



**Agenda      Regular Meeting of the Planning  
Commission  
October 2, 2025 at 6:00 PM  
Council Chambers, City Hall  
200 Lincoln Avenue**

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**Procedures for Planning Commission Meeting**

**AMENDED**

**Viewing:** Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at <https://www.youtube.com/user/cityofsantafe> . The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

**Live Public Comment:** Members of the public may provide public comment in person during the public comment portion of the public hearing.

**Virtual Public Comment:** Members of the public may provide public comment virtually during the public comment portion of the public hearing by joining the Zoom meeting by internet or phone using the following link: <https://santafenm-gov.zoom.us/j/84783587541>

**By phone:**+1 669 444 9171 US +1 669 900 6833 US (San Jose) +1 719 359 4580 US +1 253 205 0468 US +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 US +1 929 205 6099 US (New York) +1 301 715 8592 US (Washington DC) +1 305 224 1968 US +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 360 209 5623 US +1 386 347 5053 US+1 507 473 4847 US

**Webinar ID:** 847 8358 7541

**Written Comment:** Members of the public may submit public comments by 5 p.m. on the Monday before the meeting via <https://santafenm.gov/land-use/current-planning/public-comment>. Comments will then be published after this deadline. The agenda and packet for the meeting will be posted at <https://santafenm.portal.civicclerk.com/>

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
  - a. [New Business case postponement.](#)
5. Approval of Consent Agenda

6. Approval of Minutes
  - a. September 18, 2025
7. Approval of Findings/Conclusions
  - a. **Case #2025-10781. 195 Brownell-Howland Rd Variance Request.**
  - b. **Case #2024 – 8195. 1625 Paseo de Peralta, Alvord Inn – Development Plan.**
8. Consent
9. Old Business
10. New Business
  - a. **Case #2025 – 11164. 1372 Boylan Lane, 2743 Boylan Circle, and 2745 Boylan Circle, General Plan Amendment.** NM Land Solutions, LLC, Agent, for Larry Boylan, Owner, requests approval for a General Plan Amendment of a 5.96-acre lot located at 1372 Boylan Lane, 2743 Boylan Circle, and 2745 Boylan Circle. The General Plan Amendment is requested from Transitional Mixed Use (TMXU) to Community Commercial (CCOM) (Nathan Lindquist, Case Manager, [njlindquist@santafenm.gov](mailto:njlindquist@santafenm.gov)).
  - b. **Case #2024 – 9461. 1372 Boylan Lane, 2743 Boylan Circle, and 2745 Boylan Circle, Rezoning.** NM Land Solutions, LLC, Agent, for Larry Boylan, Owner, requests approval for a rezoning of a 5.96-acre lot located from R1 (Residential- one dwelling unit per acre) to C-2 (General Commercial). The property is located within the River and Trails Archaeological Review district and West Santa Fe River Corridor (Nathan Lindquist, Case Manager, [njlindquist@santafenm.gov](mailto:njlindquist@santafenm.gov)). **(POSTPONED FROM SEPTEMBER 4, 2025)**
  - c. **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, [anhempel@santafenm.gov](mailto:anhempel@santafenm.gov)). **(POSTPONED FROM JULY 17, 2025 AND SEPTEMBER 4, 2025)**
  - d. **Case #2025-10685. Tierra Contenta Preliminary Subdivision Plat.** JenkinsGavin, Inc., Agent for Homewise, Inc., owner and applicant (“Applicant”), requests review and approval of a Preliminary Subdivision Plat for 16 development tracts and 6 open space tracts for a total of 22 tracts and Innovative Street Design. The subject lots are 216.5 acres and are located at

6120, 6130, 6150, and 6135 Paseo del Sol. The lots are zoned Planned Residential Community District (PRC) and lie within the Suburban Archaeological Review District. (Rebekah Clouser, Case Manager, [reclouser@santafenm.gov](mailto:reclouser@santafenm.gov)).

- e. **Case #2025-10688. Tierra Contenta Preliminary Subdivision Plat Variance (Slopes).** JenkinsGavin, Inc., Agent for Homewise, Inc., owner and applicant (“Applicant”), requests a variance from SFCC 14-8.2(D)(2)(b) Terrain Management standards prohibiting disturbances of natural slopes of thirty percent (30%) for an approximate area of 27,179 square feet. The subject lots are approximately 216.5 acres and located at 6120, 6130, 6150, and 6135 Paseo del Sol, zoned Planned Residential Community District (PRC). (Rebekah Clouser, Case Manager, [reclouser@santafenm.gov](mailto:reclouser@santafenm.gov)).
- f. **Case #2025-10690. Tierra Contenta Preliminary Subdivision Plat Variance (Significant Trees).** JenkinsGavin, Inc., Agent for Homewise, Inc., owner and applicant (“Applicant”), requests a variance from SFCC 14-8.4(F)(5) for the removal and preservation of significant trees. The subject lots are approximately 216.5 acres and located at 6120, 6130, 6150, and 6135 Paseo del Sol, zoned Planned Residential Community District (PRC). (Rebekah Clouser, Case Manager, [reclouser@santafenm.gov](mailto:reclouser@santafenm.gov)).
- g. **Case #2025-11006. Vistas de la Sierra Phase 3.** Liaison Planning Services, Inc., Agent, for Forestar (USA) Real Estate Group, Inc., owner and applicant (“Applicant”), requests review and approval of a Preliminary Subdivision Plat, per § 14-3.7(B)(3) of the Land Development Code, for a 128-lot residential subdivision. The subject property is a 24.423-acre parcel located at 3800 Governor Miles Road and west of Richards Avenue. The proposed subdivision is Phase 3 and consists of 2 separate lots. Tract #A3 is 16.653 acres and Tract 3A4 is 7.77 acres. The subject property is zoned R-5 (residential 5 units per acre). (Claudia Kath, Case Manager, [cmkath@santafenm.gov](mailto:cmkath@santafenm.gov)).

#### 11. Staff Communications

- a. Presentations on Governmental Ethics and Procedure by Assistant City Attorney Rebecca Mnuk-Herrmann [ramnukherrmann@santafenm.gov](mailto:ramnukherrmann@santafenm.gov)

#### 12. Matters from the Commission

- a. Presentation on “How Zoning shapes Santa Fe Future” by Planning Commission Vice Chair Smith, Planning Commission Member, Kapin and Planning Commission Member McGhee

#### 13. Adjourn

Persons with disabilities in need of accommodations, contact the City Clerk's office at

955-6521, five (5) working days prior to meeting date.