ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0040 – 1221 S IH-35 Rezoning DISTRICT: 9

ADDRESS: 1221, 1219 1/2 South Interstate Highway 35 Service Road Northbound, 1400 Lupine Lane

ZONING FROM: LR-NP and SF-3-NP TO: CS-NP

SITE AREA: 0.50 acres

PROPERTY OWNER: Aztecas de Juventino Rosas LLC (Lizandra Cordero)

AGENT: Husch Blackwell LLP (Lindsey Walker)

CASE MANAGER: Nancy Estrada (512-974-7617, nancy.estrada@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – conditional overlay – neighborhood plan (CS-CO-NP) combining district zoning for Tract 1 and Tract 2.

The Conditional Overlay for Tract 1 will include the following:

1) **Except for emergency vehicle access, all vehicular access from Tract 1 to Lupine Lane is prohibited.**
2) **Prohibits the following uses:** Drop-Off Recycling Collection Facility, Kennels, Pawn Shop Services

The Conditional Overlay for Tract 2 will include the following:

1) **A 3-foot wide vegetative buffer shall be provided and maintained along the west property line of Tract 2. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements, fences, or those improvements that may be otherwise required or authorized by the City of Austin.**
2) **The maximum building height for Tract 2 shall not exceed 40 feet.**
3) **Prohibits the following uses:** 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), Service Station, Custom Manufacturing, Limited Warehousing and Distribution, Community Recreation (Private), Community Recreation (Public), Hospital Services (General), Hospital Services (Limited), Maintenance and Service Facilities

PLANNING COMMISSION ACTION / RECOMMENDATION:

November 10, 2026:

October 27, 2026: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO NOVEMBER 10, 2026*
[C. HANEY; A. POWELL – 2nd] (13-0)

October 13, 2026: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO OCTOBER 27, 2026*
[D. SKIDMORE; I. AHMED – 2nd] (9-0) C. HANEY, P. BRETON, A. POWELL – ABSENT; ONE VACANCY ON THE DAIS

September 22, 2026: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO OCTOBER 13, 2026*
[B. BEDROSIAN; C. HANEY – 2nd] (10-0) F. MAXWELL, A. POWELL – ABSENT; ONE VACANCY ON THE DAIS

September 8, 2026: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO SEPTEMBER 22, 2026*
[C. HANEY; F. MAXWELL – 2nd] (11-0) P. BRETON – ABSENT; ONE VACANCY ON THE DAIS

CITY COUNCIL:

To be scheduled.

ORDINANCE NUMBER:

ISSUES:

At the request of the neighborhood, the applicant has agreed to additional provisions within a Conditional Overlay for each tract. Staff has no objections to the proposed provisions and has incorporated them into the staff recommendation.

CASE MANAGER COMMENTS:

The subject rezoning area consists of approximately 0.50 acres divided into two adjacent tracts located immediately east of the Interstate Highway (IH) 35 northbound frontage road, approximately 0.2 miles south of East Riverside Drive. Tract 1, located at 1221 South IH-35 and 1400 Lupine Lane, has frontage along the IH-35 northbound frontage road and is currently zoned neighborhood commercial – neighborhood plan (LR-NP) and family residence – neighborhood plan (SF-3-NP) combining district zoning. The tract is developed with an existing one-story commercial building, associated asphalt parking areas, and concrete improvements. Tract 2, situated immediately east of Tract 1, comprises a portion of

the property at 1400 Lupine Lane and is currently zoned family residence – neighborhood plan (SF-3-NP) combining district zoning. Tract 2 is undeveloped.

Immediately to the north is undeveloped property and single-family residences (GR-MU-CO; SF-3-NP); to the south are commercial services (LR-MU-CO-NP; LO-CO-NP); and to the east are single-family residences (SF-3-NP). ***Please refer to Exhibits A and B (Zoning Maps) and C (Aerial View).***

The Applicant is requesting general commercial services – neighborhood plan (CS-NP) combining district zoning for both Tract 1 and Tract 2 to allow for a proposed transportation terminal. A Conditional Use Permit will be required, as transportation terminals are conditionally permitted in the CS base zoning district.

Aztecas de Juventino Rosas provides scheduled passenger transportation service between the Dallas-Fort Worth metropolitan 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. The service operates on a set schedule; therefore this location is intended to be a brief scheduled stop for passenger pick-up and drop-off before the bus continues along its route. The site will not be used to store, service, or maintain buses.

