



MINUTES

REGULAR MEETING OF
THE PLANNING COMMISSION
JULY 21, 2022 AT 6:00 PM
VIRTUAL MEETING

A. ROLL CALL

Members Present:

Members Excused:

Commissioner Mark Hogan
Commissioner Pilar Faulkner
Commissioner Brian Gutierrez
Commissioner Janet Clow
Commissioner Jessica Eaton Lawrence
Commissioner Dominic Sategna
Member Carly Piccarello
Member Jay Toya
Member Zulema Hiniojos-Fall
Member Grant Alexander
Member Gurushabad Mirando
Member Phil Lucero

Others Attending:

None

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES:

1. June 16, 2022

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. [Case #2022-4942](#). 2339 Botulph Road Rezoning (Roll Call Vote)
2. [Case #2022-5397](#). 3007 S Saint Frances Drive Development Plan Amendment.
3. [Case #2022-5398](#). 3007 S Saint Frances Drive Rezoning.



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F. OLD BUSINESS

1. **Case #2022- 5205. 455 St. Michaels Drive Cancer Center Master Plan Amendment.** JenkinsGavin Inc., Agent, for CHRISTUS St. Vincent Regional Medical Center, Owner, requests approval of a Master Plan Amendment to the existing CHRISTUS St. Vincent Campus Master Plan to develop a 79,620 square foot Regional Cancer Center located at 455 St. Michaels Drive. The property is zoned HZ (Hospital Zone), is within South Central Highway Corridor Overlay District. The parcel is 7.407 acres within the approximately 47 acre campus. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670). **(POSTPONED FROM JULY 7, 2022) PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE JULY 7TH MEETING AND IS NOW CLOSED. NO MORE ORAL COMMENTS WILL BE HEARD, BUT WRITTEN COMMENTS WILL STILL BE ALLOWED IF SUBMITTED BY MONDAY, JULY 18TH AT 5PM.**
2. **Case #2022- 5206. 455 St. Michaels Drive Cancer Center Development Plan** JenkinsGavin Inc., Agent, for CHRISTUS St. Vincent Regional Medical Center, Owner, requests approval of a development plan to establish development standards for a 79,620 square foot Regional Cancer Center located at 455 St. Michaels Drive. The property is zoned HZ (Hospital Zone), is within South Central Highway Corridor Overlay District. The parcel is 7.407 acres within the approximately 47 acre campus. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670). **(POSTPONED FROM JULY 7, 2022) PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE JULY 7TH MEETING AND IS NOW CLOSED. NO MORE ORAL COMMENTS WILL BE HEARD, BUT WRITTEN COMMENTS WILL STILL BE ALLOWED IF SUBMITTED BY MONDAY, JULY 18TH AT 5PM.**
3. **Case #2022- 5208. 455 St. Michaels Drive Cancer Center Height Variance.** JenkinsGavin Inc., Agent, for CHRISTUS St. Vincent Regional Medical Center, Owner, requests approval of a height variance to the 25' height limitation in the South Central Highway Corridor Overlay District to develop a 79,620 square foot Regional Cancer Center located at 455 St. Michaels Drive. The property is zoned HZ (Hospital Zone), is within South Central Highway Corridor Overlay District. The parcel is 7.407 acres within the approximately 47 acre campus. (Daniel Alvarado, Case



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Manager, djalvarado@santafenm.gov, 955-6670). **(POSTPONED FROM JULY 7, 2022) PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE JULY 7TH MEETING AND IS NOW CLOSED. NO MORE ORAL COMMENTS WILL BE HEARD, BUT WRITTEN COMMENTS WILL STILL BE ALLOWED IF SUBMITTED BY MONDAY, JULY 18TH AT 5PM.**

4. **Case #2022- 5209. 455 St. Michaels Drive Cancer Center Slope Variance.** JenkinsGavin Inc., Agent, for CHRISTUS St. Vincent Regional Medical Center, Owner, requests approval of a Slope Variance to permit the disturbance of 30% slopes to develop a 79,620 square foot Regional Cancer Center located at 455 St. Michaels Drive. The property is zoned HZ (Hospital Zone), is within South Central Highway Corridor Overlay District. The parcel is 7.407 acres within the approximately 47 acre campus. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670). **(POSTPONED FROM JULY 7, 2022) PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE JULY 7TH MEETING AND IS NOW CLOSED. NO MORE ORAL COMMENTS WILL BE HEARD, BUT WRITTEN COMMENTS WILL STILL BE ALLOWED IF SUBMITTED BY MONDAY, JULY 18TH AT 5PM.**

G. NEW BUSINESS

1. **Case #2022-5063. 2200 Old Pecos Trail Rezoning.** Montoya Land Use Consulting, Inc., Agent for Pierre Amestoy, Applicant, request rezoning from R-1 (Residential - one dwelling per acre) to R-3 (Residential-three dwellings per acre). The property is zoned R-1 and within the following Overlay Districts: South Central Highway Corridor and Suburban Archaeological Review District. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587) **(POSTPONED FROM JULY 21, 2022) PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE JULY 21ST MEETING AND IS NOW CLOSED. NO MORE ORAL COMMENTS WILL BE HEARD, BUT WRITTEN COMMENTS WILL STILL BE ALLOWED IF SUBMITTED BY MONDAY, AUGUST 15TH AT 5PM.**
2. **Case #2022-5064. 2200 Old Pecos Trail Preliminary Plat.** Montoya Land Use Consulting, Inc., Agent for Pierre Amestoy, Applicant, request Preliminary Plat approval for a 25-lot residential subdivision with innovative street Design. The property is zoned R-1 and within



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the following Overlay Districts: South Central Highway Corridor and Suburban Archaeological Review District. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6857) **(POSTPONED FROM JULY 21, 2022) PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE JULY 21ST MEETING AND IS NOW CLOSED. NO MORE ORAL COMMENTS WILL BE HEARD, BUT WRITTEN COMMENTS WILL STILL BE ALLOWED IF SUBMITTED BY MONDAY, AUGUST 15TH AT 5PM.**

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

Liaison

Chair