



**ENVIRONMENTAL PLANNING COMMISSION  
ACTION SUMMARY**

**Thursday, December 10, 2015  
8:30 a.m.**

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

**COMMISSIONER MEMBERS PRESENT:** Peter Nicholls, Chair  
Karen Hudson, Vice-Chair  
Bill McCoy  
James Peck  
Moises Gonzalez  
Victor Beserra  
Maia Mullen  
Moises Gonzalez  
Derek Bohannan

**COMMISSIONER MEMBERS ABSENT:**  
Dan Serrano

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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
- C. Approval of Amended Agenda
- D. Swearing in of City Staff

**FINAL ACTIONS**

**1. Project# 1003373**  
15EPC-40062 Amendment to Zone Map  
(Zone Change)  
15EPC-40063 Site Development for Building  
Permit  
15EPC-40064 Site Development for  
Subdivision

Consensus Planning, agent for Garrett Lee Studio, requests the above actions for all or a portion of lot S 100ft of lot 8, Alvarado Gardens Unit 1, zoned RA-2 to SU-1 for PRD, located on Rio Grande Blvd., between Candelaria and Campbell, containing approximately 1.24 acres. (G-13-Z)  
Staff Planner: Maggie Gould  
**A motion was made by Commissioner Bohannan and Seconded by Commissioner Gonzalez that matter 15EPC-**

**40062 be approved based on findings and condition. The motion carried by the following vote:**

**For: 8 Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck, Bohannon and Beserra**

**A motion was made by Commissioner Bohannon and Seconded by Commissioner Gonzalez that matter 15EPC-40064 be approved based on findings and conditions. The motion carried by the following vote:**

**For: 8 Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck, Bohannon and Beserra**

**A motion was made by Commissioner Bohannon and Seconded by Commissioner Gonzalez that matter 15EPC-40063 be approved based on findings and conditions. The motion carried by the following vote:**

**For: 8 Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck, Bohannon and Beserra**

**2. Project# 1004382**

15EPC-40066 Amendment to Site  
Development Plan for Building Permit  
15EPC-40067 Amendment to Zone Map (Zone  
Change)

Consensus Planning, agent for Kampgrounds of America, Inc., request the above actions for all or a portion of Tract A, K.O.A Subdivision, zoned SU-2/SU-1 for Overnight Trailer-Camper Facility to SU-2/SU-1 for Overnight Trailer-Camper Facility including Outdoor storage of Recreational Vehicles and Boats, located on Skyline between Paison and I-40, containing approximately 15.37 acres. (K-22-Z & L-22-Z)  
Staff Planner: Vicente Quevedo

**A motion was made by Commissioner Hudson and Seconded by Commissioner Bohannon that matter 15EPC-40067 be approved based on findings and condition. The motion carried by the following vote:**

**For: 8 Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck, Bohannon and Beserra**

**A motion was made by Commissioner Hudson and Seconded by Commissioner Bohannon that matter 15EPC-40066 be approved based on findings and conditions. The motion carried by the following vote:**

**For: 8 Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck, Bohannon and Beserra**

**3. Project# 1008519**

15EPC-40016 Site Development Plan for Building Permit

Garcia/Kramer & Associates, agents for Motoplex Real Estate, requests the above action for Tact A-1-C-1-A-3, a plat of Tracts A-1-C-1-A-2-A & A-1-C-1-A-3-A, Cryer Property, zoned SU-1 for C-3 & IP Uses, located at 4875 Pan American Freeway NE, between Office Blvd. NE and the North Diversion Channel, containing 1.5 acres. (F-17).  
Staff Planner: Catalina Lehner

**A motion was made by Commissioner Peck and Seconded by Commissioner Beserra that matter 15EPC-40016 be approved based on findings and conditions. The motion carried by the following vote:**

**For: 8 Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck, Bohannan and Beserra**

**4. Project# 1010649**

15EPC-40065 Amendment to Zone Map ( Zone Change)

Anderson Wahlen & Associates, agent for Miller Family Real Estate, requests the above action for all or a portion of lot 46A, block C, Summary Plat of Lots 45, 46, 47, portion of lot 49 & portion of 20 ft. alley vacated by V-81-2 2, Bosque Redondo Addition, zoned O-1, P to C-2, located on 909 Virginia Street NE, containing approximately 1 acre. (K-19)  
Staff Planner: Vicente Quevedo

**A motion was made by Commissioner Peck and Seconded by Commissioner Beserra that matter 15EPC-40065 be approved based on findings. The motion carried by the following vote:**

**For: 8 Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck, Bohannan and Beserra**

**COMMISSIONER BOHANNAN WAS  
RECUSED FOR THE AFTERNOON  
SESSION**

**5. Project# 1003275**  
15EPC-40068 Site Development Plan for  
Building Permit

Tierra West LLC, agent for Western Albuquerque Land Holdings LLC and Garrett Development Corporation, requests the above action for all or a portion of tract B-1, Heritage Market Place, zoned SU-2/SU-1 Planned Office Park & Commercial Development, located on Unser Blvd. between Ladera and Market, containing approximately 9 acres. (H & J-9) Staff Planner: Maggie Gould

**A motion was made by Commissioner Gonzalez and Seconded by Commissioner McCoy that matter 15EPC-40068 be continued to the January 7, 2015. The motion carried by the following vote:**

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

**6. Project# 1010650**  
15EPC-40069 Text Amendment to Sector  
Development Plan

City of Albuquerque Planning Department, agent for City of Albuquerque Council Services, requests the above action to amend the SU-2/CRZ Corridor Revitalization Zone in the Huning Highland Sector Development Plan to allow: 1) the sale of beer and wine for on-premise consumption for establishments with a small brewer's license or winegrower's license that are not restaurants, and 2) alcohol sales for off-premise consumption for establishments with a small brewer's license or winegrower's license as a conditional use. Staff Planner: Catalina Lehner

**A motion was made by Commissioner McCoy and Seconded by Commissioner Mullen that matter 15EPC-40069 be that this matter be forwarded to City Council with a recommendation of approval based on findings and conditions. The motion carried by the following vote:**

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

## COMMISSIONER MULLENS LEAVES

**7. Project# 1005517**  
15EPC-40021 Site Development Plan for  
Subdivision

Tierra West LLC, agent for Argus Jefferson Partners, LLC, requests the above action for Lots 2-A-1 and 2-A-2, Tract B, Plat of Lots 2-A-1 and 2-A-2, Envirco Tract (being a replat of Lot 2-A, Tract B), zoned M-1, located on Jefferson Street NE, between Osuna Road NE and Ellison Street NE, containing approximately 7.2 acres. (E-17)

Staff Planner: Catalina Lehner

**(DEFERRED FROM THE NOVEMBER 12, 2015 HEARING)**

**A motion was made by Commissioner McCoy and Seconded by Commissioner Peck that matter 15EPC-40021 be approved based on findings and conditions. The motion carried by the following vote:**

**For: 6 Nicholls, Hudson, Gonzalez, McCoy, Peck and Beserra**

## 8. OTHER MATTERS:

A. Approval of November 12, 2015 Action Summary/Minutes

**A motion was made by Commissioner Peck and Seconded by Commissioner Beserra that this matter be approved based on a correction made on spelling of last name of public speaker to Moises Gonzales. The motion carried by the following vote: For: 6 Nicholls, Hudson, Gonzalez, McCoy, Peck and Beserra**

## 9. ADJOURNED: 3:45 P.M.

**NOTE: For Notice of Decision please refer to <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>**