



Zoning Committee Recommendation

Rezoning Petition 2025-087

November 5, 2025

REQUEST

Current Zoning: ML-1 ANDO (Manufacturing and Logistics-1, Airport Noise Disclosure Overlay)
Proposed Zoning: IMU(CD) ANDO (Innovation Mixed-Use, Conditional, Airport Noise Disclosure Overlay)

LOCATION

Approximately 3.39 acres located south of Oak Lake Boulevard, west of Water Ridge Parkway, and north of Yorkmont Road.
(Council District 3 - Brown)

PETITIONER

Naman Yorkmont, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Manufacturing and Logistics Place Type.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The proposed hotel use would support the surrounding office, commercial, hotel, and light industrial development pattern.
- The IMU zoning district is intended to accommodate employment, research, lodging, light manufacturing, and limited residential uses.
- The conditional plan restricts all development to a hotel use, which is consistent with IMU permitted uses and compatible with surrounding commercial and industrial uses, including existing hotels in the area.
- Although the petition is inconsistent with the current Manufacturing and Logistics Place Type, a map amendment to IMU is supported by the site's adjacency to existing IMU properties, accessibility from major arterials, and compatibility with surrounding land uses.

- The petition promotes commercial uses in an established employment area near the airport and interstate network.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Manufacturing and Logistics Place Type to the Innovation Mixed-Use Place Type for the site

Motion/Second: Gaston / Millen

Yeas: Welton, Gaston, Caprioli, McDonald, Millen, Stuart

Nays: None

Absent: Shaw

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

There was no further discussion of this petition.

PLANNER

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