



PLANNING
&
ZONING
DEPARTMENT

TOWN OF BERNALILLO
"The City of Coronado"

**Planning and Zoning
Director**

Janet Cunningham-
Stephens

Building Official

Joseph Benney

**Code Compliance
Officer**

Jerry Lujan

**Administrative
Assistant/GIS Tech**

Alana Lovato

**Planning and Zoning Commission
AGENDA**

**Regular Meeting
Tuesday, January 3, 2017
6:30 p.m.**

PLANNING
&
ZONING
COMMISSION

Juanita Duran
Chairperson

Joseph Moreno
Vice-Chair

Mary Rose Abousleman

Sandra Candelario

Joyce Cordova

James Hooper

Raul Montano

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES**
 - November 1, 2016
 - December 6, 2016
5. **SWEARING IN OF WITNESSES**
6. **PUBLIC HEARING**
 - a) **EXT SumP 17-001 Extension - Summary Plat: Applicant - GJC Properties LLC, represented by Tierra West LLC.**
Request for a 60 day extension of time to the approval and recording of the Summary Plat previously approved by the Planning and Zoning Commission on October 4, 2016, creating Tracts A-2-5-B2-A and A-2-5-B2-B, being a replat of Tract A-2-5-B2, Lands of Bill Blackwell, situate within the Bernalillo Grant, projected Section 29, Township 13 North, Range 4 East, New Mexico Principal Meridian, Town of Bernalillo, Sandoval County, New Mexico, containing a total of 2.6029 acres more or less, with access from US Highway 550 and Ronald Drive, zoned S-U (Special Use). (NOTE: Per applicant, the plat has been recorded as of 12/27/2016).

b) SumP 17-001 Summary Plat: Applicant - Eralio Molinar.

Request for approval of a Summary Plat, adjusting lot lines to create one (1) tract from two (2) existing whole tracts, portions of two (2) existing tracts, and a portion of a vacated alley, and to grant any easements shown thereon, to be identified as Lot 1-A, Block 8, Southern Addition, Town of Bernalillo, Sandoval County, New Mexico, containing a total of 0.2330 acres with access from Lucero Road, zoned M-1 (Light Industrial).

c) CUP 17-001 Conditional Use Permit: Applicant - Broadband Network of New Mexico.

Request for approval of a Conditional Use Permit for the installation of a 75'-120' data transport utility pole on Town owned right-of-way, close to cross streets N. Hill Road and US 550 at latitude 35.317343 and longitude -106.536649, and accessed from N. Hill Road. (NOTE: Franchise Agreement required.)

d) CUP 17-002 Conditional Use Permit: Applicant -Nataly Mijares.

Request for approval of a Conditional Use Permit for an eating and drinking establishment (Snack Lokko Mix, LLC) to be located at 115 West US Highway 550 having the legal description: Map 7, Tract 119-A-1-B2, Section 29, Township 13 North, Range 4 East, New Mexico Principal Meridian (NMPM), Town of Bernalillo, Sandoval County, New Mexico, zoned C-1 (Retail Commercial) and situated on approximately 0.480 acres.

e) ZMA 17-001 Zone Map Amendment: Applicant -Kaktus Brewing Company.

Request for a recommendation of approval from the Planning and Zoning Commission for an Amendment to the Existing Site Development Plan to allow beer distribution in addition to on-site brewing and retail sales of beer in the S-U (Special Use) zone at the following location: 471 S. Hill Road, Lands of Matthew J. Archbold, Lot A, Section 32 Township 13 North, Range 4 East, Town of Bernalillo, Sandoval County, New Mexico, and containing approximately 2.28 acres.

f) VAR 17-001 Variance: Applicant -Billy Torres.

Request for approval of a Variance to Rear Yard Setback Requirements in the R-1A (Mixed Single-Family Residential) Zone, to construct additional storage space adjacent to the existing alleyway, located at 1113 Calle San Lorenzo, and having a legal description as follows: Lot 3, Block 4 of the Central Addition Subdivision, Section 6, Township 12 North, Range 4 East, Town of Bernalillo, Sandoval County, New Mexico, containing a total of 0.090 acres.

7. COMMISSION BUSINESS

a. Department Updates:

- ZAP 16-001/VAR 16-008 (Maria Sanchez - Applicant) was heard by the Town Council on November 14th and Tabled for further discussion until December 27th. [Town Council voted to AFFIRM the decision of the Planning and Zoning Commission.](#)

- b. Project/Work Update:
 - iWorQ Systems Building Permit and Code Compliance software is being configured for the Town with a target date for use beginning the first week of January.

- c. General Discussion:
 - The Planning and Zoning Department issued eleven permits for the following: new construction (commercial and residential), solar system installations, a pool, demolition work, a storage shed, and remodeling work between November 29th and December 22nd, 2016 for total fees of **\$10,723.60**.
 - Code Compliance: 12/01-12/21
40 contacts - RE: weeds, trash, substandard housing (lack of utilities), RV/s hooked up to utilities
 - A Small Farm Animal Ordinance is still under consideration. A draft Ordinance will be brought to the Planning and Zoning Commission in March for discussion.

- d. Home-based Business Report:
December -
 - Eugene Gonzales, Bulldoggie Trucking LLC, 1239 Fig Springs Dr., zoning R-1, independent trucking contractor for Vulcan Industries.

- e. Next Meeting: Regular Meeting - **February 7, 2017**

8. ADJOURNMENT