ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0054 (Park 290 Logistics Center) DISTRICT: 1

ADDRESS: 11653 Decker Lane; 9921 and 9931 East US Highway 290 Service Road Eastbound

ZONING FROM: CH-CO TO: CH-PDA (as amended)

SITE AREA: approximately 66.27 acres (approximately 2,886,721 square feet)

PROPERTY OWNER: BSREP III DECKER LANE LP

AGENT: Jackson Walker L.L.P. (Pamela Madere)

CASE MANAGER: Jonathan Tomko, AICP (512) 974-1057, jonathan.tomko@austintexas.gov

STAFF RECOMMEDATION:
Staff recommends granting commercial highway-planned development area (CH-PDA) combining district zoning at this location with the following conditions:

The following uses will be allowed by right:
- **Light Manufacturing**
- **General Warehousing and Distribution (no more than 235,000 square feet)**

All other site development standards, uses and conditions of CH base district zoning will remain unchanged in this Planned Development Area.

The trip count limit CO currently on this site will NOT be carried forward as a part of this rezoning, as these types of COs are no longer done.

For more information about Staff's recommendation, please see the *basis of recommendation* section below.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
October 20, 2026: Case postponed to November 10, 2026
November 10, 2026: Case is scheduled to be heard by the Zoning and Platting Commission

CITY COUNCIL ACTION:
TBD

ORDINANCE NUMBER:
TBD

ISSUES: The applicant amended their request from Limited Industrial Services (LI) district zoning to Industrial Park (IP) district zoning on October 16, 2026 (*see Exhibit D*).

The applicant amended their request from Industrial Park (IP) to Commercial Highway-Planned Development Area (CH-PDA) combining district zoning with conditions on October 28, 2026 (*see Exhibit E*).

CASE MANAGER COMMENTS:
The property in question is approximately 66-acres land containing Park290. It has four buildings totaling over 700,000 square feet of LEED certified Class A industrial warehouses constructed in approximately 2025. It is approximately 1,000 feet southwest of the intersection of the interchange between US 290 Highway and SH 130. There is largely undeveloped land in the vicinity, some warehouses and multifamily uses. The nearest Limited Industrial Services (LI) zoning is over 1 mile away to the west.

The subject tract is within the Northeast District Planning Area, an Imagine Austin Activity Center, and less than 1/3 mile from the Austin-Manor Hike and Bike trail and less than ½ mile from the proposed Wildhorse Green Line Station.

BASIS OF RECOMMENDATION:
The proposed zoning should be consistent with the purpose statement of the district sought.

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

Zoning should allow for reasonable use of the property.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	CH-CO	Park290 four buildings totaling over 700,000 square feet of LEED certified Class A industrial warehouses constructed in approximately 2025.
North (across U.S. Hwy 290)	PUD, and GR-MU-CO	Undeveloped land and EightyOne10 approximately 300 multifamily apartments in 3-story buildings.
South	CH, CS-MU, and I-RR	Undeveloped land, a freight warehouse for Southeastern Freight Lines, and one single family home constructed in approximately 1970.
East	CS and PUD	An industrial warehouse of approximately 250,000 square feet constructed in approximately 2025, and undeveloped land
West (across Decker Ln.)	CH-CO, unincorporated land	Undeveloped land, and a scrap metal recycling center

NEIGHBORHOOD PLANNING AREA: Not in a Neighborhood Planning Area

WATERSHED: Gilleland and Decker Creek Watersheds

SCHOOLS: Manor I.S.D.

