consideration, and commitment to our neighborhood’s future.

Best,
Teddy Bermes
336-508-8994

From: Dave Snow < >
Sent: Wednesday, September 16, 2026 7:39 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Estrada, Nancy <Nancy.Estrada@austintexas.gov>
Cc: Dave Snow < >; Rachel Mcclure < >; Gayle Goff < >
Subject: NPA-2026-0021.03 and C14-2026-0040_1221 S IH-35 Rezoning

September 15, 2026

David L. Snow
1506 Lupine Lane
Austin, TX 78741

Austin Planning Commission

I would like to comment on Rezoning Cases NPA-2026-0021.03 and C14-2026-0040_1221 S IH-35.

My family and I have lived in a single-family home at 1504/1506 Lupine Lane for eighty years…since before IH-35 was even built. Our property is just two lots away from the subject property (1221 S. IH-35 and 1400 Lupine Lane) being proposed to be rezoned. The subject property is commercial property facing IH-35 at the end of Lupine Lane with currently no pedestrian or vehicular access to Lupine Lane. The 1400 Lupine Lane property contains a 50-foot-high concrete wall separating these properties from our single-family neighborhood. Lupine Lane's west end is blocked by private commercial property from connecting with IH-35.

With this rezoning request, I would like to ensure that the Applicant (Aztecas) and any successor owner(s) agree to the following:

1. All vehicular and pedestrian access from the subject property or via 1500 Lupine Lane (also owned by the Applicant) should be prohibited and blocked. Since the subject property has limited parking, I do not want riders of their buses to be parking or walking through our residential neighborhood to gain access to their buses.
2. I would like a climb-resistant barrier fence, opaque, 8 foot or higher with no gates to be erected along the upper perimeter of 1400 Lupine Lane separating the subject property from 1500 Lupine Lane (which the Applicant also owns).
3. Even though 1400 Lupine Lane is at the moment just a just a 50-foot high wall, I would like any future building on the 1400 Lupine Lane property to be restricted to 35 feet high.

4. I would like any area lighting and lighted signage used on the subject property to be shielded from view of the residential neighbors on Lupine Lane. No sign that is placed farther from the front (IH-35) property line than where the front of the existing building is located should be flashing, electronic, digital, video or animated or exceed 35 feet in height.
5. I would also like the property usage restricts proposed by the neighborhood as enumerated in a memo from Rachel McClure be enforced.
I have no objections to the Applicant running a bus station on the subject property particularly since it is below the 50-foot wall on 1400 Lupine Lane. However, I just do not want the bus station to affect our neighborhood to the east of this property.

Many thanks for your consideration.

David L. Snow

From: Teddy Bermes < >
Sent: Friday, September 25, 2026 2:05 PM
To: Walker, Lindsey <lindsey.walker@huschblackwell.com>
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Estrada, Nancy <Nancy.Estrada@austintexas.gov>
Subject: Re: Neighborhood concerns on zoning 1400 Lupine Lane

Hi Lindsey, thanks for your quick response and further insight! I understand the importance to find an Austin location for your services. I also understand 1400 Lupine rezoning is referring to 1221 S. IH-35. My concern is less about the structural impacts (lighting, retaining wall, etc) and more about the operational impacts of bringing this type of business to the area (traffic, loitering). These issues would significantly disrupt the broader community, the surrounding neighborhood, and your own operations.

