



**DEVELOPMENT HEARING OFFICER  
Action Sheet Minutes**

**July 17, 2024**

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***Robert Lucero - Development Hearing Officer  
Brennon Williams – Development Hearing Officer  
Matt Meyers – 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-2022-007299](#)

SD-2024-00113 – PRELIMINARY/FINAL

PLAT

IDO – 2022

SKETCH 9-28-22 (DRB)

CSI - CARTESIAN SURVEYS INC. agent for BRUNACINI DEVELOPMENT requests the aforementioned action(s) for all or a portion of: TRACT I, TRACTS 54 & 55, COORS PLAZA; TOWN OF ATRISCO GRANT zoned NR-C, located at 7226 CENTRAL AVE SW between AMANDA ST SW and 7<sup>TH</sup> ST SW containing approximately 13.2493 acre(s). (K-10) [Deferred from 6/26/24L]

**PROPERTY OWNERS:** SKYVIEW WEST INDUSTRIAL PARK LLC  
**REQUEST:** Create Two New Tracts From Three Existing Tracts. Plat Grants Cross-Lot Drainage Easement [15]. This Action Is Paired With An Expected Site Plan Application From Tierra West - Provided Infrastructure List Tied To That Action

**The Preliminary/Final Plat was approved with the following conditions:**

**Water Authority:**

- Pro Rata must be paid prior to signature
- Verification that standard note discussing sizing of infrastructure is included on the plat

**Planning:**

- Project and Application numbers must be added to the plat and Infrastructure list prior to final sign-off
- AGIS DXF files and proof of approval must be provided
- Date of DHO approval shall be recorded on the plat per 6-6(L)(2)(d)(7) of the IDO
- Drainage Ponds must meet Standard Specification 1013 or better
- Plat signatures to be updated and resubmitted
- A copy of the recorded Infrastructure Improvements agreement with financial guarantee

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2. [PR-2021-005479](#)  
[SD-2024-00116](#) – PRELIMINARY/FINAL  
PLAT  
IDO – 2022  
SKETCH 4-17-24 (DFT)

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)**

**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.

**DEFERRED TO JULY 31<sup>ST</sup>, 2024.**

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3. [PR-2024-009768](#)  
[SD-2024-00117](#) - PRELIMINARY/FINAL  
PLAT  
IDO – 2022  
SKETCH 4-17-24 (DFT)

BOHANNAN HUSTON, INC. agent for RICHARD MENDEZ requests the aforementioned action(s) for all or a portion of: **LOTS 3 AND 4, BLOCK 1, LANDS OF ATRISCO GRANT** zoned **NR-LM**, located at **10100 CENTRAL AVE SW between CENTRAL AVE SW and 98<sup>TH</sup> ST SW** containing approximately **8.8687** acre(s). **(L-08, L-09)**

**PROPERTY OWNERS:** RICHARD MENDEZ

**REQUEST:** CONSOLIDATE 2 LOTS INTO ONE NEW LOT

**The Preliminary/Final Plat was approved with the following conditions:**

**Water Authority:**

- Standard note regarding sizing of infrastructure shall be included on the plat prior to final signature

**Planning:**

- A recorded Infrastructure Improvements Agreement (IIA) with financial guarantee must to be submitted prior to final sign-off of the plat
- The application number must be added to the Final Plat
- AGIS DXF files and proof of approval must be provided
- Date of DHO approval shall be recorded on the Final Plat per 6-6(L)(2)(d)(7) of the IDO

**Transportation:**

- Confirmation that Right-of-Way along Central is wide enough to accommodate sidewalk and landscape buffer

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4. [PR-2018-001579](#)  
**SD-2024-00179** – VACATION OF PRIVATE  
EASEMENT  
**SD-2024-00118**– MINOR AMENDMENT TO  
PRELIMINARY/FINAL PLAT  
*IDO – 2022*  
*SKETCH 10-18-23 (DFT)*

**HUITT-ZOLLARS, INC. | SCOTT EDDINGS** agent for **WINROCK PARTNERS, LLC** requests the aforementioned action(s) for all or a portion of: **E-1-A, WINROCK CENTER ADDITION** zoned **MX-M**, located at **7500 INDIAN SCHOOL RD between PENNSYLVANIA and WINROCK LOOP** containing approximately **3.847** acre(s). **(J-19)**

**PROPERTY OWNERS:** Winrock Partners, LLC

**REQUEST:** Vacate existing private access easement and rename Parcel to E-1-A-1

The vacation of private easement is approved because the public welfare does not require that the easement be retained and there is no convincing evidence that any substantial property is abridged by this vacation with the condition that the companion minor Amendment to Preliminary Plat is satisfied.

The Minor Amendment is approved having met the conditions of the IDO as read into the record by the DHO.

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5.

[PR-2018-001579](#)

[SD-2024-00112](#) – PRELIMINARY/FINAL  
PLAT

IDO – 2022

SKETCH 10-18-23 (DFT)

SCOTT EDDINGS, P.E. | HUITT-ZOLLARS, INC. agent for WINROCK PARTNERS, LLC requests the aforementioned action(s) for all or a portion of: **TRACT E-1-A, WINROCK CENTER ADDITION** zoned **MX-M**, located at **7500 INDIAN SCHOOL RD NE between PENNSYLVANIA ST NE and WINROCK LOOP** containing approximately **3.3847** acre(s). **(J-19)** [Deferred from 6/26/24]

**PROPERTY OWNERS:** WINROCK LOFTS LLC

**REQUEST:** ADD APPROVED VACATION OF PUBLIC ACCESS EASEMENT AND GRANTING PUBLIC SIDEWALK EASEMENT

**The preliminary/final plat was approved with the following conditions:**

**Water Authority:**

- Add recording information for the existing waterline easement and make a clear delineation between the proposed waterline easement and existing waterline easement

**Planning:**

- Conditions of approval for the Site Plan Amendment – DRB for PR-2018-001579 / SI-2020-01477 must be met/addressed
  - Project and application numbers for the Preliminary/Plat for PR-2018-001579 / SD-2024-00112 must be corrected
  - The Preliminary/Final Plat for PR-2018-001579 / SD-2024-00112 must be renamed from “Parcel E-1-A” to accommodate the amended Preliminary/Final Plat for PR-2018-001579 / SD-2024-00118
  - New utility, AMAFCA, and City Surveyor signatures must be obtained on the amended Preliminary/Final Plat for PR-2018-001579 / SD-2024-00118 prior to final sign-off of the Plat
  - AGIS DXF files and proof of approval must be provided
  - The date of the DHO approval shall be recorded on the Plats per 6-6(L)(2)(d)(7) of the IDO
  - A recorded copy of the amended Preliminary/Final Plat for PR-2018-001579 / SD-2024-00118 must be submitted prior to the final sign-off of the Preliminary/Final Plat for PR-2018-001579 / SD-2024-00112
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**Other Matters: None**

**ADJOURNED**