Decker Elementary School
Decker Middle School
Manor High School

COMMUNITY REGISTRY LIST:
Austin Neighborhoods Council, City of Manor, Colony Park/Lakeside Community Development Corp, Del Valle Community Coalition, Friends of Austin Neighborhoods, Friends of Northeast Austin, Homeless Neighborhood Association, Imperial Neighborhood Association, Overton Family Committee

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0076 (3 Men Movers)	The Applicant is proposing to zone approximately 5.408 acres from I-RR to LI.	09.05.2023: To grant the staff's recommendation of CS zoning by consent (8-0, A. Flores, H. Smith, R. Johnson-absent); L. Stern-1st, D. Fouts-2nd.	10.05.2023: To grant general commercial services (CS) district zoning was approved on Council Member Qadris motion, Mayor Pro Tem Ellis second on an 8-0 vote. Council Members Alison Alter and Pool were off the dais. Council Member Harper-Madison was absent.
C14-2022-0156 (Webb Tract Rezoning)	The Applicant is proposing to zone approximately 99.72 acres from I-RR to CS-MU.	05.16.2023: To grant the staff's recommendation of CS-MU on consent.	06.08.2023: To grant general commercial services-mixed use (CS-MU) combining district zoning with conditions was approved on a 10-0 vote. Council Member Pool was absent.
C14-2020-0055 (Cooper Tract Commercial)	The Applicant proposes to zone 147.848 acres from I-RR to CH.	06.16.2020: To grant CH zoning on Tract 1 and CS-MU on Tract 2 and Public RC as recommended by Staff, on consent (9-0).	11.12.2020: To grant commercial highway services (CH) district zoning on Tract 1 and general commercial services-mixed use (CS-MU) combining district zoning on Tract 2, with conditions was

			approved on Council Member Pool's motion, Council Member Kitchen's second on a 10-0 vote. Mayor Adler was absent.

RELATED CASES:
C14-2007-0143 (SH 130/290 Retail) Previous rezoning of the subject tract from unzoned (UNZ) to commercial highway services-conditional overlay (CH-CO) combining district zoning. The CO limited trip counts to 2,000 trips per day.

ADDITIONAL STAFF COMMENTS:
Comprehensive Planning
Project Name and Proposed Use: 9921 E US 290 HWY SERVICE ROAD EB. C14-2026-0054. Project: Park 290 Logistics Center. 66.27 acres from CH-CO to LI. Existing: warehouse (4 buildings). Proposed: warehouse (4 buildings).

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 290 & 130 / Wildhorse PUD Town Center**
	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
Y	**Mobility and Bike/Ped Access *:** Adjoins a public sidewalk, shared path, and/or bike lane. • **Sidewalk present along US-290**
	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	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.)
	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.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural 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.
Y	**Industrial Land**: Preserves or enhances industrial land.
Y	**Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone**
4	**Number of "Yes's"**

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Gilleland Creek and Decker Creek Watersheds of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

2. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

3. According to floodplain maps there is no floodplain within or adjacent to the project location.

4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

5. 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.

6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

7. 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

No comments on rezoning.

PARD – Planning & Design Review

PR1: 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

SP1 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.

SP2 Site plans will be required for any new development except for residential only projects with up to 4 units.

SP3 Any new development is subject to Subchapter E Commercial Design Standards. Additional comments will be made when the site plan is submitted.

SP4 This tract is already developed, and the proposed zoning change is a footprint within the existing development.

Transportation and Public Works (TPW) Department – Engineering Review

TPW 1. Transportation assessment/traffic impact analysis and transportation demand management plan shall be required at the time of site plan **if triggered** per LDC 25-6 and TCM 10.2.1. Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application.

EXISTING STREET CHARACTERISTICS:

Name	**ASMP Classification**	**ASMP Required ROW**	**Existing ROW**	**Existing Pavement**	**Sidewalks**	**Bicycle Route**	**Capital Metro (within ¼ mile)**
E US 290 HWY SVRD EB	Level 4 (TxDOT)	-	682’ (inclusive of US 290 E and W bound)	52’ (E US 290 HWY SVRD EB only)	Yes	Yes	Yes

