



ENVIRONMENTAL PLANNING COMMISSION AGENDA

**Thursday, August 8, 2019
8:30 a.m.**

**Plaza Del Sol Hearing Room, Lower Level
600 2nd Street NW**

MEMBERS

**Dan Serrano, Chair
David Shaffer, Vice Chair**

**Joseph Cruz
Richard Meadows
Derek Bohannan**

**Karen Hudson
Gary L. Eyster P.E. (Ret.)
Bill McCoy**

Robert Stetson

NOTE: A LUNCH BREAK AND/OR DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are also reviewed at the beginning of the hearing. Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at **924-3860**. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff – 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested. Applicants and members of the public with legal standing have a right to cross-examine other persons speaking per Rule B.13 of the EPC Rules of Conduct.**

All written materials – including petitions, legal analysis and other documents – should ordinarily be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing. Cross-examination of speakers is possible per EPC Rules of Conduct.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

Call to Order:

- A. Pledge of Allegiance
- B. Announcement of Changes and/or Additions to the Agenda
- C. Approval of Amended Agenda
- D. Swearing in of City Staff

1. Project #2019-002570 (1010286)

RZ-2019-00037 – Zoning Map Amendment
(Zone Change)

Strata Design, LLC, agent for Jesse Herron, requests the above action for all or a portion of Tract A, Plat of Lands of Charles B. Gonzales, zoned RM-H to MX-T, located at 1100 Bellamah Rd NW; and all or a portion of Tract B, Plat of Tracts A and B, Lands of Thomas Duran, zoned R-1A to MX-T, located at 1106 Belamah NW, between 11th St and 12th St NW, containing approximately 0.7 acres.
(J-13) Staff Planner: Cheryl Somerfeldt

2. Project #2019-002629 (1011232)

17EPC-40011 Zoning Map Amendment (Zone
Change)

Design Workshop Inc., agent for Garcia Auto Group, LLC, requests the above action for all or a portion of Tracts 224D3B, 225B2A1A1 & 226C2B, 225B2A1A2, 225B2B, 225B2C, 225B2D, 225B2E, 225B2F & 225B2A2, 225B2G, 225B2H, 225B2I, 226A, 227, 228, 232, 233A, 236-A, 236-B, and Land of J A Garcia Tract A, MRGCD Map #35, zoned M-1 and R-1 to C-2 and R-2, located North of I-40 and East of Rio Grande Blvd. between the Alameda Drain and Campbell Ditch, containing approximately 20 acres. (H-13)
Staff Planner: Russell Brito

3. Project #2019-002353

RZ-2019-00021 – Zoning Map Amendment
(Zone Change)

Joshua Skarsgard, agent for Land Development 8 LLC, requests the above action for Lot 3, Summary Plat of Lots 3, 4, 6, 8, 9, 10, 13 and 14, La Mirada Subdivision, zoned MX-T, to MX-L, located at 4201 Wyoming Blvd. NE, between Montgomery Blvd. NE and Comanche Rd. NE, containing approximately 0.85 acre. (G-19)
Staff Planner: Catalina Lehner (**Deferred FROM JUNE 13, 2019**)

4. Project #2019-002263

VA-2019-00107
Appeal of a determination by the Impact Fees
Administrator

Hunt & Davis PC, agent for Paul Allen Homes, requests the above action for an appeal of the Impact Fees Administrator's denial of a request for reimbursement of excess open space impact fee credits.
Staff: Tony Lloyd (**Deferred from May 9, 2019 Hearing**)

5. Project #2019-002264

VA-2019-00108
Appeal of a determination by the Impact Fees
Administrator

Hunt & Davis PC, agent for SLG Holdings, LLC, requests the above action for an appeal of the Impact Fees Administrator's denial of a request for reimbursement of excess open space impact fee credits.
Staff: Tony Lloyd (**Deferred from May 9, 2019 Hearing**)

6. OTHER MATTERS:

- a.** Approval of July 11, 2019 Action Summary Minutes
- b.** EPC Rules of Conduct: The Environmental Planning Commission (EPC) will consider, discuss, and take action on updates to the EPC Rules of Conduct of Business by the Environmental Planning Commisison. **(DEFERRED FROM March 14, 2019)**

7. ADJOURNED: