

A motion was made by Commissioner Cammack, that the Planning Commission enter a finding that the requested PUD Zone Document Amendment for the property located at 18494 E. 104th Avenue, contained in case PUDA23-0002, fails to meet the criteria of the Land Development Code and based upon such finding, recommend that the City Council deny the PUD amendment. Seconded by Commissioner Japp. VOTE: 3 - Aye, 1 - Nay, 1 - Abstained

Ayes: 3 - Commissioner Eggleston, Commissioner Cammack and Commissioner Japp

Nayes: 1 - Commissioner Biltoft

Abstentions: 1 - Commissioner Shecter

[Pres 24-141](#)

Z-993-24: FT-Hwy 2 & Quebec, LLC is requesting a Zone Change from AG (Agricultural) to I-1 (Light Intensity Industrial), for the property located at 8050 Rosemary, consisting of approximately 2.4 acres.

Attachments: [1_Zone Change Report](#)
[2_Vicinity Map](#)
[3_Applicant Narrative](#)
[4_Survey](#)
[5_Preliminary Drainage Report](#)
[6_Traffic Study](#)
[7_Neighborhood Meeting Summary](#)
[8_Irondale Plan](#)
[9_Sign Posting](#)
[10_Draft Ordinance](#)

Deputy City Attorney, Matt Hader introduced case Z-993-24 which is a request for a Zone Change from AG (Agricultural) to I-1 (Light Intensity Industrial) for 2.40 ac. lot property located at 8050 Rosemary.

Omar Yusuf, City Planner, provided the staff presentation to the Commission.

Applicant Tyler Carlson provided comments.

The Commissioners asked questions for the applicant and staff regarding the project.

Chairman Biltoft closed the public hearing.

A motion was made by Commissioner Japp that the Planning Commission move that the Planning Commission enter a finding that the requested Zone Change for the property located at 8050 Rosemary Street contained on Case Z 993-24 meets the criteria of the Land Development Code and based upon such finding, recommend that the City Council approve the Zone Change. Seconded by Commissioner Eggleston. VOTE: 5 - Aye

Ayes: 5 - Commissioner Eggleston, Commissioner Biltoft, Commissioner Cammack, Commissioner Japp and Commissioner Shecter