The facility will have limited indoor seating and no outdoor seating, as passengers are not expected to remain on the property outside scheduled arrival and departure times. All commercial operations associated with the proposed transportation terminal will occur on Tract 1, the existing commercial property at 1221 South IH-35. No bus operations, passenger loading or unloading, parking, or associated business activities are proposed on Tract 2, which comprises a portion of the property at 1400 Lupine Lane. No new construction or access points are proposed, as the property is currently configured to accommodate charter bus operations. All vehicular ingress and egress will continue to be provided exclusively from the IH-35 northbound frontage road, with no proposed access from Lupine Lane. The existing concrete retaining wall separating the property from the adjacent residential area will remain in place.

Staff is recommending general commercial services – conditional overlay – neighborhood plan (CS-CO-NP) combining district zoning for Tract 1 and Tract 2. The conditional overlays establish prohibited uses, a vegetative buffer, a maximum building height, and prohibit vehicular access from Tract 1 to Lupine Lane.

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.*

The general commercial services (CS) district zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments.

The 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.

The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *Zoning should allow for reasonable use of the property.*

The proposed rezoning would allow for the use of an existing commercially developed property as a passenger transportation terminal. The property's location along the IH-35 northbound frontage road provides direct access to a major transportation corridor. Commercial activities will be concentrated along the IH-35 frontage road, with vehicular access provided exclusively from the frontage road.

3. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

The site is located along the IH-35 northbound frontage road, approximately 0.2 miles south of East Riverside Drive, an Imagine Austin Corridor. City Council has provided policy and direction for having more intensive uses along major transportation corridors. The proposed CS-CO-NP zoning is consistent with this direction, while the recommended conditional overlay provisions provide additional development standards in consideration of the adjacent single-family residential uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LR-NP; SF-3-NP	Vacant one-story commercial building; Asphalt surface parking; Concrete improvements; Undeveloped
North	GR-MU-CO; SF-3-NP	Undeveloped; Single family residential
South	LR-MU-CO-NP; LO-CO-NP	Commercial services
East	SF-3-NP	Single family residential
West	N/A	Interstate Highway 35 Service Road Northbound

NEIGHBORHOOD PLANNING AREA: East Riverside/Oltorf Combined (Riverside)

WATERSHED: Harper's Branch – Urban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes - East Riverside Drive

SCHOOLS: Austin Independent School District
Travis Heights Elementary School Lively Middle School Travis High School

COMMUNITY REGISTRY LIST:

Austin Independent School District
Austin Neighborhoods Council
Crossing Garden Home Owners Association
Monaco South East Austin
Del Valle Community Coalition Non-Profit
Overton Family Committee
East Austin Conservancy
Pleasant Valley
Friends of Austin Neighborhoods
Preservation Austin
Homeless Neighborhood Association
South Central Coalition
South River City Citizens Association
Southeast Austin Neighborhood Alliance
South River City Citizens Planning & Zoning Committee
East Riverside/Oltorf Neighborhood Plan Contact Team
Greater South River City Combined Neighborhood Plan Contact Team

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2024-0147 – 1405 E. Riverside Drive	ERC-NMU to ERC-CMU; include lot in hub boundary; increase max. bldg. height up to 160' w/ density bonus program	Pending	Pending
C14-2024-0146 – 1317 E. Riverside Drive	GR-MU-CO to GR-MU-CO-V-DB90	Withdrawn (12/3/2025)	N/A
C14-2020-0081 – 1100 Manlove Street	SF-3-NP to NO-MU-NP	No recommendation (12/8/2020)	Approved NO-MU-NP (6/16/2022)

RELATED CASES:

NPA-2026-0021.03 – from Single Family to Commercial

ADDITIONAL STAFF COMMENTS:

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 not located over the Edwards Aquifer Recharge Zone. The site is located in the Harpers Branch 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.

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

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. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Transportation – Engineering Review

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

The adjacent street characteristics table is provided below:

Name	**ASMP Classification**	**ASMP Required ROW**	**Existing ROW**	**Existing Pavement**	**Sidewalks**	**Bicycle Route**	**Capital Metro (within ¼ mile)**
Lupine Lane	Level 1 – Residential Collector	64’	60’	29’	No	No	No

A Traffic Impact Analysis is not required at the time of zoning.

