



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, March 12, 2015
8:30 a.m.

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

MEMBERS

Peter Nicholls, Chair
Karen Hudson, Vice-Chair

Maia Mullen
Bill McCoy
James Peck

Moises Gonzalez
Derek Bohannan
Victor Beserra

NOTE: A LUNCH BREAK AND/OR DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are also reviewed at the beginning of the hearing. Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at **924-3860**. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff – 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested. Applicants and members of the public with legal standing have a right to cross-examine other persons speaking per Rule B.12 of the EPC Rules of Conduct.**

All written materials – including petitions, legal analysis and other documents – should ordinarily be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

1. Call to Order:

- A. Pledge of Allegiance
- B. Announcement of Changes and/or Additions to the Agenda
- C. Approval of Amended Agenda
- D. Swearing in of City Staff

2. Project# 1010354

15EPC-40005 Amendment to Sector Development Plan (Zone Change)

Bohannan Huston, Inc., agent for Boxing Bear Brewing Company, requests the above action for all or a portion of Tract F-1A Las Tiendas de Corrales Center, Seven Bar Ranch, zoned SU-1 for C-2 uses to SU-1 for C-2 uses and wholesaling of beer and wine, located on Corrales Road NW between Alameda Blvd and Calle Cuervo Road, containing approximately 1.3 acres. (A-14)
Staff Planner: Vicente M. Quevedo

3. Project# 1010355

15EPC-40006 Amendment to Sector Development Plan (Zone Change)

Garcia/Kraemer and Associates, agent for Marble Avenue Properties, LLC, requests the above actions for all or a portion of Lot 7A, Block 5, Plat of Lot 7A, Block 5, Northern Addition, zoned SU-2/C to SU-2/SU-1 for M-1 uses, located on Marble Avenue NW, between 1st Street NW and 2nd Street NW, containing approximately .65 acres (J-14)
Staff Planner: Maggie Gould

4. Project# 1010332

15EPC-40001 Site Development Plan for Subdivision

Myers, McCready & Myers, agents for 98th Street LLC, requests the above action for Tract 34D-1-A Bulk Land Plat, Tract 31A-1-A Lands of Salazar Family Trust, Salazar Quatro Trust, JSJ Investment Company & Falba Hannett, and Tracts 4-A-1 and 32H-1-A, located at the SW corner of the intersection of Gibson Boulevard SW and 98th Street SW, containing approximately 25.5 acres. (N-9)
Staff Planner: Catalina Lehner **(DEFERRED FROM THE FEBRUARY 12, 2015 HEARING)**

5. Project# 1004763

14EPC-40083 Zone Map Amendment (Zone Change)
15EPC-40003 Site Development Plan for Building Permit

RBA Architecture, agents for Oasis Family Church, requests the above actions for Tract A-4-1A, Block 15, Unit #4, Stardust Skies, to change the existing zoning from "SU-1 for Commercial Development for Office and Residential Developments & for Full-Service Liquor for On-Premise Consumption" to "SU-1 for C-2 uses", located on Montgomery Boulevard NE, between Pennsylvania Street NE and Julie Street NE, approximately 1.5 acres. (G-19)
Staff Planner: Catalina Lehner **(DEFERRED FROM THE FEBRUARY 12, 2015 HEARING)**

6. Project# 1001620
15EPC-40007 Text Amendment to the Zoning
Code and Traffic Code

COA Planning Department, agent for COA Council Services, requests the above actions to add a new Section 14-16-3-25 to the Zoning Code, amend Sections 14-16-1-5(B), Definitions; correspondingly amend Sections 14-16-2-15 (O-1 zone), 14-16-2-16 (C-1 zone), 14-16-2-17 (C-2 zone), 14-16-2-19 (IP zone); and amend the Traffic Code, Section 8-5-1-42, to permit and regulate mobile food units. City-Wide.
Staff Planner: Catalina Lehner

7. OTHER MATTERS:

- A. Approval of October 2, 2014 Revised Minutes
- B. Approval of January 8, 2015 Minutes – Deferred from the February 12, 2015 Hearing
- C. Approval of February 12, 2015 Minutes

8. ADJOURNED: