



**ENVIRONMENTAL PLANNING COMMISSION
ACTION SUMMARY**

**Thursday, October 12, 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
James Peck
Bill McCoy
Dan Serrano
Moises Gonzalez
Peter Nicholls

COMMISSIONER MEMBERS ABSENT:
Maia Mullen

Call to Order: 8:30 a.m.

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

DEFERRED TO NOVEMBER 9, 2017

3. Project# 1011366
17EPC-40046 Site Development Plan for Building Permit
17EPC-40047 Zone Map Amendment (Zone Change)

Devin Cannady requests the above actions for Tract B-1, Plat of Tracts A-1 and B-1, Mariposa Square, zoned C-1, located on Ladera Dr. NW, between 72nd St. NW and Laurelwood Parkway NW, containing approximately 2 acres. (H-10)
Staff Planner: Catalina Lehner

A motion was made by Commissioner Bohannon and Seconded by Commissioner Peck that matter 17EPC-40046 & 40047 be deferred based on findings. The motion carried by the following vote:

For: 6 – Hudson, McCoy, Nicholls, Peck, Serrano and Bohannon

DEFERRED TO DECEMBER 14, 2017

5. 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

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

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

DEFERRED TO NOVEMBER 9, 2017

7. Project# 1011346
17EPC-40040 Zone Map Amendment
(Zone Change)

Modulus Architects, Inc, agent for STIF Seven-Bar, LLC, requests the above action for all or a portion of Tracts 3J and 3I, Black Ranch subdivision, zoned O-1 to C-1, located on the southeast corner of Valley View Dr. NW and Irving Blvd NW, east of Coors Blvd. NW, containing approximately 1.75 acres. (C-13) Staff Planner: Cheryl Somerfeldt (**DEFERRED FROM SEPTEMBER 14, 2017**)

A motion was made by Commissioner Bohannan and Seconded by Commissioner Serrano that matter 17EPC-40040 be deferred based on findings. The motion carried by the following vote:

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

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, McCoy, Nicholls, Peck, Serrano and Bohannan

D. Swearing in of Staff

COMMISSIONER GONZALEZ ARRIVES

FINAL ACTIONS

1. Project# 1004167

17EPC-40043 Site Development Plan for Building Permit

Wooten Engineering, agent for Jim Shull Jr. and Christen Shull, requests the above action for Lot 7-A, Bosque Plaza, zoned C-1 (SC), located on Coors Blvd. NW, between La Orilla Rd. NW and Bosque Plaza Lane NW, containing approximately 1 acre. (E-12)
Staff Planner: Catalina Lehner

A motion was made by Commissioner Nicholls and Seconded by Commissioner Peck that matter 17EPC-40043 be approved based on findings and condition. The motion carried by the following vote:

For: 7 – Hudson, McCoy, Mullen, Peck, Serrano and Bohannon, Nicholls and Gonzalez

2. Project# 1004167

17EPC-40048 Site Development Plan for Building Permit

Daniel Puzak, AIA, agent for Legacy Home Health, requests the above action for Lot 2, Bosque Plaza, zoned C-1 (SC), located on Coors Blvd. NW between La Orilla Rd. NW and Bosque Plaza Lane NW, containing approximately 2 acres. (E-12)
Staff Planner: Cheryl Somerfeldt

A motion was made by Commissioner Bohannon and Seconded by Commissioner McCoy that matter 17EPC-40048 be approved based on findings and condition. The motion carried by the following vote:

For: 7 – Hudson, McCoy, Mullen, Peck, Serrano and Bohannon, Nicholls and Gonzalez

4. Project# 1006602

17EPC-40044 Site Development Plan for Building Permit Amendment
17EPC-40045 Site Development Plan for Subdivision Amendment