DECKER LN	Level 2	Varies: 72’ – 80’	Varies: 120’ – 198’	45’	Yes	Yes	Yes

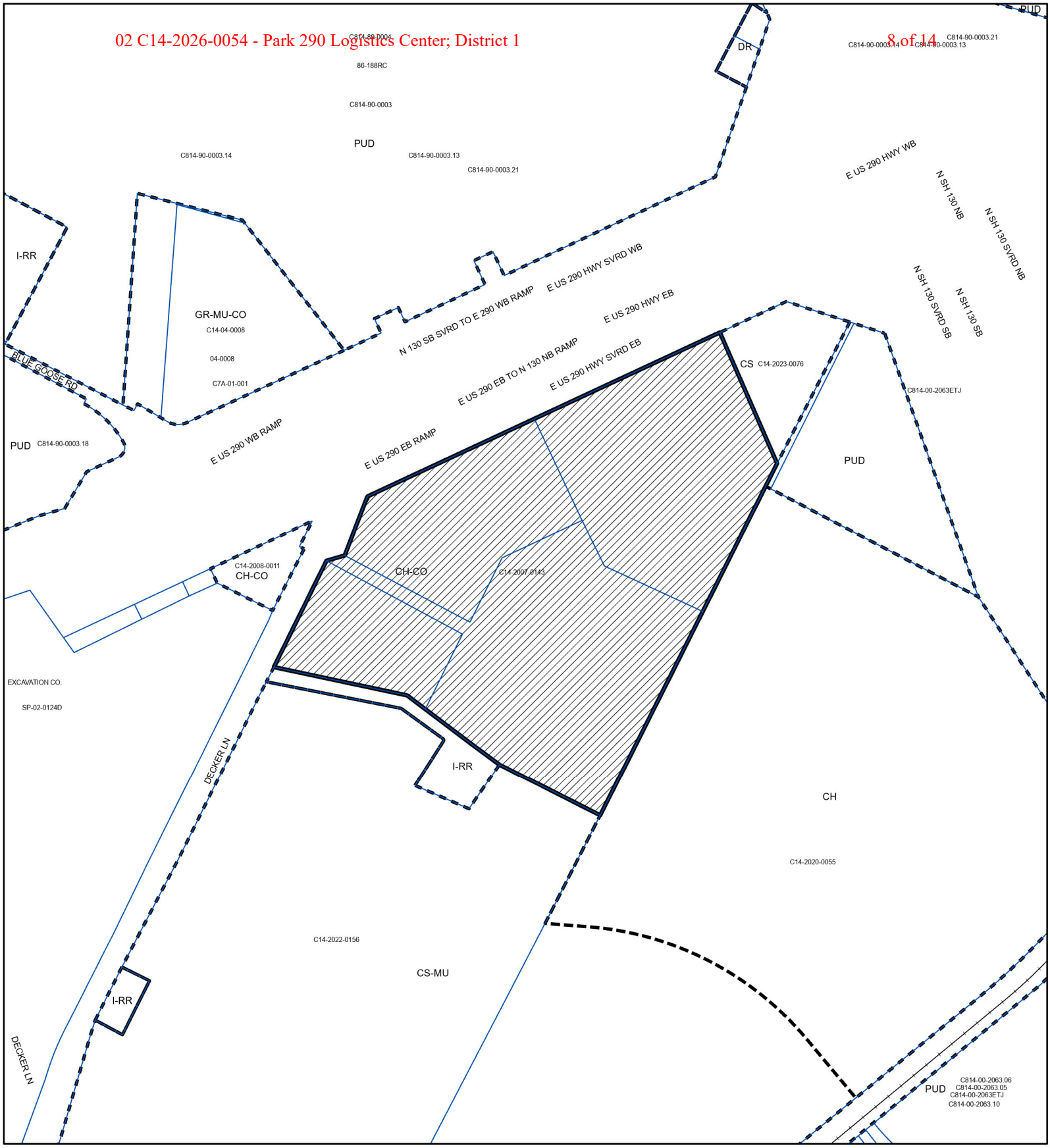
TIA: The traffic impact analysis has been waived. The site has demonstrated compliance with the transportation mitigation memo approved with SP-2021-0095C.

Austin Water Utility
AW1. 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 Initial Summary Letter dated July 29, 2026
D. Staff Memo with Applicant’s 1st Amended Request dated October 16, 2026
E. Applicant Letter with 2nd Amended Request dated October 28, 2026



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2026-0054

1" = 600'

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.