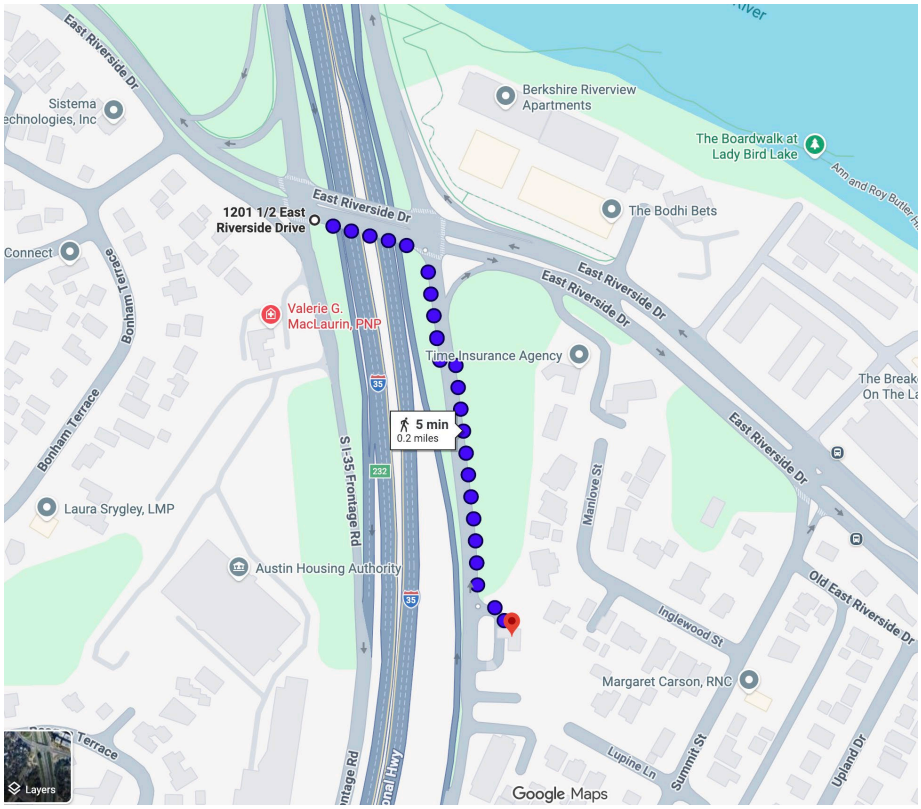
As noted, the NB frontage road intersection at Riverside is already heavily congested. Introducing an XL Greyhound-style bus (in addition to all the ride share traffic associated with client drop offs) creates significant safety and operational concerns due to the tight space with the property and roads. It would be extremely difficult for a northbound bus to wide turn/merge into the site with bumper-to-bumper traffic in adjacent lanes. Also, if the bus needs to go south upon exiting, it must immediately cross three lanes of bumper-to-bumper traffic to reach the far left lane at the Riverside light since it's the only lane that accesses the bridge toward I-35 South. The bridge and stoplight are frequently back up for several signal cycles, and the bus would take up almost the entire distance of the bridge, making this maneuver nearly impossible to execute safely or practically just within .2 of a mile.

Additionally, this intersection sees several unhoused people on a daily basis. Without security personnel to manage access between clients and non-

clients, along with restricted door access during non-operational hours, there is a very high likelihood the facility will become a hotspot for loitering or encampments. More so if shade is provided. I recognize that isn't the intention, but it is an unfortunate reality of the city, specifically near busy intersections.

Please forward this to Rachel or CC her in further communications so she can stay informed.

Thank you!



On Tue, Sep 22, 2026 at 3:56 PM Walker, Lindsey <lindsey.walker@huschblackwell.com> wrote:
Hello Teddy!

Thank you for sharing your concerns. I wanted to provide some additional context about the proposed Neighborhood Plan Amendment and rezoning. We have been working with Rachel McClure and other neighbors over the last several weeks and appreciate the valuable input.

1400 Lupine Lane is included in the Neighborhood Plan Amendment and rezoning request, however, all commercial activity associated with the proposed transportation terminal would occur from the existing commercial property at 1221 S.

IH-35. There will be no bus operations, passenger loading or unloading, parking, or other day-to-day business activity from Lupine Lane. The existing retaining wall will remain in place. We are also discussing a proposed condition that would replace the existing chain-link fence with a taller, more secure, and more attractive fence to strengthen the separation between the commercial property and the neighborhood.

Aztecas de Juventino Rosas provides scheduled passenger transportation service between the Dallas-Fort Worth metro area and destinations in Mexico. The proposed facility is a private transportation stop and will not operate like a public bus station or public transit facility.

Buses traveling on these routes already make scheduled stops elsewhere along the route, including locations in Jarrell and San Marcos. The Austin location is intended to be a brief scheduled stop, generally lasting about ten minutes, for passenger pick-up and drop-off and luggage handling before the bus continues along its route. The site will not be used to store, service, or maintain buses.

Because the service operates on a set schedule, activity at the property will be limited to the brief periods surrounding scheduled arrivals and departures. The people on site will be the few employees working there, passengers waiting for a scheduled departure, and individuals dropping off or picking up passengers. The property is private and will not be available for general public use. There will be no outdoor seating, indoor seating will be limited, and the facility is not intended to function as a place where people gather throughout the day or remain on the property outside scheduled arrival and departure times.

In addition to any conditions that may ultimately be incorporated into the approval, the project would still be required to comply with City regulations intended to protect adjacent residential properties. Those regulations include requirements designed to prevent lighting from spilling onto neighboring homes, as well as standards addressing buffering and screening between commercial and residential uses.

We have agreed with City staff to postpone the case this evening so that we can continue working with the neighborhood and solidify these conditions before the case moves forward.

Thank you again for reaching out!

Lindsey Walker, CNU-A
Land Planner
Direct: 512-479-1187
Lindsey.Walker@huschblackwell.com

From: Teddy Bermes < >
Sent: Tuesday, September 22, 2026 1:15 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; lindsey.walker@huschblackwell.com; Estrada, Nancy <Nancy.Estrada@austintexas.gov>
Subject: Re: Neighborhood concerns on zoning 1400 Lupine Lane

Removing Reese & adding in Nancy per email kickback notice

Thanks!

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