



Agenda

**Planning and Zoning Commission -
Regular Session**

**City Hall Council Chamber
101 W. Abram Street**

**Wednesday, September 3, 2025
5:30 PM**

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- II.A** II. A. Minutes of the August 20, 2025 P&Z Regular Session Meeting
- II.B. Minutes of the July 16, 2025 P&Z Regular Session Meeting
 - [DRAFT P&Z Regular Session Minutes 8-20-2025](#)
 - [DRAFT P&Z Regular Session Minutes 07-16-25](#)

III. PUBLIC HEARING FOR ZONING CASES

- III.A Zoning Case PD25-12 (Balfour Lofts)** - Application for approval of a change in zoning from Downtown Neighborhood Overlay - Residential Medium Density (DNO-RM-12), Downtown Neighborhood Overlay - Residential Multi-Family (DNO-RMF-22) and Planned Development - Residential Multi-Family (PD-RMF-22) to Planned Development (PD) for Downtown Neighborhood Overlay - Residential Multi-Family - 22 (DNO-RMF-22) with a Development Plan on approximately 1.605 acres.
 - [Staff Report - Zoning Case PD25-12 \(Balfour Lofts\)](#)
 - [Case Information - Zoning Case PD25-12 \(Balfour Lofts\)](#)
 - [Itemized Allowable Uses -Zoning Case PD25-12 \(Balfour Lofts\)](#)
 - [Location Map - Zoning Case PD25-12 \(Balfour Lofts\)](#)
 - [Photos - Zoning Case PD25-12 \(Balfour Lofts\)](#)
 - [Applicant Narrative - Zoning Case PD25-12 \(Balfour Lofts\)](#)
 - [Revised Development Plan 11x17 - Zoning Case PD25-12 \(Balfour Lofts\)](#)
 - [Saturation Map - Zoning Case PD25-12 \(Balfour Lofts\)](#)
 - [HANA 2024 Support Letter - Zoning Case PD25-12 \(Balfour Lofts\)](#)
 - [Landscape Architect Letter - Zoning Case PD25-12 \(Balfour Lofts\)](#)
 - [Support Letter - Zoning Case PD25-12 \(Balfour Lofts\)](#)
- III.B Zoning Case ZA25-3 (1225 California Lane)** - Application for approval of a change in zoning from Landmark Preservation Overlay-Planned Development (LPO-PD) to Light Industrial (LI) with a reduction in the Landmark Preservation

Overlay (LPO).

[Staff Report - Zoning Case ZA25-3 \(1225 California Lane\)](#)

[Case Information - Zoning Case ZA25-3 \(1225 California Lane\)](#)

[Itemized Uses - Zoning Case ZA25-3 \(1225 California Lane\)](#)

[Location Map - Zoning Case ZA25-3 \(1225 California Lane\)](#)

[Photos - Zoning Case ZA25-3 \(1225 California Lane\)](#)

[Petitions - Zoning Case ZA25-3 \(1225 California Lane\)](#)

IV. MISCELLANEOUS

A. Reports from Boards/Commissions Liaisons

B. Reports from Staff and Announcements

C. Discussion of Future Meeting Dates and Times

V. ADJOURN

Note:

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