



**ENVIRONMENTAL PLANNING COMMISSION  
AGENDA**

**Thursday, May 12, 2016  
8:30 a.m.**

**Plaza Del Sol Hearing Room, Lower Level  
600 2<sup>nd</sup> Street NW**

**MEMBERS**

**Karen Hudson, Chair  
Derek Bohannon, Vice-Chair**

**Maia Mullen  
Bill McCoy  
James Peck  
Dan Serrano**

**Moises Gonzalez  
Peter Nicholls  
Victor Beserra**

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**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.13 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.**

**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

**1. Project# 1001178**

16EPC-40015 Site Development Plan for Building Permit Amendment

SMPC Architects, agent for Roy Soloman/Green Jeans, LLC, requests the above action for all or a portion of Tract A-1-B-1, Acme Acres, zoned C-3 (SC), located on 3600 Cutler Ave. NE, between I-40 and Menaul Blvd., containing approximately 1.5 acres. (H-17)  
Staff Planner: Vicente M. Quevedo

**2. Project# 1007017**

16EPC-40016 Site Development Plan for Building Permit  
16EPC-40017 Zone Map Amendment (Zone Change)

Jim Medley, Architect, agent for Sunport Park Hospitality, LLC/Yogash Kumar, requests the above actions for all or a portion of Lot 2-A-2, block 2 of Sunport Park, zoned IP to SU-1 for IP uses, located on 1401 Woodward Rd., between Transport St. and University, containing approximately 2.03 acres (M-15)  
Staff Planner: Maggie Gould

**3. Project# 1009069**

16EPC-40018 Zone Map Amendment (Zone Change)

Consensus Planning Inc., agent for Guadalquivir, LLC and Sheilah P. Garcia, requests the above action for all or a portion of Lot 18 A-1-A and Lots 19-24, Blocks 24 and 25, East End Addition, zoned P, R-2 and C-2 to C-2, located on Utah St. NE, between Marble Ave. NE and Lomas Blvd. NE, containing approximately 2.78 acres. (J-19)  
Staff Planner: Vicente M. Quevedo

**4. Project# 1010546**

16EPC-40021 Site Development Plan for Building Permit Amendment

Modulus Architects, agent for Tecolote Resources, Inc., requests the above action for all or a portion of Tract A-2, Lands of Coogan & Walters & Southwestern Land Development Corp, together with Tracts B and C Milne Plaza Subdivision, and Tract A Lands of MRGCD Map 39, zoned C-2 (SC), located at the SW corner of Central Ave. SW and Atrisco Dr. NW, containing approximately 13 acres. (K-12)  
Staff Planner: Catalina Lehner

**5. Project# 1010809**

16EPC-40019 Site Development Plan for Subdivision  
16EPC-40020 Sector Development Plan Map Amendment (Zone Change)

Consensus Planning, agent for Albuquerque Development, LLC, requests the above actions for all or a portion of Lots 31 and 32, Block 11, Tract 1, North Albuquerque Acres, Unit 3, zoned RD-3 DU/ACRE to SU-1 for RD uses not to exceed 8 DUs, located on Glendale Ave. NE at Wyoming Blvd. NE, containing approximately 1.6 acres. (B-19)  
Staff Planner: Maggie Gould

**6. Project# 1005280**

16EPC-40022 Site Development Plan for Building Permit Amendment

HCI Engineering, agent for Palo Alto, Inc., requests the above action for all or a portion of Lot 1, McMahon Marketplace, zoned "SU-1 for C-1 uses including grocery store with package liquor sales incidental to that use, restaurant with

full-service liquor for on-premise consumption”, located near the SE corner of the intersection of Unser Blvd. NW and McMahon Blvd. NW (10600 Unser Blvd. NW), containing approximately 1.2 acres. (A-11)  
Staff Planner: Catalina Lehner

**7. Project# 1000771**  
16EPC-40007 Site Development Plan for  
Subdivision

RBA Architects, agent for Brad Allen, request the above action for all or a portion of Tract C, Cottonwood Pointe, zoned SU-1 for IP/C-2/R-2 Uses, located on Irving Blvd. and Eagle Ranch Rd., containing approximately 6.77 acres.  
(B-13) Staff Planner: Maggie Gould (**DEFERRED FROM APRIL 14, 2016 HEARING**)

**8. Project# 1004167**  
16EPC-40011 Site Development Plan for  
Subdivision Amendment

Consensus Planning, agent for Guardian Storage, request the above action for all or a portion of Lots 1-4, 5A, 6A, 7A,8A, 9, 10A, 10B1, 10B2, Bosque Plaza Subdivision, zoned C-1 (SC), located on SE Corner of La Orilla and SW corner of Coors Blvd., containing approximately 11.5 acres. (E-12)  
Staff Planner: Maggie Gould (**DEFERRED FROM APRIL 14, 2016 HEARING**)

**9. OTHER MATTERS:**

**A.** Approval of January 14, 2016 Second Amended Action Summary Minutes – Verbatim Minutes for 1010693 AC-16-5 included

**B.** Approval of February 11, 2016 Amended Action Summary Minutes - Verbatim Minutes for 1010693 AC-16-5 included

**C.** Approval of March 10, 2015 Amended Action Summary Minutes - Verbatim Minutes for 1010693 AC-16-5 included

**D.** Approval of April 14, 2016 Action Summary Minutes

**10. ADJOURNED:**