



**ENVIRONMENTAL PLANNING COMMISSION
AMENDED ACTION SUMMARY**

**Thursday, December 14, 2017
8:30 a.m.**

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

COMMISSIONER MEMBERS PRESENT: Karen Hudson, Chair
Derek Bohannon, Vice Chair
Bill McCoy
James Peck
Moises Gonzalez
Dan Serrano

COMMISSIONER MEMBERS ABSENT:
Maia Mullen
Peter Nicholls

- Call to Order: 8:32 A.M.**
A. Pledge of Allegiance
B. Announcement of Changes and/or Additions to the Agenda

DEFERRED TO JANUARY 11, 2018

6. Project# 1005280
17EPC-40064 Site Development Plan for
Building Permit

Martin Grummer Architect, agent for JMD McMahon, request the above action for all or a portion of Lots 6-A1, 9-A, 9-B, 9-C, 9-D, Plat of McMahon Marketplace, zoned SU-1 for C-1 uses and SU-1 for C-1 uses including grocery store with package liquor sales incidental to that use, restaurant with full-service liquor for on-premise consumption, located on McMahon Blvd. NW between Unser Blvd. NW and Fineland Dr. NW, containing approximately 7 acres. (A-11)
Staff Planner: Cheryl Somerfeldt

A motion was made by Commissioner Bohannon and Seconded by Commissioner Serrano that matter 17EPC-40064 be deferred based on findings. The motion carried by the following vote:

9. Project# 1011436
17EPC-40060 Zone Map Amendment
(Zone Change)

For: 6 – Hudson, Bohannan, McCoy, Peck, Serrano and Gonzalez

Stephen Caruso, agent for Martin L. Williams, requests the above action for Lot 48, Block 78, Snow Heights Addition and the southerly 22 feet vacated of Candelaria Rd. NE, zoned O-1, to C-1, located on Candelaria Rd. NE, between Juan Tabo Blvd. NE and Morris St. NE, containing approximately 0.27 acre.

(H-21) Staff Planner: Catalina Lehner

A motion was made by Commissioner Bohannan and Seconded by Commissioner Serrano that matter 17EPC-40060 be deferred based on findings. The motion carried by the following vote:

For: 6 - Hudson, Bohannan, McCoy, Peck, Serrano and Gonzalez

DEFERRED TO FEBRUARY 8, 2018

7. Project# 1005206
17EPC-40054 Sector Development Plan Map Amendment (zone change)
17EPC-40067 Site Development Plan for Building Permit

Steven and Kara Grant, request the above action for Lot 8, Lot 9 and the additional south seven feet and eight inches of Lot 7, and Lot 10, Block 24, Huning's Highlands Addition, zoned SU-2/MR, located on High St. NE, between Central Ave. NE and Dr. Martin Luther King, Jr. Ave. NE, containing approximately 0.6 acre. (K-14)

Staff Planner: Catalina Lehner

A motion was made by Commissioner Bohannan and Seconded by Commissioner Serrano that matter 17EPC-40054 & 17EPC-40067 be deferred based on findings. The motion carried by the following vote:

For: 6 - Hudson, Bohannan, McCoy, 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: 6 - Hudson, Bohannan, McCoy, Peck, Serrano and Gonzalez

D. Swearing in of Staff

FINAL ACTIONS

1. Project# 1000599

17EPC-40063 Master Plan/Sector Development
Plan Amendment

Consensus Planning, agent for Western Albuquerque Land Holdings, LLC requests the above action for the Westland Master Plan and Western Albuquerque Land Holdings Sector Plan (Westland Master Plan Appendix A) to include Northerly Portion Tracts 16-20, ROW 4, Unit A, West of Westland, Town of Atrisco Grant.

Staff Planner: Michael Vos

A motion was made by Commissioner Bohannon and Seconded by Commissioner Serrano that matter 17EPC-40063 be forwarded to City Council with recommendation of approval based on findings. The motion carried by the following vote:

For: 6 - Hudson, Bohannon, McCoy, Peck, Serrano and Gonzalez

2. Project# 1003458

17EPC-40061 Annexation
17EPC-40062 Sector Development Plan/Zone
Map Amendment (Zone Change/Establishment
of Zoning)

Consensus Planning, agent for Western Albuquerque Land Holdings, LLC requests the above actions for all or a portion of Northerly Portion Tracts 16-20, ROW 4, Unit A, West of Westland, Town of Atrisco Grant, zoned A-1 (Bernalillo County) to SU-2 Town Center, located north of Interstate 40 between Arroyo Vista Blvd (98th St) NW and 118th Street NW, containing approximately 12.3 acres. (K-8)

Staff Planner: Michael Vos

A motion was made by Commissioner Bohannon and Seconded by Commissioner McCoy that matter 17EPC-40061 be forwarded to City Council with a recommendation of approval based on findings. The motion carried by the following vote:

For: 6 - Hudson, Bohannon, McCoy, Peck, Serrano and Gonzalez

A motion was made by Commissioner Bohannon and Seconded by Commissioner McCoy that matter 17EPC-40062 be forwarded to City Council with a recommendation of approval based on findings. The motion carried by the following vote:

