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**MINUTES**  
**VILLAGE OF LOS RANCHOS**  
**Planning and Zoning Commission**  
**6718 Rio Grande Blvd. NW**  
**Warren J. Gray Hall**  
**March 13, 2018**  
**7:00 P.M.**

9 **Present:**

10  
11 **Attorney:** Bill Chappell

**Planning Staff:** Tim McDonough, Director

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13  
14 **1. CALL TO ORDER – Chairman Brawley** called the meeting to order at 7:03  
15 p.m.

16  
17 **A. ROLL CALL** - Commissioner Craig, Commissioner Riccobene,  
18 Commissioner Eby, Commissioner Brawley, Commissioner Phillips,  
19 Commissioner Pacheco, Commissioner Tourville.

20  
21 **Chairman Brawley** stated there was a quorum present for the meeting.

22  
23 **B. APPROVAL OF THE AGENDA**

24  
25 **Chairman Brawley** asked Planner McDonough if there were any changes to  
26 the agenda.

27  
28 **Planner McDonough** stated there were no changes.

29  
30 **MOTION: Commissioner Phillips** moved to approve the agenda as  
31 presented.

32  
33 **SECOND: Commissioner Eby** seconded the motion.

34  
35 **VOTE:** The motion carried unanimously (7-0).

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38 **2. PUBLIC COMMENT PERIOD**

39  
40 **Chairman Brawley** stated before the comment period that the Commission  
41 will listen to what they say. And told the audience to understand that the P &  
42 Z Commission reviewed the 4<sup>th</sup> Street Project for the Master Plan, but it was  
43 not their project and would not make comments. That they would have to take  
44 any comments to the project manager.

1 **Speakers for the Public Comment**

2  
3 **Leroy Pacheco 704 Tyler Road NW**  
4 **Nagib Tony Kahder 6798 4<sup>th</sup> Street NW**  
5 **Shirley Berg 371 Tyler Road NW**  
6

7 **Leroy Pacheco** commented on the 4<sup>th</sup> Street Revitalization project and the  
8 problems he has encountered, and the public safety and health issue.  
9

10 **Nagib Tony Khadar** commented on the 4<sup>th</sup> Street Revitalization project  
11 stating he is losing access to 4<sup>th</sup> Street and the problems he is having with  
12 gas deliveries at his station. He has sent videos to the Trustees, the Planning  
13 and Zoning Commission, the Mayor and Kelly Ward.  
14

15 **Shirley Berg** commented on the 4<sup>th</sup> Street Revitalization project and how  
16 they have problems getting their oversize RV into their yard and how Tony  
17 from G & T has allowed them to use his driveway to cut the corner and get  
18 the RV into their yard. Stating that they have grandchildren that are playing  
19 on the road and it's a safety concern. And did not want the gas delivery truck  
20 to come down Tyler, which is a dead end.  
21

22 Chairman Brawley thanked the speakers for their comments and closed the  
23 public comment period.  
24

25 **3. CONSENT AGENDA**

26  
27 **A. APPROVAL OF CONSENT AGENDA**

28  
29 **Chairman Brawley** asked if there were any additions or corrections to the  
30 February 13, 2018 P & Z regular meeting minutes.  
31

32 **MOTION: Commissioner Phillips** moved to approve the minutes as  
33 presented.  
34

35 **SECOND: Commissioner Riccobene** seconded the motion.  
36

37 **VOTE:** The motion carried unanimously (7-0).  
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39 **4. PUBLIC HEARINGS AND APPLICATIONS**

40  
41 **A. SDP-18-01** A request by Christine Rodriguez for a Site Development Plan  
42 Sketch review for new commercial development in the Gateway District Zone  
43 of the Fourth Street Commercial Character Area. The property is located at  
44 8312 and 8318 4<sup>th</sup> Street NW and is legally known as Plat of Lots A-1 and A-  
45 2, Villa Christina, bring a replat of Tract "A" Paraiso Escondido within the  
46 Town of Alameda Grant, Projected Section 16, T11N, R3E, N.M.P.M., Village  
47 of Los Ranchos de Albuquerque, Bernalillo County, New Mexico as the same  
48 is shown and designated on the Plat filed in the office of the County Clerk of  
49 Bernalillo County, New Mexico on February 24, 2010. The property contains  
50 1.1939 acres more or less.  
51

1 **Chairman Brawley** asked Planner McDonough to introduce the site  
2 development plan.

3  
4 **Planner McDonough** gave his report on the site development plan  
5 explaining that this is the first of a long process. This was a sketch review,  
6 where they could ask questions, make comments, and give advice. There is  
7 an informal discussion. There were changes to the drainage and grading plan  
8 that has been looked over by an engineer.  
9

10 **Discussion:** began with questions to the applicant about the buildings,  
11 ponding, the one-way traffic and the road to the north of the property, which is  
12 known as Villa Christina, how it got that name and whether or not there was  
13 access for pedestrian access from 2<sup>nd</sup> Street to 4<sup>th</sup> Street or 4<sup>th</sup> Street to 2<sup>nd</sup>  
14 Street. The applicant replied to all the questions and explained what each  
15 building was for and why the one-way road was essential. How the name of  
16 the street came about and stated there was no access from 4<sup>th</sup> to 2<sup>nd</sup> and  
17 none from 2<sup>nd</sup> to 4<sup>th</sup>. There were no negative comments and Chairman  
18 Brawley closed the comment period.  
19

20 **5. OLD BUSINESS**

21  
22 **A. Discussion of the 2030 Master Plan process**

23  
24 **Planner McDonough** stated that they have had letters of interest in the  
25 Master Plan Commission and hope to have a few more. Then introduced  
26 Tiffany Justice, the intern who gave a presentation on a demographic report  
27 on the Village.  
28

29 **B. Discussion of Priorities for 2018**

30  
31 There was no consensus for set priorities, but there was a question as to  
32 whether or not they have new Commissioners in the wings since Mr. Tourville  
33 and Mr. Craig were leaving. Planner McDonough stated that they did have  
34 replacements and would not give out the names, as they had not been  
35 confirmed by the Board of Trustees.  
36

37 **6. NEW BUSINESS**

38  
39 *There was no new business.*  
40

41 **7. REPORTS**

42  
43 **A. PLANNING DEPARTMENT REPORT**

44  
45 The report included an update on 4<sup>th</sup> Street Construction Project, the report  
46 Planner McDonough gave on the Master Plan update and the work Tiffany  
47 Justice did on the demographic presentation. Keen Heinzelman has been  
48 working on improving ADA accessibility at Village hall. The department worked  
49 on several Code violation letters. Finally, a report on the Stormwater permit.  
50

51 **9. COMMISSIONER'S INFORMAL DISCUSSION**

1  
2 Planner McDonough thanked Commissioners Tourville and Craig for their  
3 service as commissioners.

4  
5 **10. ADJOURNMENT**

6  
7 **Chairman Brawley** asked if there was a motion for adjournment.

8  
9 **MOTION: Commissioner Tourville** moved to adjourn at 8:12 p.m.

10  
11 **SECOND: Commissioner Craig** seconded the motion.

12  
13 **VOTE:** The motion carried unanimously (7-0).

14  
15 **APPROVED by the Planning and Zoning Commission of the Village Los**  
16 **Ranchos de Albuquerque this 10th day of April, 2017.**

17  
18 **ATTEST:**

19  
20 \_\_\_\_\_  
21 Secretary  
22 Planning and Zoning Commission  
23