



**ENVIRONMENTAL PLANNING COMMISSION
ACTION SUMMARY**

**Thursday, April 13, 2017
8:30 a.m.**

**Plaza Del Sol Hearing Room, Lower Level
600 2nd Street NW**

COMMISSIONER MEMBERS PRESENT: Karen Hudson, Chair
Bill McCoy
Dan Serrano
Maia Mullen
Peter Nicholls
Moises Gonzalez

COMMISSIONER MEMBERS ABSENT:
James Peck
Derek Bohannon, Vice Chair

- Call to Order: 8:32 a.m.**
A. Pledge of Allegiance
B. Announcement of Changes and/or Additions to the Agenda

**DEFERRED TO THE MAY 11, 2017
HEARING**

3. Project# 1006864
17EPC-40004 Site Development Plan for
Subdivision Amendment

Consensus Planning, agent for Pulte Group, requests the above action for all or a portion of Lots 63, 64, 66, and 67 of Del Webb @ Mirehaven Phase 2A subdivision and future Lots 108, 109, and 116 of Del Webb@ Mirehaven Phase 2B subdivision (currently a portion of Tract M1, Watershed Subdivision). To request Exceptions to the Height Restrictions per the Northwest Mesa Escarpment Plan, containing approximately 47.05 acres. (H-08-Z & H-09-Z)
Staff Planner: Maggie Gould

**A motion was made by Commissioner McCoy and
Seconded by Commissioner Serrano to approve the
deferral based on the letter from applicant as the findings.**

The motion carried by the following vote:

For: 6 - McCoy, Serrano, Mullen, Nicholls, Gonzalez and Hudson

5. Project# 1010582
16EPC-40077 Zone Map Amendment (Zone Change)
16EPC-40078 Site Development Plan for Building Permit

Wilson and Company, Inc., agent for City of Albuquerque, Department of Municipal Development, requests the above actions for all or a portion of northerly portion of Tract 107B1A1, Tract 107B1A1 excluding portion to right-of-way & excluding a northerly portion, Tract 107B1A2 excluding portion to right-of-way, Tract in the SW corner-Tract 107B1B, Tract 108A3A1A, Tract 108A3A1B, and Tract 108A3B, Tracts 108A1A2B1B & 108A1A2B2, Tract 108A1A2B1A, Tract 107B2A2 excluding portion to the right-of-way, Tract 107B2A1 excluding portion to the right-of-way, MRGCD MAP #33, zoned M-1 to SU-1 for M-1, Solid Waste Transfer Station and Convenience Center and Household Hazardous Waste Collection, located on Edith Blvd., NE, between Comanche Rd., NE and Rankin Rd. NE, containing approximately 22 acres. (G-15) **(DEFERRED FROM JANUARY 12, 2017 HEARING)**
Staff Planner: Maggie Gould

A motion was made by Commissioner McCoy and Seconded by Commissioner Serrano to approve the deferral based on the memo received as the findings. The motion carried by the following vote:

For: 6 - McCoy, Serrano, Mullen, Nicholls, Gonzalez and Hudson

D. Swearing in of City Staff

FINAL ACTIONS

1. Project# 1011160

17EPC-40003 Zone Map Amendment (Zone Change)

Consensus Planning, agent for Donna and Thomas Hunter and Spectrum Capital LLC, requests the above action for all or a portion of Lot 11A, Coleman Addition, zoned R-1 to R-2, located on Menaul Blvd. NW between 12th St. NW and Sierra Vista St. NW, containing approximately 0.72 acres. (H-13-Z)
Staff Planner: Michael Vos

APPEAL AC-17-4

SEE ATTACHED TRANSCRIPT

A motion was made by Commissioner Serrano and Seconded by Commissioner Nichols that matter 17EPC-40003 be approved based on findings. The motion carried by the following vote:

For: 6 - McCoy, Serrano, Mullen, Nicholls, Gonzalez and Hudson

2. Project# 1006936

17EPC-40005 Sector Development Plan Map Amendment

COA Metro Redevelopment Agency, requests the above action for all or a portion of Silver Gardens Subdivision, Tract 1, zoned SU-3/Housing focus to SU-3/Arts and Entertainment focus within the Downtown 2025 Sector Development Plan, located on Silver St., between 1st and 2nd St., SW. (K-14-2)
Staff Planner: Cheryl Somerfeldt

A motion was made by Commissioner Gonzalez and Seconded by Commissioner McCoy that matter 17EPC-40005 be approved based on findings and condition. The motion carried by the following vote:

For: 6 - McCoy, Serrano, Mullen, Gonzalez, Nicholls, and Hudson

4. Project# 1005280

16EPC-40080 Site Development Plan for
Building Permit

16EPC-40081 Amended Site Development
Plan for Subdivision

Martin Grummer Architect, agent for JMD-McMahon, LLC, requests the above actions for all or a portion of Lots 2, 4, 5, 6a, 7a, 8, and 9 in McMahon Market Place, zoned SU-1 for C-1 Uses, located on McMahon Blvd. NW between Unser Blvd. NW and Fineland Dr. NW, containing approximately 14 acres. (A-11) **(CONTINUED FROM MARCH 9, 2017 HEARING)**

Staff Planner: Cheryl Somerfeldt

A motion was made by Commissioner Mullen and Seconded by Commissioner Serrano that matters 16EPC-40081 be approved based on findings and conditions. The motion carried by the following vote:

For: 6 - McCoy, Serrano, Mullen, Gonzalez, Nicholls, and Hudson

A motion was made by Commissioner Mullen and Seconded by Commissioner Serrano that matters 16EPC-40080 be approved based on findings and conditions. The motion carried by the following vote:

For: 6 - McCoy, Serrano, Mullen, Gonzalez, Nicholls, and Hudson

6. OTHER MATTERS:

A. Approval of February 2, 2017 Action Summary Minutes

A motion was made by Commissioner Serrano and Seconded by Commissioner McCoy that this matter be approved. The motion carried by the following vote:

For: 6 - McCoy, Serrano, Mullen, Gonzalez, Nicholls, and Hudson

B. Approval of February 9, 2017 Action Summary Minutes

A motion was made by Commissioner Serrano and Seconded by Commissioner McCoy that this matter be approved. The motion carried by the following vote:

**For: 5 - McCoy, Serrano, Mullen, Gonzalez and Nicholls
Abstained: 1 – Chair Hudson**

C. Approval of March 9, 2017 Action Summary Minutes

No Action taken - Lack of quorum.

7. ADJOURNED: 11:25 p.m.

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