3. Project# 1000032
17EPC-40066 Site Development Plan for
Subdivision Amendment

For: 6 - Hudson, Bohannan, McCoy, Peck, Serrano and Gonzalez

Red Shamrock 4, LLC requests the above action for all or a portion of Lots 1-9, Coors Pavilion, zoned SU-3 for Mixed Use (O-1 & C-2 Uses), located on Coors Blvd. NW, between St. Josephs Dr. NW and Western Trail NW, containing approximately 21 acres. (G-11)
Staff Planner: Maggie Gould

A motion was made by Commissioner Peck and Seconded by Commissioner Serrano that matter 17EPC-40066 be approved based on findings. The motion carried by the following vote:

For: 6 - Hudson, Bohannan, McCoy, Peck, Serrano and Gonzalez

4. Project# 1008337
17EPC-40065 Zone Map Amendment
(Zone Change)

Consensus Planning, agent for Cornerstone Capital, LLC, requests the above action for all or a portion of Tracts 1A, 1B, 1C, and 2 through 5, Brunacini Industrial Park, zoned M-1 to C-2, located on the north side of Menaul Blvd. NE between Vassar Dr. NE and Richard Dr. NE, containing approximately 9.8 acres. (H-16)
Staff Planner: Cheryl Somerfeldt

A motion was made by Commissioner Bohannan and Seconded by Commissioner Peck that matter 17EPC-40065 be approved based on findings. The motion carried by the following vote:

For: 6 - Hudson, Bohannan, McCoy, Peck, Serrano and Gonzalez

**COMMISSIONER SERRANO LEAVES
FOR THE DAY**

5. Project# 1011435
17EPC-40058 Site Development Plan for
Subdivision
17EPC-40059 Site Development Plan for
Building Permit

Scott Anderson, agent for KIDZ Academy Preschool, LLC, requests the above actions for all or a portion of Lot A-1, Fineland Development, zoned SU-1 for C-1 uses, located on Crown Rd. NE and Fineland Dr. NW, containing approximately 4.3 acres. (A-11)
Staff Planner: Maggie Gould

A motion was made by Commissioner McCoy and Seconded by Commissioner Peck that matter 17EPC-40058 be approved based on findings and conditions. The motion carried by the following vote:

For: 5 - Hudson, Bohannan, McCoy, Peck and Gonzalez

A motion was made by Commissioner Bohannan and Seconded by Commissioner Peck that matter 17EPC-40059 be approved based on findings and conditions. The motion carried by the following vote:

For: 5 - Hudson, Bohannan, McCoy, Peck and Gonzalez

8. Project# 1000202
17EPC-40057 Site Development Plan for Building Permit Amendment

Treveston Elliot Architect, agent for Alamo Center, LLC, requests the above action for all or a portion of Alameda West Shopping Center Tracts A-D, E-1, E-2, Gas Company of NM and Gas Company of NM Easement, zoned SU-1 for C-2 Uses, located on Seven Bar Loop Rd. NW, between Coors Blvd. NW and Cottonwood Dr. NW, containing approximately 22.5 acres. (B-14)
Staff Planner: Maggie Gould

A motion was made by Commissioner Bohannan and Seconded by Commissioner Peck that matter 17EPC-40059 be approved based on findings and conditions. The motion carried by the following vote:

For: 5 - Hudson, Bohannan, McCoy, Peck and Gonzalez

10. Project# 1011363
17EPC-40042 Site Development Plan for Building Permit

Murphy Oil USA, Inc., agent for Murphy Oil USA Inc., requests the above action for all or a portion of Tract C-2, Seven Bar Ranch, zoned SU-1 for IP Uses, located on the northwest corner of NM Highway 528 NW and Cottonwood Dr. NW, containing approximately 1.25 acres. (A-14)
Staff Planner: Maggie Gould (**Deferred from 10/12/17**)

A motion was made by Commissioner McCoy and Seconded by Commissioner Bohannan that matter 17EPC-40042 be approved based on findings and conditions. The motion carried by the following vote:

For: 4 - Hudson, Bohannan, McCoy, and Peck

Against: 1 - Gonzalez

11. OTHER MATTERS:

A. Approval of October 12, 2017 Amended Action Summary Minutes

A motion was made by Commissioner Bohannan and Seconded by Commissioner McCoy that this matter be approved. The motion carried by the following vote:

For: 5 - Hudson, Bohannon, McCoy, Peck and Gonzalez

B. Approval of September 14, 2017 Second Amended Action Summary Minutes

DEFERRED TO January 11, 2017 Hearing

C. Approval of August 10, 2017 Second Amended Action Summary Minutes

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

For: 5 - Hudson, Bohannon, McCoy, Peck and Gonzalez

D. Approval of July 13, 2017 Third Amended Action Summary Minutes

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

For: 5 - Hudson, Bohannon, McCoy, Peck and Gonzalez

E. EPC Election of Officers – DEFERRED TO 1/11/18

12. ADJOURNED: 12:20 P.M.

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