



**Agenda      Regular Meeting of the Planning  
Commission  
November 6, 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/85226533283>

**By phone:**+1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 669 444 9171 US +1 669 900 6833 US (San Jose) +1 719 359 4580 US +1 253 205 0468 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 +1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 US

**Webinar ID:** 852 2653 3283

**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
5. Approval of Consent Agenda
6. Approval of Minutes

- a. [July 17, 2025](#)
  - b. [September 4, 2025 Study Session](#)
  - c. [September 4, 2025](#)
  - d. September 18, 2025 (**POSTPONED FROM OCTOBER 2, 2025 AND OCTOBER 16, 2025**)
  - e. October 2, 2025
  - f. October 16, 2025
7. Approval of Findings/Conclusions
- a. **Case #2024-9320. 7205 Plaza Central Development Plan.**
8. Consent
9. Old Business
10. New Business
- a. **Case #2025-11028. 2904 Rufina General Plan Amendment.** JenkinsGavin, “Agent,” for Girls, Inc of Santa Fe, “Applicant,” asks the Planning Commission recommend the Governing Body approve a General Plan amendment changing the Future Land Use Map designation for Lot 3, comprising approximately 3.87-acres, located at 2904 Rufina St., from a dual mapped area of “Industrial” and “Business Park” to “Community Commercial.” (Alexa Hempel, Case Manager, [anhempel@santafenm.gov](mailto:anhempel@santafenm.gov))
  - b. **Case #2025-11029. 2904 Rufina Rezoning.** JenkinsGavin, “Agent,” for Girls, Inc of Santa Fe, “Applicant,” asks the Planning Commission to recommend that the Governing Body approve a rezoning, changing the Official Zoning Land Use Map designation for Lot 3 at 2904 Rufina St., comprising approximately 3.87-acres, from a dual mapped area of “Light Industrial” (I-1) and “General Industrial” (I-2) to “General Commercial” (C-2). (Alexa Hempel, Case Manager, [anhempel@santafenm.gov](mailto:anhempel@santafenm.gov))
  - c. **Case #2025-11030. 2904 Rufina Master Plan.** JenkinsGavin, “Agent,” for Girls, Inc of Santa Fe, “Applicant,” asks the Planning Commission to recommend the Governing Body approve a Master Plan of a proposed youth center at 2904 Rufina St on Lots 3 and 2A, 2-2, totaling approximately 4.27-acres. Lot 3 is approximately 3.87-acres, and Lot 2A, 2-2 is approximately 0.399-acres and is located adjacent to the southwest side of Lot 3. (Alexa Hempel, Case Manager, [anhempel@santafenm.gov](mailto:anhempel@santafenm.gov))
  - 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

12. Matters from the Commission

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.