



**ENVIRONMENTAL PLANNING COMMISSION  
ACTION SUMMARY**

**Thursday, August 10, 2017  
8:30 a.m.**

**Plaza Del Sol Hearing Room, Lower Level  
600 2<sup>nd</sup> Street NW**

**COMMISSIONER MEMBERS PRESENT:** Karen Hudson, Chair  
Bill McCoy  
James Peck  
Maia Mullen  
Peter Nicholls  
Moises Gonzalez  
Dan Serrano

**COMMISSIONER MEMBERS ABSENT:**  
Derek Bohannon, Vice Chair

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**Call to Order: 8:31 a.m.**

- A. Pledge of Allegiance
- B. Announcement of Changes and/or Additions to the Agenda

**DEFERRED TO SEPTEMBER 14, 2017**

- 1. Project# 1007412**  
17EPC-40024 Zone Map Amendment (Zone Change)
- 17EPC-40025 Site Development Plan for Subdivision
- 17EPC-40026 Site Development Plan for Building Permit

Consensus Planning, agent for for Hoffmantown Baptist Church, requests the above actions for all or a portion of Tract B-2, Yorba Linda Subdivision and a portion of Tract A, Hoffmantown Baptist Church Site, zoned SU-1 for Church and related facilities and SU-1 for Church & Related Facilities and a Telecommunications Facility, to SU-1 for Senior Living Facility and related services, including on-premise liquor consumption, located on Harper Rd. NE, between Ventura St. NE and Wyoming Blvd. NE, containing approximately 14.2 acres. (E-20)  
Staff Planner: Michael Vos

**A motion was made by Commissioner Peck and  
Seconded by Commissioner McCoy that matter 17EPC-**

**40024, 17EPC-40025 & 17EPC-40026 be deferred based on findings. The motion carried by the following vote:**

**For: 7 – Hudson, McCoy, Mullen, Nicholls, Peck, Serrano and Gonzalez**

**4. Project# 1003859**

17EPC-40017 Site Development Plan for Subdivision Amendment

17EPC-40028 Site Development Plan for Building Permit Amendment

Consensus Planning, agent for Silverleaf Ventures, LLC, requests the above actions for all or a portion of Tracts 1-4, 5A,5B, and 6 of North Andalucia at La Luz, zoned SU-1 for C-2 (23.3 acres max), O-1 (11.7 acres max), PRD (20 DU/AC) and O-1 with Bank including drive up services, located on the SE corner of Coors Blvd. NW and Montano Rd. NW, between Learning Rd. NW and Montano Blvd. NW containing approximately 70 acres. (E-12)  
Staff Planner: Maggie Gould

**A motion was made by Commissioner Peck and Seconded by Commissioner Serrano that matter 17EPC-40017 & 17EPC-40028 be deferred based on findings. The motion carried by the following vote:**

**For: 7 – Hudson, McCoy, Mullen, Nicholls, Peck, Serrano and Gonzalez**

**7. Project# 1011247**

17EPC-40014 Sector Development Plan Map Amendment (Zone Change)

Garcia/Kraemer & Associates, agent for Community Dental Services Inc. requests the above actions for all or a portion of Tracts 310, 307B, 308A, and 308B zoned SU-2 MR to SU-2 LCR located on the east side of Williams Street south of Thaxton Avenue SE and north of Gerald Avenue SE, containing approximately 1.4 acres. (L-14) Staff Planner: Cheryl Somerfeldt (**DEFERRED FROM JULY 13, 2017 HEARING**)

**A motion was made by Commissioner Peck and Seconded by Commissioner Serrano that matter 17EPC-40014 be deferred based on findings. The motion carried by the following vote:**

**For: 7 – Hudson, McCoy, Mullen, Nicholls, Peck, Serrano and Gonzalez**

**C. Approval of Amended Agenda**

**A motion was made by Commissioner Peck and Seconded by Commissioner Serrano to approve the Amended Agenda. The motion carried by the following vote:**

**For: 7 – Hudson, McCoy, Mullen, Nicholls, Peck, Serrano and Gonzalez**

**D. Swearing in of Staff**

**CHAIR HUDSON RECUSES HERSELF**

**Approval to have Commissioner Nicholls  
Chair**

**A motion was made by Commissioner  
Serrano and Seconded by Commissioner  
McCoy to have Commissioner Nicholls  
Chair. The motion carried by the following  
vote:**

**For: 7 – Hudson, McCoy, Mullen, Nicholls,  
Peck, Serrano and Gonzalez**

**FINAL ACTION**

**2. Project# 1003274**

17EPC-40021 Sector Development Plan Map  
Amendment (Zone Change)

