



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 [REDACTED]
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