



# MINUTES

REGULAR MEETING OF  
THE PLANNING COMMISSION  
OCTOBER 21, 2021 AT 6:00  
PM  
VIRTUAL MEETING

## A. ROLL CALL

### Members Present:

### Members Excused:

Commissioner Mark Hogan  
Commissioner Pilar Faulkner  
Commissioner Lee Garcia  
Commissioner Brian Gutierrez  
Commissioner Janet Clow  
Commissioner Jessica Eaton Lawrence  
Commissioner Dominic Sategna  
Member Carly Piccarello  
Member Amanda Chavez

### Others Attending:

None

## B. PLEDGE OF ALLEGIANCE

## C. APPROVAL OF AGENDA

## D. APPROVAL OF MINUTES:

1. September 2, 2021 **(POSTPONED FROM OCTOBER 7, 2021)**
2. ~~October 7, 2021~~

## E. APPROVAL OF FINDINGS/CONCLUSIONS

1. Case #2021-3811. Villas de Las Soleras Unit 3 Master Plan Amendment. **(POSTPONED FROM OCTOBER 7, 2021)**
2. Case #2021-3814. Villas de Las Soleras Unit 3 General Plan Amendment. **(POSTPONED FROM OCTOBER 7, 2021)**
3. Case #2021-3815. Villas de Las Soleras Unit 3 Rezoning. **(POSTPONED FROM OCTOBER 7, 2021)**



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4. Case #2021-3816. Villas de Las Soleras Unit 3 Preliminary Development Plan. **(POSTPONED FROM OCTOBER 7, 2021)**
5. Case #2021-3817. Villas de Las Soleras Unit 3 Preliminary Subdivision. **(POSTPONED FROM OCTOBER 7, 2021)**
6. Case #2021-3818. Tierra Contenta Master Plan Amendment #1 for Phase 3A. **(POSTPONED FROM OCTOBER 7, 2021)**

## F. OLD BUSINESS

## G. NEW BUSINESS

1. **Case #2021-4219. Monte Sereno Master Plan Amendment.** Al Lilly, Agent, for 21 Club Holdings LLC, Owner, requests Master Plan Amendment to include infrastructure and design elements for the Hotel Use. The Property is approximately 34.96 acres and zoned PRRC (Planned Residential Resort Community), located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive, and is within the Monte Sereno Development. (Dan Esquibel, Case Manager, [daesquibel@santafenm.gov](mailto:daesquibel@santafenm.gov), 505-955-6587)
2. **Case #2021-3800. Monte Sereno Development Plan.** Al Lilly, Agent, for 21 Club Holdings LLC, Owner, requests development plan approval to construct 170,000 square feet of new construction for hotel use. The Property is approximately 34.96 acres and zoned PRRC, located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive, and is within the Monte Sereno Development. (Dan Esquibel, Case Manager, [daesquibel@santafenm.gov](mailto:daesquibel@santafenm.gov), 505-955-6587)
3. **Case #2021-3801. Monte Sereno Preliminary Subdivision for Phase 4.** Al Lilly, Agent, for 21 Club Holdings LLC, Owner, request preliminary subdivision approval to create a 70-lot/Tract subdivision on Tract M containing approximately 168.27 acres. The subdivision would create 60 hotel unit lots Containing a gross total of approximately 19.6 acres, 1 hotel amenities lot (Tract A-1) containing approximately 3.68 acres, 8 open space Tracts (A-2, A-3, A-5 thru A-7, A-9 thru A-11) containing approximately 11.68 acres and the balance of Tract M containing 133.32 acres. The Property is zoned PRRC, located West of Highway



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4. **Case #2021-3837. Monte Sereno Variance to Subsections 14-8.2(D)(1) and (D)(2)(b).** Al Lilly, Agent, for 21 Club Holdings LLC, Owner, requests a variance to Subsections 14-8.2(D)(1) and (D)(2)(b), Terrain and Stormwater Management, for road construction within the project for the resort casitas. The Property is zoned PRRC, located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive, and is within the Monte Sereno Development. (Dan Esquibel, Case Manager, [daesquibel@santafenm.gov](mailto:daesquibel@santafenm.gov), 505-955-6587)

- H. STAFF COMMUNICATIONS
- I. MATTERS FROM THE COMMISSION
- J. ADJOURNMENT

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Liaison

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Chair