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Created: 8/5/2026



N

SUBJECT TRACT
ZONING BOUNDARY
PENDING CASE
CREEK BUFFER

1" = 600'

Park 290 Logistics Center

ZONING CASE#: C14-2026-0054
LOCATION: 11653 Decker Ln,
9921, 9931 E US Hwy 290 SVRD EB
SUBJECT AREA: 66.27 Acres
MANAGER: Jonathan Tomko

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Austin

Created: 8/6/2026

Jackson Walker LLP

Pamela Madere
(512) 236-2048
pmadere@jw.com

July 29, 2026

Joi Harden
Zoning Officer
City of Austin Planning Department
6310 Wilhelmina Delco Drive
Austin, TX 78752

Re: Rezoning application – Park 290 Logistics Center - 66.27 acres addressed as 11653 Decker Lane, 9921 and 9931 E US Hwy 290 E SVRD EB, Austin, Texas 78724 ("Property")

Dear Ms. Harden:

As authorized by the Property owner, BSREP III Decker Lane LP ("Owner"), this rezoning application is submitted in order to rezone the Property from "CH-CO" Commercial Highway-Conditional Overlay to "LI" Limited Industrial Services.

The Property is improved with four warehouse buildings on Lots 1–4, Block A of the Park 290 Logistics Center final plat and is subject to approved site plan case number SP-2021-0095C. The Property is bounded by Decker Lane to the west, Highway 290 to the north, warehouse uses to the east, and large-lot residential use to the south. The Travis County Appraisal District ("TCAD") identifies the Property by Parcel Property ID numbers 978064, 9780631, 9780621, and 978061.

Adjacent properties are zoned "CS" Commercial Services, Planned Unit Development, "CH" Commercial Highway, and "I-RR" Interim Rural Residential. The requested rezoning to "LI" Limited Industrial Services would allow general warehousing and distribution and light manufacturing uses, which are in demand in this area.

We look forward to working with you on this zoning application.

Sincerely,

Pamela Madere

Austin

MEMORANDUM

To: Zoning and Platting Commission

From: Jonathan Tomko, AICP, Planner Principal, Austin Planning

Date: October 16, 2026

Subject: **Applicant's Amended Zoning Request for C14-2026-0054 - Park 290 Logistics Center**

The case above has been scheduled for a public hearing during the October 20, 2026, Zoning and Platting Commission meeting. The applicant requests an amendment to their rezoning case. The original request was to rezone from Commercial Highway Services – Conditional Overlay (CH-CO) combining district zoning to Limited Industrial Service (LI) district zoning. The amended request is to rezone from Commercial Highway Services – Conditional Overlay (CH-CO) combining district zoning to Industrial Park (IP) district zoning. Please see the attached email from the applicant.

Industrial Park district is the designation for a limited commercial service use, research and development use, administrative use, or manufacturing use that meets strict development and performance standards and is generally located on a large site or in a planned industrial center.

The staff's recommendation is to deny the request of Industrial Park district. The subject property's existing CH-CO zoning is appropriate for the site given the surrounding land use pattern and the comprehensive planning underway for the Northeast District Plan, which was initiated in 2020 by Council Resolution No. 20201112-043. Introducing Limited Industrial Service or Industrial Park district to this area, where it is not currently present, would undermine this effort and would not be consistent with the goals and objectives of the City Council. Given the extensive planning efforts underway within the vicinity, along with the site's proximity to public infrastructure assets (including the Austin-Manor Hike and Bike trail and proposed Wildhorse Green Line Station at SH 130), staff does not recommend the amended rezoning request.

cc: Joi Harden, AICP, Interim Assistant Director

Hadri, Cynthia

From: Loayza, Katherine <kloayza@jw.com>
Sent: Thursday, October 15, 2026 2:33 PM
To: Hadri, Cynthia; Tomko, Jonathan; Madere, Pamela
Subject: Fwd: Park 290 Logistics Park ZAP Hearing Change zoning to IP C14-2026-0054

External Email - Exercise Caution

Cynthia, Jonathan,

We request an amendment to the zoning for the property from LI to IP. Can the staff recommendation be changed to reflect this request prior to the hearing?

