



DATE: February 4, 2026  
 TO: Planning Commission  
 FROM: Zoning Committee  
 SUBJECT: Results of January 29, 2026, Zoning Committee Hearing

**NEW BUSINESS**

		<u>Recommendation</u>	
		<u>Staff</u>	<u>Committee</u>
1.	<p><b>325 Commercial Rezoning (PEDREZ-000242-2025)</b>            Rezone one parcel from H1 residential to I1 light industrial</p> <p><b>Address:</b> 325 Commercial Street</p> <p><b>District Comment:</b> District 4 did not make a recommendation</p> <p><b>Support:</b> 0 people spoke, 0 letters</p> <p><b>Opposition:</b> 0 people spoke, 0 letters</p> <p><b>Hearing:</b> closed</p> <p><b>Motion:</b> Approval</p>	Approval	Approval (5-0-0)
2.	<p><b>1645 Energy Park Drive CUP &amp; Variance ( PEDCUP-000262-2025 &amp; PEDVAR-000263-2025)</b>            Conditional use permit to increase the maximum number of parking spaces to 526. Variance to allow parking to extend over the west lot line not meeting the required 4' setback.</p> <p><b>Address:</b> 1645 Energy Park Drive</p> <p><b>District Comment:</b> District 12 did not make a recommendation</p> <p><b>Support:</b> 0 people spoke, 1 letter</p> <p><b>Opposition:</b> 0 people spoke, 0 letters</p> <p><b>Hearing:</b> closed</p> <p><b>Motion:</b> Approval</p>	Approval	Approval (4-0-1)  (Taghioff abstained)

**Recommendation**  
**Staff                      Committee**

3.    **1321 Payne Rezoning ( PEDREZ-000277-2025)**  
Rezoning from B1 local business to RM2 medium-density multifamily

Approval                      Approval  
(5-0-0)

**Address:**                      1321 Payne Avenue

**District Comment:**        District 5 did not make a recommendation

**Support:**                      0 people spoke, 0 letters

**Opposition:**                0 people spoke, 0 letters

**Hearing:**                      closed

**Motion:**                      Approval