



Zoning Committee

**REQUEST**

Current Zoning: I-1(CD) (light industrial, conditional)  
Proposed Zoning: ML-1 (manufacturing and logistics 1)

**LOCATION**

Approximately 6.85 acres located on the northeast side of West W.T. Harris Boulevard and south side of Hendry Road, north of Lakeview Road.  
(Council District 4 - Johnson)

**PETITIONER**

Queen City Airstream, 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 **consistent** 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 & Logistics Place Type for this site.

Therefore, 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:

- This petition proposes to align the site with the Manufacturing and Logistics uses in the surrounding area that include industrial, warehouse, office, showrooms, and distribution land uses.
- The proposed change in district would create a cohesive Manufacturing and Logistics Place Type for the area.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:  
8: Diverse & Resilient Economic Opportunity.

Motion/Second: Sealey / Whilden

Yeas: Lansdell, Russell, Sealey, Welton, Whilden, Winiker

Nays: None

Absent: Neeley

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

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

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225