Austin Water Utility

No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

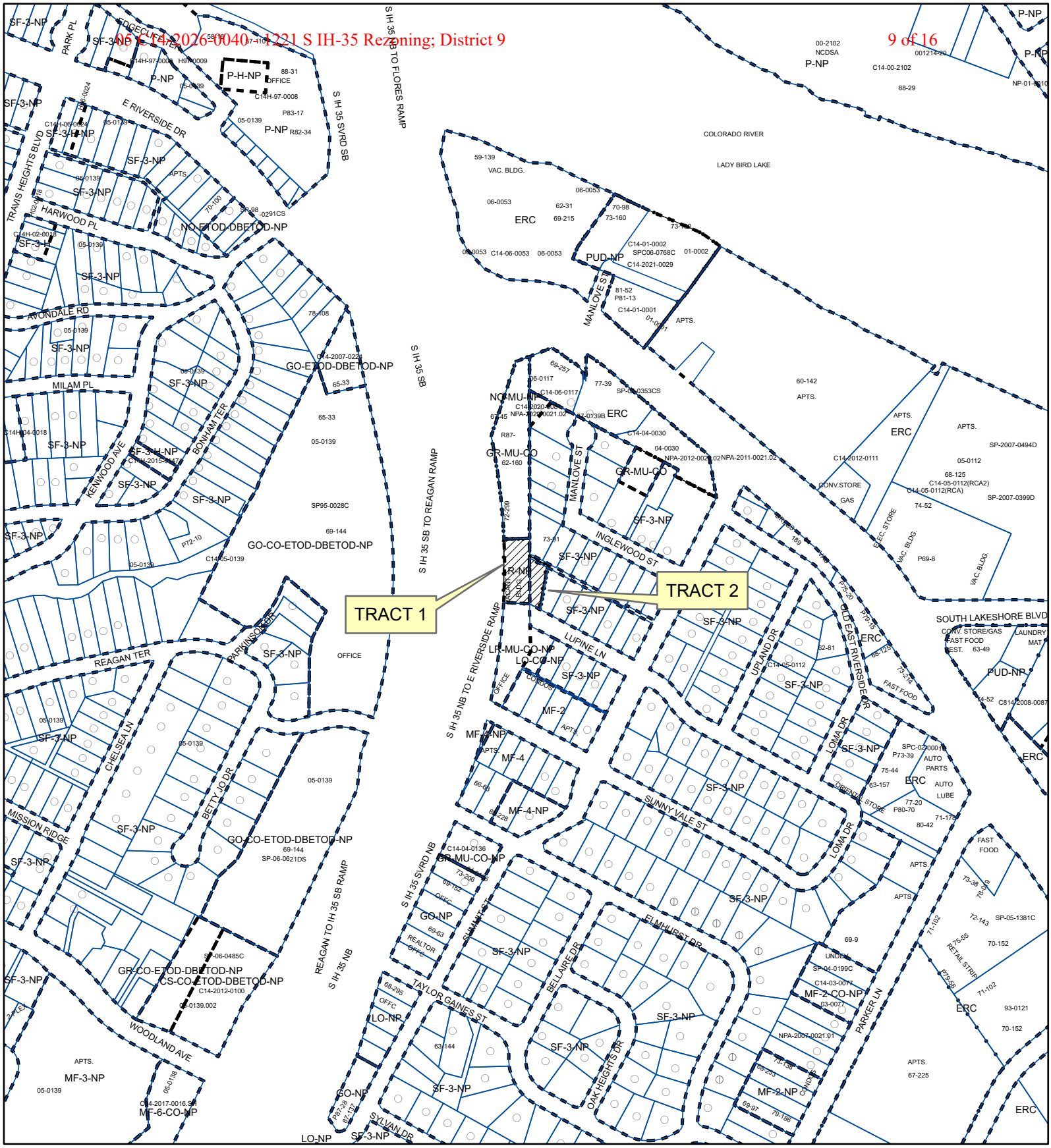
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map (1" = 400')
Exhibit B: Zoning Map (1" = 100')
Exhibit C: Aerial View