Thanks,

Katherine Loayza
Sent from my iPhone

Jackson Walker LLP

Pamela Madere
(512) 236-2048
pmadere@jw.com

October 28, 2026

Joi Harden
City of Austin Planning Department
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Re: Rezoning application – Park 290 Logistics Center – 66.27 acres addressed as 11653 Decker Lane, 9921 and 9931 E US Hwy 290 E SVRD EB, Austin, Texas 78724 ("Property")

Dear Ms. Harden:

On behalf of the Property owner, BSREP III Decker Lane LP ("Owner"), we request an amendment to the Property's rezoning application to change the requested zoning designation from Commercial Highway–Conditional Overlay ("CH-CO") to CH–Planned Development Area ("PDA"). The proposed CH-PDA zoning will retain the uses currently subject to the CH base zoning district and allow two additional uses.

Under the CH-PDA zoning, the two additional uses permitted by right will be Light Manufacturing and General Warehousing and Distribution. Outdoor storage for the General Warehousing and Distribution use will be limited to 232,215 square feet in the areas shown on Exhibit "A". All other site development standards of the CH base district will remain unchanged. Rezoning to CH-PDA will support employment generating uses in the area.

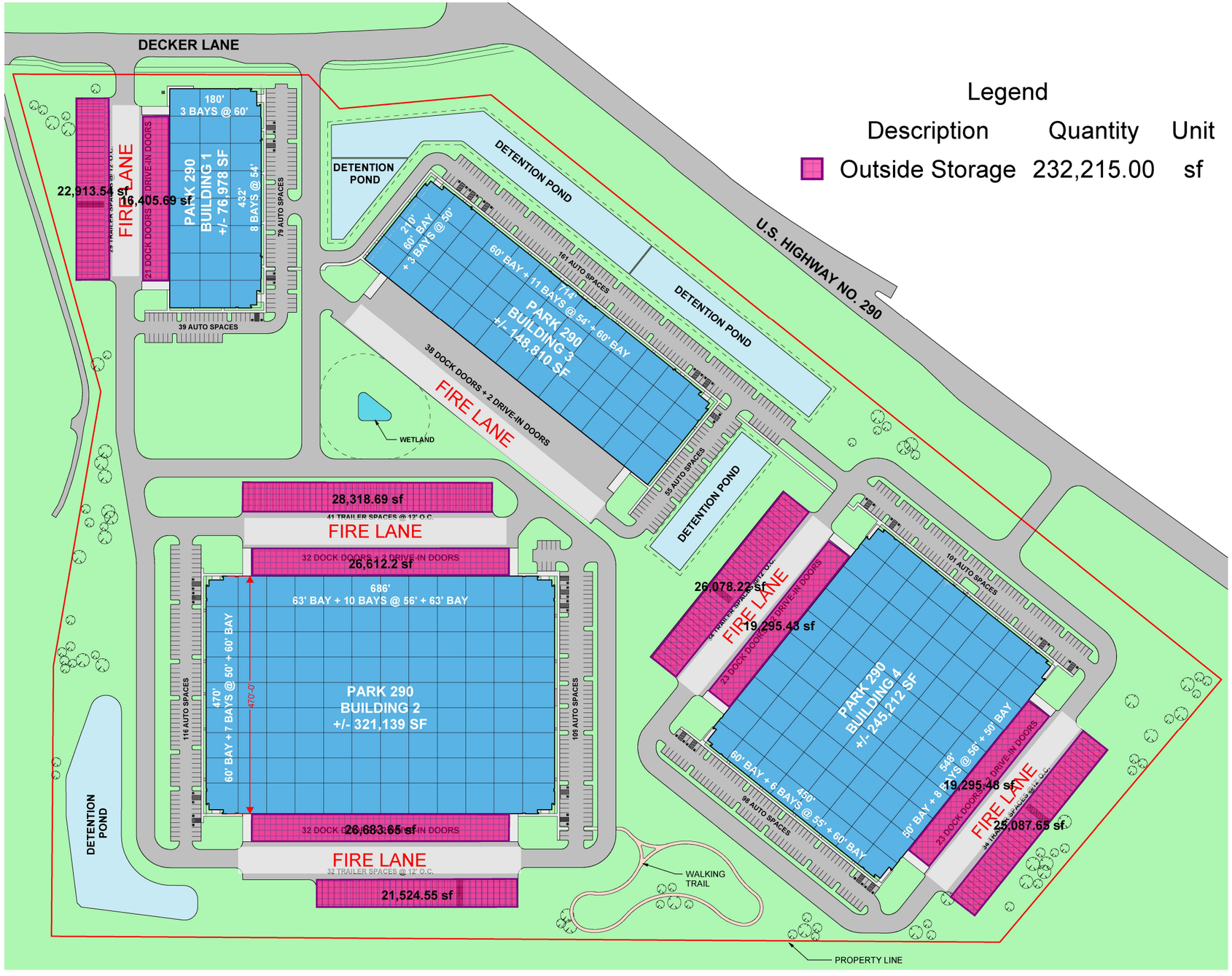
We look forward to working with you on this application.

