



**ENVIRONMENTAL PLANNING COMMISSION  
ACTION SUMMARY**

**Thursday, June 9, 2016  
8:30 a.m.**

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

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

**COMMISSIONER MEMBERS ABSENT:**  
Dan Serrano

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**Call to Order: 8:30 A.M.**

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

**DEFERRED TO THE JULY 14, 2016  
HEARING**

**6. Project# 1001695**  
16EPC-40008 Site Development Plan for  
Building Permit

DAC Enterprises, Inc., agent for Firoz S. and Jabeen Vagh, requests the above action for Lots 31 and 32, Block 4, North Albuquerque Acres, Unit 3, zoned SU-2 for C-1, located on the NE corner of Signal Ave. and Louisiana Blvd., between Alameda Blvd. NE and Wilshire Ave. NE, containing approximately 1.5 acres. (C-19)  
Staff Planner: Catalina Lehner **(DEFERRED FROM APRIL 14, 2016 HEARING)**

**A motion was made by Commissioner Mullen and Seconded by Commissioner Bohannon that matter 16EPC-40008 be Deferred to the July 14, 2016 hearing. The motion carried by the following vote:**

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

D. Swearing in of Staff

C. Approval of Amended agenda

**A motion was made by Commissioner Bohannan and Seconded by Commissioner Mullen that amended agenda be approved. The motion carried by the following vote:**

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

**FINAL ACTIONS**

**1. Project #1000649**

16EPC-40023 Site Development Plan for Subdivision

Studio Southwest Architects, Inc., agent for Indian Pueblos Marketing, Inc., requests the above action for Tract A of the Plat for the United States Bureau of Land Management Survey of Town of Albuquerque Grant, Projected Sections 7 and 8 of Township 10 North, Range 3 East New Mexico Principal Meridian, zoned SU-1/C-2, SU-1/O-1 and C-1 Permissive Uses, and R-1, located on 12<sup>th</sup> St. NW between Menaul Blvd. NW and Indian School Rd., NW, containing approximately 47.3 acres. (H-13 & 14) Staff Planner: Catalina Lehner

**A motion was made by Commissioner Mullen and Seconded by Commissioner Gonzalez that matter 16EPC-40023 be forwarded to the City Council with a recommendation of approval based on findings and conditions. The motion carried by the following vote:**

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

**SEE ATTACHED TRANSCRIPT**

**2. Project #1000771**

16EPC-40007 Site Development Plan for Building Permit

RBA Architects, agent for Brad Allen, request the above action for all or a portion of Tract C, Cottonwood Pointe, zoned SU-1 for IP/C-2/R-2 Uses, located on Irving Blvd. and Eagle Ranch Rd., containing approximately 6.77 acres.

(B-13) Staff Planner: Maggie Gould **(DEFERRED FROM APRIL 14, 2016 HEARING)**

**A motion was made by Commissioner Nicholls and Seconded by Commissioner Peck that matter 16EPC-40007 be approved subject to the findings and conditions. The motion**

carried by the following vote:

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

**3. Project #1007017**

16EPC-40016 Site Development Plan for Building Permit  
16EPC-40017 Zone Map Amendment (Zone Change)

Jim Medley, Architect, agent for Sunport Park Hospitality, LLC/Yogash Kumar, requests the above actions for all or a portion of Lot 2-A-2, block 2 of Sunport Park, zoned IP to SU-1 for IP uses, located on 1401 Woodward Rd., between Transport St. and University, containing approximately 2.03 acres (M-15)  
Staff Planner: Maggie Gould (**DEFERRED FROM MAY 12, 2016 HEARING**)

**A motion was made by Commissioner Mullen and Seconded by Commissioner Peck that matter 16EPC-40017 be approved subject to the findings and condition. The motion carried by the following vote:**

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

**A motion was made by Commissioner Mullen and Seconded by Commissioner Beserra that matter 16EPC-40016 be approved subject to the findings and conditions. The motion carried by the following vote:**

