



**ENVIRONMENTAL PLANNING COMMISSION
ACTION SUMMARY**

**Thursday, November 12, 2015
8:30 a.m.**

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

COMMISSIONER MEMBERS PRESENT:

- Peter Nicholls, Chair
- Karen Hudson, Vice-Chair
- Bill McCoy
- James Peck
- Moises Gonzalez
- Victor Beserra
- Maia Mullen
- Moises Gonzalez
- Dan Serrano
- Derek Bohannon

COMMISSIONER MEMBERS ABSENT:

Call to Order: 8:30 a.m.

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

The applicant requested a 30 day deferral to the December 12, 2015 EPC Hearing.

4. 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 July 9, 2015 hearing)

C. Approval of Amended Agenda

A motion was made by Commissioner Peck and Seconded by Commissioner McCoy to approve the amended agenda. The motion carried by the following vote:

For: 8 - Nicholls, Hudson, McCoy, Peck, Mullen, Hudson, Serrano and Beserra

D. Swearing in of City Staff

COMMISSIONER GONZALEZ ARRIVES

FINAL ACTIONS

1. Project# 1010581

15EPC-40045 Zone Map Amendment
(Zone Change)
15EPC-40046 Site Development Plan for
Building Permit

DAC Zoning & Land Use Services, agents for Longs Peaks, LLC requests the above actions for Tract A-1, Block L, Cenaroca Subdivision, zoned C-1 to SU-1 for C-1 Uses to include the Retail Sale of Beer and Wine for On and Off-Premises Consumption, located on Tramway Blvd. NE, between Cloudview Ave. NE/Encantado Rd. NE and Skyline Rd. NE, containing approximately 2.1 acres. (K-23)
Staff Planner: Catalina Lehner (RESCHEDULED FROM THE OCTOBER 8, 2015 HEARING)

A motion was made by Commissioner Mullen and Seconded by Commissioner Bohannon that matter 15EPC-40045 be approved based on findings and condition. The motion carried by the following vote:

For: 9 Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck, Bohannon, Serrano and Beserra

A motion was made by Commissioner Mullen and Seconded by Commissioner Bohannon that matter 15EPC-40046 be approved based on findings and conditions. The motion carried by the following vote:

For: 9 Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck, Bohannon, Serrano and Beserra

2. Project# 1006864

15EPC-40049 Site Development Plan for
Subdivision
15EPC-40050 Amendment to Site
Development Plan for Subdivision

Consensus Planning agent for Pulte Homes of New Mexico, Inc. requests the above actions for all or a portion of Tracts M and N-2-A-1, Watershed Subdivision, zoned SU-2 for PDA, located on Tierra Pintada Blvd. between Mirehaven Parkway and West Creek Place, containing approximately 72.9 acres. (H-8 & 9)
Staff Planner: Maggie Gould (RESCHEDULED FROM THE

OCTOBER 8, 2015 HEARING)

A motion was made by Commissioner Hudson and Seconded by Commissioner Peck that matter 15EPC-40049 be approved based on findings and conditions. The motion carried by the following vote:

For: 6 Nicholls, Hudson, McCoy, Peck, Bohannan, Serrano

Against: 3 Mullen, Beserra & Gonzalez

**COMMISSIONER BOHANNAN
RECUSES HIMSELF**

3. Project# 1010550
15EPC-40032 Site Development Plan for
Subdivision

Tierra West LLC, agent for W & M Company, requests the above action for all or a portion of Tract A-1 Redivision of Tract A (now comprising Tracts A1 & A2), Los Pastores Shopping Center, zoned C-2, located on Wyoming Blvd. NE, between Montgomery Blvd. NE and Osuna Rd. NE, containing approximately 5.8 acres. (F-19)

Staff Planner: Vicente Quevedo

(RESCHEDULED FROM THE OCTOBER 8, 2015 HEARING)

A motion was made by Commissioner Gonzalez and Seconded by Commissioner Peck this matter be continued to the January 14, 2014 EPC Hearing. The motion carried by the following vote:

For: 8 - Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck, Serrano and Beserra

**COMMISSIONER BOHANNAN
RETURNS**

5. Project# 1003675
15EPC-40048 Zone Map Amendment
(Zone Change)
15EPC-40047 Site Development Plan for
Building Permit

Dekker/Perich/Sabatini, agents for City of Albuquerque Family and Community Services, request the above actions for Tract C-8-B, Town of Atrisco Grant, Airport Unit, Lots 5 & 6 Torres Addition, and a vacated portion of Esperanza Drive NW, zoned R-1 to SU-1 for R-2 and Community Center Uses, located on Avalon Rd. NW, between 57th St. NW and 58th St. NW, containing approximately 3.8 acres. (K-11)

Staff Planner: Catalina Lehner (RESCHEDULED FROM THE OCTOBER 8, 2015 HEARING)

A motion was made by Commissioner Mullen and Seconded by Commissioner Beserra that matter 15EPC-40048 be approved based on findings and condition. The motion carried by the following vote:

For: 9 Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck, Bohannan, Serrano and Beserra

A motion was made by Commissioner Mullen and Seconded by Commissioner Beserra that matter 15EPC-40047 be approved based on findings and conditions. The motion carried by the following vote:

For: 9 Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck, Bohannan, Serrano and Beserra

6. Project# 1003450
15EPC-40029 Site Development Plan for
Building Permit Amendment

Cherry/See/Reames Architects P.C., agent for City of Albuquerque Police Department, requests the above action for all or a portion of Parcel 2-A Plat of Parcels 2-A & 2-B, Van Buren School Lands of Board of Education, zoned SU-1 for Police Substation, located on Louisiana Blvd. SE, between Kathryn Ave. and Continental Loop, containing approximately 1.8 acres. (L-19)
Staff Planner: Carol Toffaleti
(RESCHEDULED FROM THE OCTOBER 8, 2015 HEARING)

A motion was made by Commissioner Peck and Seconded by Commissioner Bohannan that this matter 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

Abstain: Serrano

**COMMISSIONER SERRANO LEFT FOR
AFTERNOON SESSION**

7. Project# 1003123
15EPC-40056 Sector Development Plan Map
Amendment (Zone Change)
15EPC-40060 Site Development Plan for
Building Permit

KPM LLC requests the above action for all or a portion of Tract 2, Plat of Tracts 1 & 2 Lands of Devereux & Watson, zoned SU-2 S-MI to SU-2/SU-1 S-MI to include beer and wine in association with restaurant or taproom, located on 5th Street NW, between Aspen NW, and Haynes NW, containing approximately 1.10 acres. (H-14)
Staff Planner: Vicente Quevedo

A motion was made by Commissioner Bohannon and Seconded by Commissioner McCoy that matter 15EPC-40056 be approved based on findings and condition. The motion carried by the following vote:

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

A motion was made by Commissioner Bohannon and Seconded by Commissioner Hudson that matter 15EPC-40060 be approved based on findings and conditions. The motion carried by the following vote:

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

8. Project# 1007786

15EPC-40053 Amendment to Zone Map
(Establish Zoning/Zone Change)
15EPC-40054 Site Development Plan Building
Permit
15EPC-40059 Site Development Plan for
Subdivision

DAC Enterprises, Inc agent for Joe Azar III, CCIM requests the above actions for all or a portion of Lots 2A, Indian Ridge Subdivision, zoned O-1 to SU-1 PRD, located on Menaul Boulevard NE, Between Deanna Street NE and Chelwood Park NE, containing approximately 1.73 acre(s). (H-22)

Staff Planner: Maggie Gould

A motion was made by Commissioner Hudson and Seconded by Commissioner Bohannon that matter 15EPC-40053 be approved based on findings and condition. The motion carried by the following vote:

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

A motion was made by Commissioner Hudson and Seconded by Commissioner Bohannon that matter 15EPC-40059 be approved based on findings and conditions. The motion carried by the following vote:

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

A motion was made by Commissioner Hudson and Seconded by Commissioner Bohannon that matter 15EPC-40054 be approved based on findings and condition. The motion carried by the following vote:

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

9. Project# 1010626

15EPC-40055 Site Development Plan Wavier –
Wireless Telecommunication Facility

Kevin Provance, Black & Reatch Corp., agent for Verizon Wireless request the above action for all or a portion of Lot P-1, Replat of Tract P, LA Reina De Las Altos, P-1 Replat of Tract P, La Reina De Los Altos, Unit 2, zoned C-1, located on Morris and Comanche NE, containing approximately .5125 acres. (G-21)

Staff Planner: Catalina Lehner

A motion was made by Commissioner Bohannan and Seconded by Commissioner Peck that this matter 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

10. Project# 1001620

15EPC-40057 Text Amendment to Subdivision
Ordinance

COA Planning Department, agent for COA City Council Services, request the referenced/ above action for Amending the Subdivision Ordinance section 14-14-5-12, to amend the alternative methods for construction of sidewalks, allowing for a deposit and agreement for completion of sidewalks in residential subdivisions. CITY WIDE

Staff Planner: Jack Cloud

A motion was made by Commissioner Peck and Seconded by Commissioner Bohannan 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: 8 Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck, Bohannan and Beserra

11. Project# 1001620

15EPC-40058 Text Amendment to Zoning
Code

COA Planning Department, agent for COA Council Services requests the above actions to amend the Zoning Code to add a definition for secondary dwelling units. CITY WIDE
(REMAND FROM CITY COUNCIL)

Staff Planner: Catalina Lehner

A motion was made by Commissioner Gonzalez and Seconded by Commissioner McCoy 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: 8 Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck, Bohannon and Beserra

13. OTHER MATTERS:

A. Approval of September 10, 2015 Action Summary/Minutes

A motion was made by Commissioner Peck and Seconded by Commissioner McCoy that this matter be approved based on a correction to item #5. Correcting motion vote - For: 5. The motion carried by the following vote:

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

14. ADJOURNED: 3:55 P.M.

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