17EPC-40022 Site Development Plan for  
Subdivision

17EPC-40023 Site Development Plan for  
Building Permit

Consensus Planning, agent for Titan Development, Inc. requests the above actions for all or a portion of Lot 5-A-1C, El Rancho Atrisco Phase III, zoned R-D to SU-1 for C-1 Uses within the El Rancho Atrisco Phase III Sector Plan, located on the northeast corner of Unser Blvd. NW and Ladera Dr. NW, containing approximately 4 acres. (H-9)  
Staff Planner: Cheryl Somerfeldt

**A motion was made by Commissioner McCoy and  
Seconded by Commissioner Gonzalez that matter  
17EPC-40021 be approved based on findings and  
condition. The motion carried by the following vote:**

**For: 6 – McCoy, Mullen, Nicholls, Peck, Serrano and  
Gonzalez**

**A motion was made by Commissioner McCoy and  
Seconded by Commissioner Gonzalez that matter  
17EPC-40022 be approved based on findings and  
conditions. The motion carried by the following vote:**

**For: 6 – McCoy, Mullen, Nicholls, Peck, Serrano and  
Gonzalez**

**A motion was made by Commissioner McCoy and  
Seconded by Commissioner Gonzalez that matter  
17EPC-40023 be approved based on findings and  
conditions. The motion carried by the following vote:**

**For: 6 – McCoy, Mullen, Nicholls, Peck, Serrano and**

**Gonzalez**

**CHAIR HUDSON RETURNS**

**3. Project# 1004677**

17EPC-40027 Site Development Plan for Building Permit

Mullen Heller Architecture, agent for Country Club Partners, LLC, requests the above action for all or a portion of Lot 5, Country Club Plaza Subdivision, zoned SU-2 for CLD, located on Central Ave. SW between San Pasquale Ave. SW and Laguna Blvd. SW, containing approximately 1.65 acres. (J-13)

Staff Planner: Maggie Gould

**A motion was made by Commissioner Mullen and Seconded by Commissioner Nicholls that matter 17EPC-40027 be approved based on findings and conditions.**

**The motion carried by the following vote:**

**For: 7 – Hudson, McCoy, Mullen, Nicholls, Peck, Serrano and Gonzalez**

**5. Project# 1011292**

17EPC-40019 Sector Development Plan Map Amendment (Zone Change)  
17EPC-40020 Site Development Plan for Building Permit

Consensus Planning, agent for New Mexico Capital Partners, LLC, requests the above actions for all or a portion of Tracts 52A1A2, 52A1B, and 71, zoned S-MI to SU-2/SU-1 for S-MI and C-2 Uses, within the Sawmill-Wells Park Sector Development Plan, located on the southwest corner of 6th St. NW and Haines Ave. NW, containing approximately 2 acres. (H-14)

Staff Planner: Cheryl Somerfeldt

**A motion was made by Commissioner Nicholls and Seconded by Commissioner Peck that matter 17EPC-40019 be approved based on findings and condition. The**

**motion carried by the following vote:**

**For: 7 – Hudson, McCoy, Mullen, Nicholls, Peck, Serrano and Gonzalez**

**A motion was made by Commissioner Nicholls and Seconded by Commissioner Peck that matter 17EPC-40020 be approved based on findings and conditions.**

**The motion carried by the following vote:**

**For: 7 – Hudson, McCoy, Mullen, Nicholls, Peck, Serrano and Gonzalez**

**6. Project# 1010971**  
17EPC-40018 Site Development Plan Waiver –  
Wireless Telecommunications Facility

Christine Tucker, agent for Verizon Wireless, requests the above action for Tract I, re-division of Tract 1-A and Tract 1-B, division of Tract 1 of the division of lands of DRG Associates subdivision, zoned C-3, located on San Mateo Blvd. NE, between Academy Rd. NE and Osuna Rd. NE, containing approximately 2.1 acres. (E-18)  
Staff Planner: Catalina Lehner

**A motion was made by Commissioner Nicholls and Seconded by Commissioner McCoy that matter 17EPC-40018 be approved based on findings and conditions. The motion carried by the following vote:**

**For: 7 – Hudson, McCoy, Mullen, Nicholls, Peck, Serrano and Gonzalez**

**8. OTHER MATTERS:**

A. Approval of July 13, 2017 Action Summary Minutes

**A motion was made by Commissioner Peck and Seconded by Commissioner Serrano that this matter be approved with amendments. The motion carried by the following vote:**

**For: 7 – Hudson, McCoy, Mullen, Nicholls, Peck, Serrano and Gonzalez**

B. Discussion of EPC's Rules of Conduct

**Reviewed proposed changes.**

**Decided to advertise for action at the September 14, 2017 EPC Hearing.**

**9. ADJOURNED: 10:04 a.m.**