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

**4. Project #1010546**

16EPC-40021 Site Development Plan for Building Permit Amendment

Modulus Architects, agent for Tecolote Resources, Inc., requests the above action for all or a portion of Tract A-2, Lands of Coogan & Walters & Southwestern Land Development Corp, together with Tracts B and C Milne Plaza Subdivision, and Tract A Lands of MRGCD Map 39, zoned C-2 (SC), located at the SW corner of Central Ave. SW and Atrisco Dr. NW, containing approximately 13 acres. (K-12)  
Staff Planner: Catalina Lehner (**DEFERRED FROM MAY 12, 2016 Hearing**)

**A motion was made by Commissioner Nicholls and Seconded by Commissioner Bohannan that matter 16EPC-40021 be approved subject to the findings and conditions. The motion carried by the following vote:**

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

**5. Project# 1010809**

Consensus Planning, agent for Albuquerque

16EPC-40020 Sector Development Plan Map Amendment (Zone Change)

Development, LLC, requests the above actions for all or a portion of Lots 31 and 32, Block 11, Tract 1, North Albuquerque Acres, Unit 3, zoned RD-3 DU/ACRE to RD-7 DU/7ACRE located on Glendale Ave. NE at Wyoming Blvd. NE, containing approximately 1.6 acres. (B-19)

Staff Planner: Maggie Gould (**DEFERRED FROM MAY 12, 2016 HEARING**)

**A motion was made by Commissioner Bohannon and Seconded by Commissioner McCoy that matter 15EPC-40020 be approved based on findings. The motion carried by the following vote:**

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

**7. Project# 1005131**

16EPC-40024 Sector Development Plan Map Amendment (Zone Change)

Bohannon Huston Inc., agent for City of Albuquerque, Fire Department/OMD, requests the above action for all or a portion of Lots 1, 2, and 3, Block 28, Huning Highland Addition, zoned SU-2/SU-1 for Fire Station to SU-2 / NCR, located on High Street, between Silver Ave., and Lead Ave., containing approximately 0.5 acre. (K-14)

Staff Planner: Vicente Quevedo

**A motion was made by Commissioner Nicholls and approved by Commissioner Peck that matter 16EPC-40024 be approved subject to the findings. The motion carried by the following vote:**

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

**B. Corrected Amended Agenda:**

**DEFERRED TO THE AUGUST 11, 2016 HEARING**

**6. Project# 1001695**

16EPC-40008 Site Development Plan for Building Permit

DAC Enterprises, Inc., agent for Firoz S. and Jabeen Vagh, requests the above action for Lots 31 and 32, Block 4, North Albuquerque Acres, Unit 3, zoned SU-2 for C-1, located on the NE corner of Signal Ave. and Louisiana Blvd., between Alameda Blvd. NE and Wilshire Ave. NE, containing approximately 1.5 acres. (C-19)

Staff Planner: Catalina Lehner (**DEFERRED FROM APRIL 14, 2016 HEARING**)

**A motion was made by Commissioner Mullen and Seconded by Commissioner Beserra that matter 16EPC-40008 be Deferred to the August 11, 2016 hearing. The motion carried by the following vote:**

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

**8. Project# 1001620**

16EPC-40025 Text Amendment to the Zoning Code

COA Planning Department, requests the above action to amend RO-1(§14-16-2-2), RA-1(§14-16-2-4) and RA-2 (§14-16-2-5) zones so that the minimum required acreage for a private commons development is consistent with the Private Commons Development regulations (§14-16-3-16). City-Wide. Staff Planner: Maggie Gould

**A motion was made by Commissioner Bohannan and Seconded by Commissioner Nicholls that matter 16EPC-40025 be forwarded to the City Council with a recommendation of approval based on findings. The motion carried by the following vote:**

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

**SEE ATTACHED TRANSCRIPT**

**9. OTHER MATTERS:**

- A.** Approval of April 14, 2016 Amended Action Summary Minutes – Verbatim Minutes for 1004675  
AC-16-6 included

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

**For: 8 Hudson, Nicholls, Peck, McCoy, Mullen, Beserra and Bohannan.  
Abstained: 1 Gonzalez**

- B.** Approval of May 12, 2016 Action Summary Minutes

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

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

**10. ADJOURNED: 12:12 p.m.**

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