



**ENVIRONMENTAL PLANNING COMMISSION  
ACTION SUMMARY**

**Thursday, September 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

**COMMISSIONER MEMBERS ABSENT:**  
Commissioner Bohannan

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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

**The applicant requested a 30 day deferral to the October 8, 2015 EPC Hearing for each of the following cases:**

**7. 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

**9. Project# 1005517**

15EPC-40021 Site 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

C. Approval of Amended Agenda

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

**For: 6 - Nicholls, Hudson, McCoy, Peck, Mullen and Beserra**

D. Swearing in of City Staff

**FINAL ACTIONS**

**1. Project# 1009178**

15EPC-40035 Site Development Plan for Subdivision

Myers, McCready & Myers, PC, agents for RTR, LLC requests the above action for Lots 1-P1 thru 39-P1, Tiburon Heights Subdivision, zoned SU-2/VCLL, located on Petirrojo Rd. NW, between Kimmick Dr. NW and Compass Dr. NW, containing approximately 8 acres. (D-10)  
Staff Planner: Catalina Lehner

**COMMISSIONER GONZALEZ  
ARRIVES**

**A motion was made by Commissioner Mullen and Seconded by Commissioner Peck that this matter be denied based on findings. The motion carried by the following vote:**

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

**2. Project# 1010536**

15EPC-40034 Sector Development Plan Map Amendment (Zone Change)  
15EPC-40036 Text Amendment to Sector Development Plan  
15EPC-40037 Site Development Plan for Building Permit  
15EPC-40038 Site Development Plan for Subdivision

Consensus Planning, agent for City of Albuquerque Parks and Recreation Department, requests the above actions for all or a portion of Parcels C-2-A, C-3-A and C-3-C, Westland North, zoned SU-2 for Town Center Village to SU-2/SU-1 for Regional Sports Complex, located south of Arroyo Vista Boulevard, north of Ladera Drive and east of 118<sup>th</sup> Street, containing approximately 81.35 acres. (J-7, J-8)  
Staff Planner: Vicente Quevedo

**A motion was made by Commissioner Mullen and Seconded by Commissioner Peck that matter 15EPC-40034 & 15EPC-40036 be forwarded with a recommendation of approval to the City Council based on findings and conditions. The motion carried by the following vote:**

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

**A motion was made by Commissioner Mullen and Seconded by Commissioner Beserra that matter 15EPC-40037 be approved based on findings and conditions. The motion carried by the following vote:**

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

**A motion was made by Commissioner Mullen and Seconded by Commissioner Peck that matter 15EPC-40038 be approved based on findings and conditions. The motion carried by the following vote:**

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

**3. Project# 1010551**

15EPC-40039 Zone Map Amendment  
(Zone Change)  
15EPC-40041 Site Development Plan  
For Building Permit

Myers, McCready & Myers, PC, agents for Deemer Properties NM, LLC, requests the above actions for Tract 2A, Westgate Mobile Home Park, zoned R-T to SU-1 for C-2 Conditional and Permissive Uses, located on 98th St. SW, between Tower Rd. SW, and DeVargas Rd. SW, containing approximately 14.5 acres. (L-9)  
Staff Planner: Catalina Lehner

**A motion was made by Commissioner Hudson and Seconded by Commissioner McCoy that matter 15EPC-40039 & 15EPC-40041 be forwarded with a recommendation of approval to the City Council based on findings and conditions. The motions carried by the following vote:**

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

**4. Project# 1003478**

15EPC-40040 Site Development Plan for  
Building Permit

Dekker/Perich/Sabatini, agent for CURB INC requests the above action for all or a portion of Tract 8, (Previously Tract A), Unit 5, (previously Unit 4) Avalon Subdivision, zoned SU-1 for R-2 Uses, located on 90<sup>TH</sup> Street NW, between Bluewater Road NW and Los Volcanes Road NW, containing approximately 10 acres. (K-9)  
Staff Planner: Maggie Gould

**A motion was made by Commissioner Hudson and Seconded by Commissioner Peck that this matter be**

**approved based on findings and conditions. The motion carried by the following vote:**

**For: 6 - Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck**

**Against: 1 - Beserra**

**5. Project# 1010520**

15EPC-40023 Sector Development Plan Map Amendment (Zone Change)

DAC Zoning & Land Use Services, agent for Abbas Akhil, requests the above action for Fire Station Site #19, City of Albuquerque, zoned SU-2/O-1 to R-D 7 DU/acre, located on Louisiana Blvd. NE, between Wilshire Ave. NE and Signal Ave. NE, containing approximately 1.5 acres. (C-19)  
Staff Planner: Catalina Lehner

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

**For: 7 - Nicholls, Gonzalez, McCoy, Peck, Beserra,**

**6. Project# 1010521**

15EPC-40024 Sector Development Plan Map Amendment (Zone Change)

DAC Zoning & Land Use Services, agent for Shakeel Rizvi dba Nazish LLC, requests the above action for Lot 12, Block 3, Tract 2, Unit 3, North Albuquerque Acres, zoned SU-2/O-1 to R-D 6 DU/acre, located on Oakland Ave. NE, between Eagle Rock Ave. NE and Alameda Blvd. NE, containing approximately 1 acre. (C-19)  
Staff Planner: Catalina Lehner

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

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

**COMMISSIONER MULLEN'S LEAVES**

**8. Project# 1000420**

15EPC-40033 Zone Map Amendment (Zone Change)

15EPC-40044 Site Development Plan for Building Permit Amendment

Answers Inc. agent for Panera Bread, LLC requests the above actions for all or a portion of Tract K-1-A Plat of Tracts J-1-A-1, J-1-B-1 & K-1-A The 25, zoned IP to SU-1 IP Uses to include a Restaurant with Drive Thru, located on The 25 Way NE between The 25 Way NE and Jefferson St. NE, containing approximately 2 acres. (F-17)  
Staff Planner: Maggie Gould

**A motion was made by Commissioner Hudson and Seconded by Commissioner Beserra that this matter be Approved based on findings and conditions. The motion carried by the following vote:**

**For: 5 - Nicholls, Hudson, McCoy, Peck and Beserra**

**Against: 1 - Gonzalez**

**10. OTHER MATTERS:**

**A. Approval of August 13, 2015 Action Summary/Minutes**

**A motion was made by Commissioner Hudson and Seconded by Commissioner Gonzalez that this matter be approved based on a correction to item #6. Correcting motion vote - For: 6. The motion carried by the following vote:**

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

**B. Project #1003450, 15EPC-40029 - APD SE Substation. Request to reschedule the continuance from the November 12, 2015 EPC Hearing to the October 8, 2015 EPC hearing.**

**A motion was made by Commissioner Peck and Seconded by Commissioner Beserra that this matter be rescheduled to the October 8, 2015 EPC Hearing. The motion carried by the following vote:**

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

**11. ADJOURNED: 1:25 P.M.**

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