



City of Santa Fe

MINUTES

REGULAR MEETING OF THE
PLANNING COMMISSION
October 16, 2025, AT 6:00 PM

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL

Commissioners Present:

- Chair Janet Clow
- Vice Chair Peter Smith-zoom
- Commissioner Thomas (TJ) Rieland
- Commissioner Piper Kapin
- Commissioner Gurushabad Mirando
- Commissioner Scott Barber
- Commissioner Kelly McReynolds
- Commissioner Matt Embry

4. APPROVAL OF AGENDA

MOTION: Commissioner McReynolds moved, seconded by Commissioner Kapin, to approve the agenda.

VOTE: The motion was approved on the following Roll Call vote:

For:
Vice Chair Peter Smith Yes
Commissioner Kelly McReynolds Yes
Commissioner Gurushabad Mirando Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Scott Barber Yes
Commissioner Matt Embry Yes

Against: None

Abstain: None



MINUTES

5. APPROVAL OF CONSENT AGENDA

6. APPROVAL OF MINUTES

a. September 18, 2025 and October 2, 2025 Minutes rejected

MOTION: Commissioner Kapin moved, seconded by Commissioner McReynolds to reject the minutes from Planning Commission meeting on September 18 and October 2, 2025.

VOTE: The motion was approved on the following Roll Call vote:

For:
Vice Chair Peter Smith Yes
Commissioner Kelly McReynolds Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Gurushabad Mirando Yes
Commissioner Scott Barber Yes
Commissioner Matt Embry Yes

Against: None

Abstain: None

b. September 18, 2025 and October 2, 2025 Minutes (APPROVAL MOVED TO NOVEMBER 6, 2025)

MOTION: Commissioner Rieland moved, seconded by Commissioner Barber to move the approval of the minutes from Planning Commission meetings on September 18 and October 2, 2025 to November 6, 2025.



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VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Peter Smith Yes
Commissioner Kelly McReynolds Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Gurushabad Mirando Yes
Commissioner Scott Barber Yes
Commissioner Matt Embry Yes

Against: None

Abstain: None

7. APPROVAL OF FINDINGS/CONCLUSIONS

8. CONSENT

9. OLD BUSINESS

10. STAFF COMMUNICATIONS

Presentations on Governmental Ethics and Procedure by Assistant City Attorney
Rebecca Minuk-Hermann

11. NEW BUSINESS

a. CONSIDERATION OF BILL NO.2024-17. ADOPTION OF ORDINANCE NO. 2025
(Mayor Alan Webber and Councilor Jamie Cassutt)

PUBLIC COMMENTS: Nine (9) members of the public were sworn in and gave
comment in favor of Bill No. 2024-17 and Ordinance 2025.

MOTION: Commissioner Mirando moved, seconded by Commissioner Kapin to
approve Bill No 2024-17. Adoption of Ordinance Nol 2025

VOTE: The motion was approved on the following Roll Call vote:



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Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Gurushabad Mirando Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes
Commissioner Matt Embry Yes

Against: None

Abstain: None

- b. **Case #2024 – 9320. 7205 Plaza Central Development Plan.** Pax Consulting Agent, for Zydeco LLC, owner and applicant (“Applicant”), requests approval of a Development Plan for up to 165 units, a clubhouse, swimming pool and neighborhood coffee shop a property address located at 7205 Plaza Central and is zoned C-1 (office and related commercial). It consists of a 7.9 -acre lot as the result of a lot line adjustment, zoned C-1 (Alexa Hempel, Case Manager, anhemple@santafenm.gov). (POSTPONED FROM JULY 17, 2025, SEPTEMBER 4, 2024 and OCTOBER 2, 2024)

PUBLIC COMMENT: Two (2) members of the public were present (1 in person and 1 via zoom) and after being sworn in voiced their concerns regarding 7205 Plaza Central Development Plan.

MOTION: Commissioner Mirando moved, seconded by Commissioner Kapin to approve Case #2024-9320, subject to conditions of approval and technical corrections.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Gurushabad Mirando Yes
Commissioner Scott Barber Yes
Commissioner Matt Embry Yes

Against: None



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Abstain: None

12 . MATTERS FROM THE COMMISSION

**13. ADJOURNMENT
9:17 P.M.**

Liaison

Chair