Sincerely,

Pamela Madere

Attachment: Exhibit A

EXHIBIT "A"



Legend

Description	Quantity	Unit
Outside Storage	232,215.00	sf

PARK 290 LOGISTICS CENTER

LAND	66.268 ACRES
BUILDING AREA	792,139 SF
TRUCK DOCKS	169 POSITIONS
AUTO PARKING	758 SPACES
FUTURE AUTO PARKING	0 SPACES
TRAILER PARKING	170 SPACES
FUTURE TRAILER PARKING	0 SPACES

BUILDING 1 - 32' CLEAR

LAND	8.851 ACRES
BUILDING AREA	76,978 SF
TRUCK DOCKS	21 POSITIONS
AUTO PARKING	118 SPACES
FUTURE AUTO PARKING	0 SPACES
TRAILER PARKING	29 SPACES
FUTURE TRAILER PARKING	0 SPACES

BUILDING 2 - 36' CLEAR

LAND	23.361 ACRES
BUILDING AREA	321,139 SF
TRUCK DOCKS	64 POSITIONS
AUTO PARKING	225 SPACES
FUTURE AUTO PARKING	0 SPACES
TRAILER PARKING	73 SPACES
FUTURE TRAILER PARKING	0 SPACES

BUILDING 3 - 32' CLEAR

LAND	13.537 ACRES
BUILDING AREA	148,810 SF
TRUCK DOCKS	38 POSITIONS
AUTO PARKING	216 SPACES
FUTURE AUTO PARKING	0 SPACES
TRAILER PARKING	0 SPACES
FUTURE TRAILER PARKING	0 SPACES

BUILDING 4 - 36' CLEAR

LAND	20.519 ACRES
BUILDING AREA	245,212 SF
TRUCK DOCKS	46 POSITIONS
AUTO PARKING	199 SPACES
FUTURE AUTO PARKING	0 SPACES
TRAILER PARKING	68 SPACES
FUTURE TRAILER PARKING	0 SPACES

GRAPHIC SCALE

0 50 100 200

N

MACGREGOR ASSOCIATES ARCHITECTS
2727 Paces Ferry Road SE
Building Two, Suite 1400
Atlanta, Georgia 30339
T 770.432.9400 F 770.432.9934

2021-031

Dallas Region
2121 N Pearl Street
Suite 1210
Dallas, TX 75201
214-393-69

Brookfield Properties

PROJECT NUMBER: 2021-031
SCALE: 1" = 100'-0"

PARK 290 LOGISTICS CENTER

11653 DECKER LANE
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

OVERALL COLORED SITE PLAN

02/13/24

MK-000