



**DEVELOPMENT HEARING OFFICER
Action Sheet Minutes**

December 18, 2024

Robert Lucero - Development Hearing Officer

Staff

Jolene Wolfley - Associate Planning Director

Jay Rodenbeck – Development Services Planning Manager

Angela Gomez - Hearing Monitor

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1. [PR-2021-005479](#)
SD-2024-00116 – PRELIMINARY/FINAL
PLAT

*SKETCH 4-17-24 (DFT)
IDO – 2022*

CSI – CARTESIAN SURVEYS, INC. agent for **SLN PROPERTIES LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 1-7, 17, 18, AND "X", BLOCK 7, WAGGONMAN-DENISON ADDITION** zoned **MX-H and MX-M**, located at **9307 CENTRAL AVE NE between GENERAL CHENNAULT ST NE and GENERAL PATCH ST NE** containing approximately **1.0293** acre(s). **(K-20)** *[Deferred from 7/17/24, 7/31/24X, 10/30/24w]*

PROPERTY OWNERS: Sinh Nguyen

REQUEST: Lot consolidation from 10 existing lots to one new lot, dedicate right-of-way to both frontages. Property has two existing commercial buildings with different MX zoning types. Will seek zone map amendment to unify.

FEBRUARY 26TH, 2025.

2. [PR-2022-007645](#)
**SD-2024-00165 – VACATION OF PUBLIC
EASEMENT**
**SD-2024-00164 – PRELIMINARY/FINAL
PLAT**
SKETCH PLAT 9-18-24 (DFT)
IDO - 2023

CSI – CARTESIAN SURVEYS, INC. agent for GDCLV, LLC requests the aforementioned action(s) for all or a portion of: **LOTS 2-A THRU 2-C, TRACT S-1, UNIT 2, ATRISCO BUSINESS PARK** zoned **NR-BP** located at **7401 LOS VOLCANES RD NW between BEN E. KEITH WAY NW and AIRPORT DR NW** containing approximately **11.0992** acre(s).
(J-10) *[Deferred from 12/4/24L]*

PROPERTY OWNERS: GDCLV LLC ATTN: GERALD LUCERO
REQUEST: Minor Subdivision to vacate public easement for water and sewer, regranting against western side of three existing lots

The Vacation of Public Easement is approved as the public welfare does not require that the easement be retained and there is no convincing evidence that any substantial property right is abridged by this vacation.

The Preliminary/Final Plat actions are approved with the following conditions:

Water Authority:

- Confirmation, prior to signature, that the easement is adequate with the proposed new waterline layout. If additional easement is necessary, additional easement will be added to the plat to provide a sufficient easement for both of the newly installed public water and public sanitary sewer infrastructure as discussed.

Planning:

- The application number must be added to the Plat.
- AGIS DXF file must be provided prior to final sign-off of the plat.
- The date of the DHO approval shall be recorded on the Plat
- An administrative amendment must be filed to amend the landscaping plan to ensure plant materials are not conflicting with the waterline

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3. [PR-2023-008674](#)
SD-2024-00163 – FINAL PLAT
IDO - 2022

TIERRA WEST, LLC agent for BUTTERFLY HOLDINGS LLC requests the aforementioned action(s) for all or a portion of: **NE Corner Tr 310; The N'ly Ports of TS 308, 309 & 310; Tr Comprising Por TR 310, UNIT 8 ATRISCO GRANT** zoned **MX-T**, located at **5720 MIAMI RD NW** containing approximately **5.4683** acre(s). **(H-11)** *[Deferred from 12/4/24L]*

PROPERTY OWNERS: BUTTERFLY HOLDINGS LLC

REQUEST: Final Plat For Playa Del Sur

DEFERRED TO JANUARY 8TH, 2025.

Other Matters:

ADJOURN