Wooten Engineering, agent for Paseo 2010, LLC, requests the above actions for all or a portion of Parcels A, B, and C, Ventura Plaza, zoned SU-2/C-1, located on Ventura St. NE, between Paseo Del Norte Blvd. and Palomas Ave. NE, containing approximately 6 acres. (D-20)
Staff Planner: Michael Vos

A motion was made by Commissioner Bohannon and Seconded by Commissioner McCoy that matter 17EPC-40045 be approved based on findings and conditions. The motion carried by the following vote:

For: 7 – Hudson, McCoy, Gonzalez, Peck, Serrano, Nicholls and Bohannan

A motion was made by Commissioner Bohannan and Seconded by Commissioner McCoy that matter 17EPC-40044 be approved based on findings and conditions. The motion carried by the following vote:

For: 7 – Hudson, McCoy, Gonzalez, Peck, Serrano, Nicholls and Bohannan

6. Project# 1011337
17EPC-40031 Zone Map Amendment
(Zone Change)

SMPC Achitects, agents for Bestway Investments LLC, dba Fiesta Auto Group, requests the above action for: the vacated alley lying south of Lots A-1, A-D and the westerly 20 feet of Lot E, and north of Lot P-3, and the southern half of the alley north of Lot P-4; the vacated alley lying south of the easterly 5 feet of Lot E and all of Lots F-K; the vacated alley south of and adjacent to Lot K-1; Lot P-3; and Lot P-4 of Block 14, Del Norte Subdivision of Williamson's Replat, zoned P to C-2, located on Lomas Blvd. NE, east of Louisiana Blvd. NE, between Chama St. NE and Grove St. NE, containing approximately 0.7 acre. (K-19)
Staff Planner: Catalina Lehner **(DEFERRED FROM SEPTEMBER 14, 2017)**

A motion was made by Commissioner Nicholls and Seconded by Commissioner Peck that matter 17EPC-40031 be approved based on findings. The motion carried by the following vote:

For: 7 – Hudson, McCoy, Gonzalez, Peck, Serrano, Nicholls and Bohannan

8. Project# 1011354
17EPC-40034 Site Development Plan for
Subdivision

High Mesa Consulting Group, agent for Mark 3S Inc., requests the above action for Lot 6 and Lot 7, Block 20, Unit 3, Tract 3, North Albuquerque Acres, zoned SU-2/Mixed Use, located on Holly Ave. NE, between Ventura St. NE, and Holbrook St. NE, containing approximately 1.8 acres. (C-20)
Staff Planner: Catalina Lehner
(DEFERRED FROM SEPTEMBER 14, 2017)

A motion was made by Commissioner Nicholls and Seconded by Commissioner Peck that matter 17EPC-40034 be approved based on findings. The motion carried by the following vote:

For: 7 – Hudson, McCoy, Gonzalez, Peck, Serrano, Nicholls and Bohannan

9. Project# 1011247
17EPC-40014 Sector Development Plan Map
Amendment (Zone Change)

Garcia/Kraemer & Associates, agent for Community Dental Services Inc. requests the above actions for all or a portion of Tracts 310, 307B, 308A, and 308B zoned SU-2 MR to SU-2 LCR located on the east side of Williams Street south of Thaxton Avenue SE and north of Gerald Avenue SE, containing approximately 1.4 acres. (L-14) **(DEFERRED FROM JULY 13, 2017)** Staff Planner: Cheryl Somerfeldt

A motion was made by Commissioner McCoy and Seconded by Commissioner Gonzalez that matter 17EPC-40014 be approved based on findings and conditions. The motion carried by the following vote:

For: 5 – McCoy, Gonzalez, Peck, Nicholls and Bohannan

Against: 2 – Hudson & Serrano

10. OTHER MATTERS:

A. Approval of September 14, 2017 Action Summary Minutes

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: 6 – Hudson, McCoy, Bohannan, Nicholls, Peck, and Serrano
Abstained: 1 - Gonzalez

11. ADJOURNED: 12:14 p.m.

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