



Zoning Committee

**REQUEST**

Current Zoning: I-1(CD) ANDO (Light Industrial, Conditional, Airport Noise Disclosure Overlay), N1-A ANDO (Neighborhood 1-A, Airport Noise Disclosure Overlay)  
Proposed Zoning: ML-1 ANDO (Manufacturing & Logistics-1, Airport Noise Disclosure Overlay)

**LOCATION**

Approximately 9.82 acres located on the east side of Beam Road, south of Pine Oaks Drive, and north of Cross Beam Drive.  
(Council District 3 - Brown)

**PETITIONER**

Childress Klein Properties

**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 recommends Campus place type for the site.

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 majority of the site is zoned I-1(CD) ANDO and developed with a parking lot.
- Most of the surrounding properties are zoned for manufacturing and logistics uses.
- The property is within the Airport Noise Disclosure Overlay. ML-1 ANDO is a more appropriate zoning district than the N1-A ANDO district that currently applies to the rear properties of the site.
- 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 Campus Place Type to Manufacturing & Logistics Place Type for the site.

Motion/Second: Whilden / Neeley  
Yeas: Neeley, Russell, Sealey, Welton, Whilden,  
Winiker  
Nays: None  
Absent: Lansdell  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

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

Commissioner Welton asked for confirmation on the recommended place type. Staff replied that it is Campus.

**PLANNER**

Joe Mangum (704) 353-1908