



DEVELOPMENT REVIEW BOARD

Action Sheet Minutes

ONLINE ZOOM MEETING

March 15, 2023

Jolene Wolfley..... DRB Chair
Ernest Armijo..... Transportation
David Gutierrez..... Water Authority
Tiequan Chen.....Hydrology
Jeff Palmer.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Administrative Assistant

MAJOR CASES

1. PR-2020-004596
SD-2022-00212 – PRELIMINARY PLAT
SKETCH PLAT 1-11-23
IDO - 2021

HUITT-ZOLLARS, INC. | DONALD DUNEMAN agent for ISSA RABADI requests the aforementioned action(s) for all or a portion of: LOT 1 BLOCK 8, VOLCANO CLIFFS SUBDIVISION zoned MX-L, located on UNIVERSE BLVD NW between PEREZOSO TR NW and ROSA PARKS RD NW containing approximately 30.126 acre(s). (D-10) [Deferred from 1/18/23, 2/15/23, 3/1/23]

PROPERTY OWNERS: RABADI ISSA & NANCY
REQUEST: 30 ACRE DEVELOPMENT TO INCLUDE 162 TOWNHOME LOTS, 2 MULTI-FAMILY RESIDENTIAL LOTS WITH 196 APARTMENT UNITS AND 2 COMMERCIAL LOTS WITH A TOTAL OF APPROXIMATELY 29,000 SQUARE FEET OF BUILDING SPACE

DEFERRED TO MARCH 29TH, 2023.

2. **PR-2022-007875**
SI-2022-02109 – SITE PLAN
IDO - 2021

DEVELOPMENT MANAGING CONSULTANTS agent for **BETA INVESTMENTS LLC** requests the aforementioned action(s) for all or a portion of: **LOT 1, VOLCANO CLIFFS SUBDIVISION** zoned **R-ML**, located on **ROSA PARKS** between **KIMMICK** and **VALIENTE** containing approximately **3.24** acre(s). **(C-11)** *[Deferred from 12/7/22, 1/11/23, 1/18/23, 2/15/23]*

PROPERTY OWNERS: BETA INVESTMENTS LLC
REQUEST: MULTI-FAMILY TOWNHOME COMMUNITY

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON MARCH 15TH, 2023 THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO THE WATER AUTHORITY FOR THE DEVELOPMENT AGREEMENT TO BE COMPLETED AND APPROVED/EXECUTED WITH THE UNDERSTANDING THAT IF DENIED, THE APPLICATION SHALL BE REVISED. PARKS AND RECREATION ACCEPTS DELEGATION FOR PLANT SELECTION WHICH IS SUBJECT TO APPROVAL BY THE OPEN SPACE SUPERINTENDENT PER IDO SUB-SECTION 5-2(J)2(A) AND 5-2(J)1(B)1, AND FOR TRAIL LISTINGS ON THE INFRASTRUCTURE LIST ON LINES 3 AND 7 TO BE REVISED TO STATE “PAVED TRAIL.” PLANNING ACCEPTS DELEGATION FOR NOTES TO BE ADDED TO THE SITE PLAN TO SHOW DRB APPROVAL OF SETBACK DEVIATIONS FOR ROSA PARKS AND VALIENTE, FOR HEIGHT MODIFICATION ON SITE PLAN TO 26 FT, AND TO PROVIDE CALCULATIONS FOR THE REQUIREMENT FOR 50% OF THE SECOND STORY BUILDING FOOTPRINT, TO VERIFY SCREENING OF ROOF-MOUNTED EQUIPMENT, TO MAKE CHANGES IDENTIFIED IN THE MEETING BY ADDING “USABLE” FOR THE OPEN SPACE CALCULATION AND “NET LOT” FOR THE LANDSCAPING CALCULATION, FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT PRIOR TO FINAL SIGN-OFF, AND A RE-PLAT OF THE SUBJECT PARCEL TO BE PROVIDED AND APPROVED PRIOR TO FINAL SIGN OFF BY THE DRB CHAIR.

MINOR CASES

3. [PR-2022-006146](#)
[SD-2022-00206](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 11-3-21
IDO - 2021

ARCH + PLAN LAND USE CONSULTANTS agent for SUNPORT STORAGE LLC requests the aforementioned action(s) for all or a portion of: **LOTS 5, 6, 7, 12 & 13, BLOCK 14, CLAYTON HEIGHTS** zoned **MX-M**, located at **1824 BUENA VISTA SE between ROSS AVE and GIBSON BLVD** containing approximately **0.7174** acre(s). **(L-15)** [Deferred from 12/14/22, 1/11/23, 2/1/22]

PROPERTY OWNERS: SUNPORT STORAGE LLC
REQUEST: LOT CONSOLIDATION FOR 5 LOTS INTO 2 LOTS

DEFERRED TO MARCH 29TH, 2023.

4. [PR-2022-007324](#)
[SD-2022-00203](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 7-20-22
IDO - 2021

ARCH + PLAN LAND USE CONSULTANTS agent for VIA REAL ESTATE LLC requests the aforementioned action(s) for all or a portion of: **BLOCK 4, TRACTION PARK & CITY ELECTRIC ADDITION** zoned **MX-M**, located at **2100 & 2124 CENTRAL SW between RIO GRANDE BLVD and CLAYTON ST** containing approximately **1.0665** acre(s). **(J-13)** [Deferred from 12/14/22, 1/18/22, 2/15/22]

PROPERTY OWNERS: VIA REAL ESTATE LLC
REQUEST: REPLAT & CREATE 2 LOTS FROM EXISTING UNPLATTED TRACTS

DEFERRED TO MARCH 29TH, 2023.

Other Matters: None

Action Sheet Minutes were approved for March 1, 2023

DRB Member Signing Session for Approved Cases

ADJOURNED