



**ENVIRONMENTAL PLANNING COMMISSION
AGENDA**

**Thursday, September 10, 2020
8:40 a.m.**

**Due to COVID-19 this meeting is a Public Zoom Video Conference
Members of the public may attend via the web at this address: <https://cabq.zoom.us/j/95170033733>
or by calling the following number: 1 301 715 8592 and entering Meeting ID: 951 7003 3733**

MEMBERS

**Dan Serrano, Chair
David Shaffer, Vice Chair**

**Joseph Cruz
Richard Meadows
Jonathan R. Hollinger**

**Gary L. Eyster P.E. (Ret.)
Robert Stetson
Tim MacEachen**

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 deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be 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. Cross-examination of speakers is possible per EPC Rules of Conduct.

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. Roll Call of Planning Commissioners
- C. Suspension of the Rules per C.8 of the EPC Rules of Conduct
- D. Zoom Overview
- E. Announcement of Changes and/or Additions to the Agenda
- F. Approval of Amended Agenda
- G. Swearing in of City Staff

1. Project #2020-004193

RZ-2020-00020– Zoning Map Amendment (Zone Change)

Tierra West LLC, agent for La Mame LLC, requests a Zoning Map Amendment from NR-BP to MX-M for all or a portion of Tract F-4-A Plat of Tracts F-3-A, F-4-A & F-6-A and Tract F-6-A-2 Plat of Tracts F-6-A-1 and F-6-A-2 of Atrisco Business Park Unit 3 Subdivision, located on Coors Blvd. NW, between Coors Blvd. and Bluewater Rd., approximately 9 acres (J-10-Z)
Staff Planner: Terra Reed

2. Project #2020-004194

RZ-2020-00022– Zoning Map Amendment (Zone Change)

Modulus Architects Inc., agent for ABQ Living Inc., 401 K Profit Sharing Plan, requests a Zoning Map Amendment from R-1C to MX-L for all or a portion of Lot 5A, Plat of Lot 5A, Plat of Lots 5A and 5B North Fourth Street Homesites Addition, being a replat of Lot 5, located at 602 Montañño Rd. NW, between Villa Canela Ct. NW and the Hardwood Lateral, approximately 1.4 acres (F-14-Z)
Staff Planner: Linda Rumpf

3. Project #2020-004195

RZ-2020-00021– Zoning Map Amendment (Zone Change)

Modulus Architects, Inc., agents for Waken LP c/o Zia Management, Inc., requests a Zoning Map Amendment from MX-L to MX-H for all or a portion of Lots A-G and a portion of Lot M, replat of Tract A Franklin Plaza, together with Lots L-1 N and P, amended replat of Lots K, L, and part of Lot M Franklin Plaza, located at 108 Juan Tabo Blvd. NE, at the northeast corner of the Central Ave. NE/Juan Tabo Blvd. NE intersection, approximately 11 acres (L-22-Z)
Staff Planner: Catalina Lehner

4. Project #2020-004086

SI-2020-00690– Site Improvement

Consensus Planning Inc., agent for Titan Property Management LLC, requests the above action for all or a portion of Tract 1 Bulk Land Plat, Tracts 1 and 2 The Foothills, being a replat of Tracts N-2 and N-3-A, Tanoan Properties; Tract 18, of High Desert and a Portion of Old Tramway Right-of-Way, located on Tennyson St. NE, between Academy Rd. NE, and San Antonio Dr. NE, approximately 16.1 acres (E-22)

Staff Planner: Leslie Naji

5. Project #2020-004017

SI-2020-00528 – Site Improvement

Consensus Planning, Inc., agent for the City of Albuquerque Police Department, requests the above action for Parcel 2-A and a portion of Parcel 2-B, Plat of Parcels 2-A and 2-B of Van Buren School Lands of Board of Education, located at 800 Louisiana Blvd. SE, between Kathryn Ave. SE, and Louisiana Blvd. SE, approximately 2.5 acres (L-18) and (L-19)

Staff Planner: Sergio Lozoya

6. Project #2020-003658

SI-00356 & 00357 – Site Improvement
Major Amendment-Site Plan

Consensus Planning, agent for Greystar, requests the above action for all or a portion of Tracts 1-6 North Andalucia at La Luz Subdivision, located at the SE corner of Coors Boulevard NW and Montañó Road, Tract 4, at 5301 Antequera NW, between Bosque School Road and Mirandela Street, approximately 60 acres (E-12) Staff Planner: Leslie Naji

7. Project #2020-004078

RZ-2020-00018– Zoning Map Amendment (Zone Change)

Tierra West LLC, agent for Longview Investors LLC et al N'Tandem Properties LP, requests a Zoning Map Amendment from NR-C and to R-MC, for all or a portion of Tracts 6 & 7 ROW 1 West of Westland Atrisco Grant AKA Lots 1 & 2 Block 2, Lands of Town of Atrisco Subdivision, Located at 10,200 Central Ave. SW, between Central Ave. SW, and Sunset Gardens Rd. SW, approximately 8.8 acres (L-08-Z)

Staff Planner: Shawn Watson

8. Project #2020-004014

RZ-2020-00013– Zoning Map Amendment (Zone Change)

Tierra West LLC, agent for Amirhamzeh Enterprises LLC, requests a zone map amendment from PD and MX-L to MX-T for Tracts 483, 484 and 485, Unit Number 7 Atrisco Grant, and Tract D-2 Plat for Tracts D-1, D-2, D-3, and D-4 Albuquerque South Unit 1, being a replat of Tract D Albuquerque South Unit 1, located on Unser Blvd. SW, between Sage Rd. SW and Sapphire St. SW/Arenal Rd. SW, approximately 18 acres (M-10)

Staff Planner: Catalina Lehner

9. OTHER MATTERS:

- a.** Approval of August 13, 2020 Action Summary Minutes

5. ADJOURNMENT