



**ENVIRONMENTAL PLANNING COMMISSION  
ACTION SUMMARY**

**Thursday, January 9, 2020  
8:30 a.m.**

**Plaza Del Sol Hearing Room, Lower Level  
600 2<sup>nd</sup> Street NW**

**COMMISSIONER MEMBERS PRESENT:**

- Dan Serrano, Chair
- David Shaffer, Vice Chair
- Karen Hudson
- Gary L. Eyster, P.E. (Ret.)
- Richard Meadows
- Joseph Cruz
- Robert Stetson
- Jonathan R. Hollinger

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**Call to Order: 8:38 am**

- A. Pledge of Allegiance
- B. Election of 2020 EPC Officers

**A motion was made by Commissioner Hudson, and Seconded by Commissioner Stetson, to elect Dan Serrano, as Chair of the EPC, and David Shaffer, as Vice Chair of the EPC. The motion carried by the following vote:**

**For 8: – Serrano, Eyster, Meadows, Shaffer, Stetson, Hudson, Cruz & Hollinger**

- C. Announcement of Changes and/or Additions to the Agenda

**1. Project #2019-002765**

SI-2019-00380 –Site Improvement

Modulus Architect Inc., agent for Red Shamrock 4 LLC, request the above action for all or a portion of Lots 1 Thru 9 Coors Pavilion (Being A Replat Of Tract X-1-A2, of Tracts X-1-A1 & X-1-A2 University Of Albuquerque Urban Center), located on Coors Blvd. NW, between St. Josephs Dr. NW, and Coors Blvd. NW , containing approximately 21 acres. (G-11) Staff Planner: Leslie Naji

**A motion was made by Commissioner Hudson and Seconded by Commissioner Stetson that matter PR-2019-002765 be deferred to the EPC February 13, 2020 Hearing. The motion carried by the following vote:**

**For 5: – Serrano, Stetson, Hudson, Cruz & Hollinger  
Against 2: - Meadows, Eyster  
Abstained 1: - Shaffer**

**2. Project #2019-003120**  
RZ-2019-00070 – Zone Map Amendment  
(Zone Change)

Consensus Planning, agent for Unser & Sage LLC, request the above action for all or a portion of Tracts A1 & A2 Plat of Tracts A-1 through A-6 of Unser & Sage Marketplace, Zoned MX-L to MX-T, located on Sage SW, between Unser & Sage Rd. SW, containing approximately 5.80 acres. (M-10) Staff Planner: Whitney Phelan

**A motion was made by Commissioner Hudson and  
Seconded by Commissioner Shaffer that mater PR-2019-  
003120 be approved. The motion carried by the following  
vote:**

**For 8: – Serrano, Eyster, Meadows, Shaffer, Stetson,  
Hudson, Cruz & Hollinger**

**3. Project #2018-001695**  
SI-2019-00381 – Major Amendment Site Plan–  
EPC and removal of use restrictions from site  
plan

Modulus Architect Inc., agent for Novus Properties LLC, request the above action for all or a portion of Tracts A-1, A-2-A, A-2-B, B, C, D, E, F, G, H of Fountain Hills Plaza Subdivision and Lot 2, Block B and Lot 3, Block B of Albuquerque West Subdivision and Lot 6-A-1-A of Albuquerque West Unit 1, zoned NR-C, located on Nunzio Ave. NW, between Paradise Blvd. NW & Vista Fuente NW, containing approximately 31.0 acres. (C-12) Staff Planner: Linda Rumpf

**A motion was made by Commissioner Hudson and  
Seconded by Commissioner Meadows that matter PR-  
2018-001695 be deferred to the EPC February 13, 2020  
Hearing. The motion carried by the following vote:**

**For 8: – Serrano, Eyster, Meadows, Shaffer, Stetson,  
Hudson, Cruz & Hollinger**

**4. Project #2018-001402**  
SI-2018-00171 – Site Plan  
VA-2019-00103- Variance

Consensus Planning, Inc, agent for Gamma Development, LLC, requests the above action for all or a portion of Lots 1 through 3, Block 1, Plat of West Bank Estates together with Tract A1, Lands of Suzanne H Poole, and Tracts C-1 and Lot 4-A of Plat of Tracts C-1, C-2 and Lot 4-A, Lands of Suzanne H Poole being a Replat of Tract C, Lands of Suzanne H Poole, Tract C, Annexation Plat Land in Section 25 and 36, T11N R2E, Lot 4, Block 1 West; zoned R-A, located at 5001 Namaste Rd. NW, between La Bienvenida Pl. NW and the Oxbow Open Space, containing approximately 23 acres. (F-11 and F-12) Staff Planner: Catalina Lehner **(Remand from City Council)**

**A motion was made by Commissioner Hudson and Seconded by Commissioner Meadows that matter PR-2018-001402 be deferred to the EPC February 13, 2020 Hearing. The motion carried by the following vote:**

**For 8: – Serrano, Eyster, Meadows, Shaffer, Stetson, Hudson, Cruz & Hollinger**

**5. Project #2019-003030**

RZ-2019-00067 – Zone Map Amendment  
(Zone Change)

City of Albuquerque, City Council, request the above action for all or a portion of Various Lots and Blocks of portions of 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Streets, north of Mountain Rd to the City limits to establish a North 4<sup>th</sup> Street Corridor Character Protection Overlay (CPO) Zone, (E-14, E-15, F-14, F-15, G-14, H-14, & J-14 )

Staff Planner: Whitney Phelan

**(CONTINUED from December 12, 2019 Hearing)**

**A motion was made by Commissioner Meadows, and Seconded by Commissioner Eyster that matter PR-2019-003030 be forwarded to City Council with a recommendation of Approval. The motion carried by the following vote:**

**For 8: – Serrano, Eyster, Meadows, Shaffer, Stetson, Hudson, Cruz & Hollinger**

**6. Project #2018-001843**

RZ-2019-00046 – Text Amendment to the IDO

City of Albuquerque, Planning Department, requests the above action City Wide for the IDO Annual Update.

Staff Planners: Mikaela Renz-Whitmore & Russell Brito

**(CONTINUED from December 12, 2019 Hearing)**

**A motion was made by Commissioner Shaffer and Seconded by Commissioner Meadows that matter PR-2018-001843 be deferred to the EPC January 23, 2020 Hearing. The motion carried by the following vote:**

**For 8: – Serrano, Eyster, Meadows, Shaffer, Stetson, Hudson, Cruz & Hollinger**

**7. OTHER MATTERS:**

- a. Approval of December 12, 2019 Action Summary Minutes

**A motion was made by Commissioner Hudson and Seconded by Commissioner Eyster that this mater be approved. The motion carried by the following vote:**

**For 8: – Serrano, Eyster, Meadows, Shaffer, Stetson, Hudson, Cruz & Hollinger**

- b. EPC Rules of Conduct:** The Environmental Planning Commission (EPC) will consider, discuss, and take action on updates to the EPC Rules of Conduct of Business by the Environmental Planning Commission. **(DEFERRED FROM March 14, 2019)**

**A motion was made by Commissioner Hudson and Seconded by Commissioner Meadows that this matter be deferred to the EPC February 13, 2020 Hearing. The motion carried by the following vote:**

**For 8: – Serrano, Bohannon, Eyster, Meadows, Shaffer, Stetson, Hudson, Cruz & Hollinger**

**8. ADJOURNMENT 4:42 pm**