Applicant's Summary Letter

Correspondence



ZONING

ZONING CASE#: C14-2026-0040

EXHIBIT A

N

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

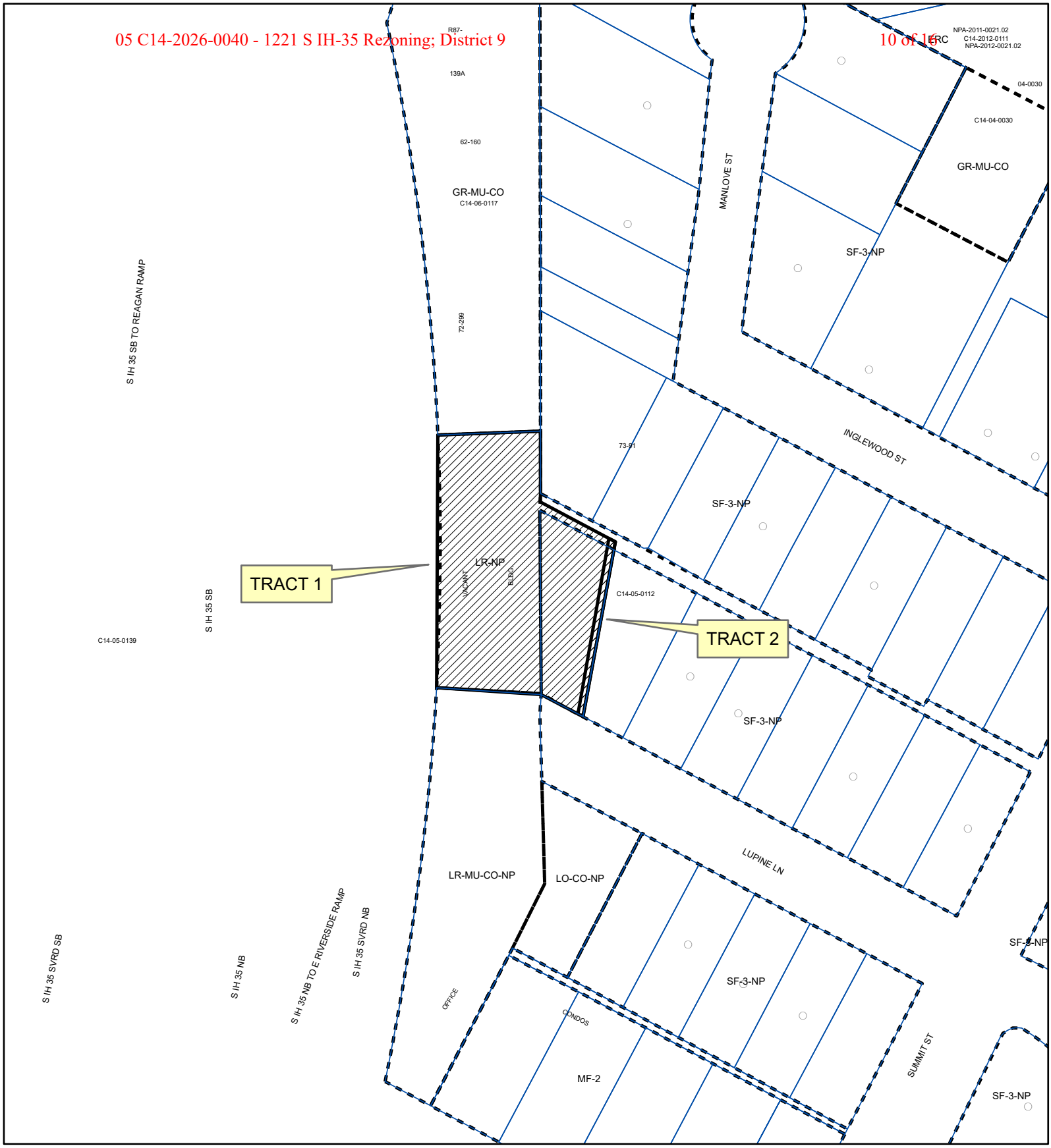
1" = 400'

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Austin

Created: 10/13/2026



N

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

1" = 100'

ZONING

ZONING CASE#: C14-2026-0040

EXHIBIT B

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N

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

1" = 400'

1221 S IH-35 Rezoning

ZONING CASE#: C14-2026-0040
LOCATION: 3908 Menchaca Rd
SUBJECT AREA: 0.33 Acres
MANAGER: Nancy Estrada

EXHIBIT C

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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

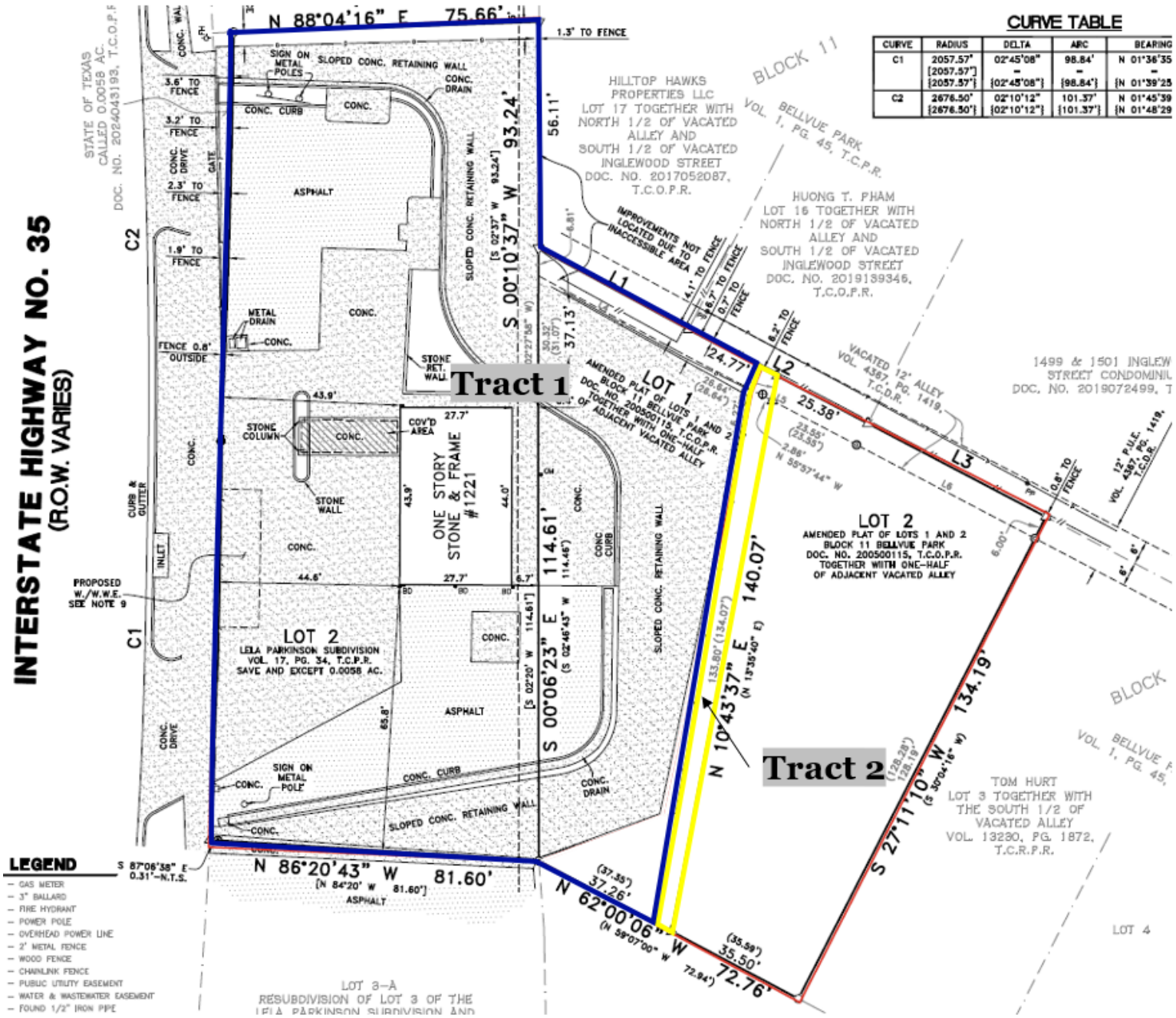
For the above reasons, we are hopeful that the Planning Staff will support this rezoning request, and we are pleased to begin the process of working with you on it. Please let me know if you have any questions or if any additional information is needed.

Sincerely,

HUSCH BLACKWELL LLP

Lindsey Walker

Lindsey Walker



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING
C1	2057.57' [2057.57'] [2057.57']	02°45'08" - [02°45'08"]	98.84' - [98.84']	N 01°36'35" - [N 01°39'25"
C2	2676.50' [2676.50']	02°10'12" [02°10'12"]	101.37' [101.37']	N 01°45'39" [N 01°48'29"

From: Meade, Nikelle
To: Estrada, Nancy; Meredith, Maureen
Cc: Chall, Lindsey
Subject: C14-2026-0040 - 1221 S. IH-35 and 1400 Lupine Lane
Date: Friday, October 23, 2026 8:26:16 AM

External Email - Exercise Caution

Good morning, Nancy and Maureen,

By this letter I am requesting a further postponement of the above referenced zoning case and related NPA case to the November 10th Commission meeting. We have one final issue to resolve and need just a little more time.

I've advised the neighborhood representatives that I am requesting the postponement, and they do not object to it.

Thank you.

Nikelle Meade
Partner
Husch Blackwell LLP
512.992.6001

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From: Meade, Nikelle
To: Estrada, Nancy; Meredith, Maureen
Subject: C14-2026-0040 and NPA-2026-0021.03 - Applicant Request for Postponement
Date: Wednesday, October 7, 2026 3:21:29 PM
Attachments: image001.png

External Email - Exercise Caution

By this email I am requesting postponement of the two above-referenced cases (C14-2026-0040 and NPA-2026-0021.0A) to the October 27th Planning Commission meeting. We are continuing to work through conditions agreed to by the applicant and neighborhood and how those need to be codified.

Nikelle Meade
Partner

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