



ENVIRONMENTAL PLANNING COMMISSION ACTION SUMMARY

Thursday, November 18, 2021
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/2269592859> or by calling the following number: 1 301 715 8592 and entering Meeting ID: 226 959 2859

COMMISSIONER MEMBERS PRESENT:

Tim MacEachen, Chair
David Shaffer, Vice Chair
Dennis F. Armijo, Sr
Robert Stetson
Gary L. Eyster, P.E. (Ret.)
Joseph Cruz
Richard Meadows
Jonathan R. Hollinger

Call to Order: 8:40 am

- A. Pledge of Allegiance
- B. Roll Call of Planning Commissioners
- C. Suspension of the Rules- Article I, Section IV of the EPC Rules of Practice & Procedure

A motion was made by Commissioner Eyster, and Seconded by Commissioner Armijo, that this matter be approved. The motion carried by the following vote:

For 8: – Eyster, Cruz, Meadows, Stetson, Hollinger, Shaffer, MacEachen, & Armijo

- 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 #2021-006084

RZ-2021-00042 Zoning Map Amendment (Zone Change)

Consensus Planning, agent for EWRPM, LLC/Ron Smith, requests a zoning map amendment from MX-L to MX-M for all or a portion of Tracts 1B-1-C-1, 1B-1-B-1 and 1B-1-A-1 Plat of Tracts 1B-1-A-1, 1B-1-B-1, 1B-1-C-1 and Tract 1B-1-F Plat of Tracts 1B-1-A, 1B-1-B, 1B-1-C, 1B-1-D, 1B-1-E, and 1B-1-F, Renaissance Center, located at 1221, 1231, 1261 & 1271 Renaissance Blvd. NE, between Union Way Dr. NE and Montañño Rd. NE, approximately 6.2 acres (F-16-Z)

Staff Planner: Silvia Bolivar

A motion was made by Commissioner Hollinger, and Seconded by Commissioner Shaffer, that this matter be approved. The motion carried by the following vote:

For 8: – Eyster, Cruz, Meadows, Stetson, Hollinger, Shaffer, MacEachen, & Armijo

2. Project #2021-005426

SI-2021-01685 Site Plan- Major Amendment
RZ-2021-00045 Zoning Map Amendment (Zone Change)

Consensus Planning Inc., agent for SMI-ABQ Assets LLC, requests a zoning map amendment from NR-LM to NR-SU and Site Improvement for all or a portion of the South 100 Feet of the North 330 Feet of West ½ of Tract J, of Cole’s Industrial Subdivision No. 2, located at 3300 Vassar between Candelaria Rd NE and Aztec Rd NE, approximately 0.5 acre (G-16-Z)

Staff Planner: Sergio Lozoya

A motion was made by Commissioner Shaffer, and Seconded by Commissioner Stetson, that this matter be approved. The motion carried by the following vote:

For 8: – Eyster, Cruz, Meadows, Stetson, Hollinger, Shaffer, MacEachen, & Armijo

3. Project #2021-006087

RZ-2021-00043 Zoning Map Amendment (Zone Change)

Consensus Planning Inc, agent for San Antonio Commons LLC, requests a zoning map amendment from MX-L to MX-M for all or a portion of Lot 7-A-1 Plat for Lot 5-A-1 and Lot 7-A-1 JJ Subdivision, and Lot 4-A Plat for Lots 4-A, 5-A, 6-A, and 7-A JJ Subdivision, located on San Antonio Dr. NE, between Interstate-25 and San Pedro Dr. NE, approximately 3.4 acres (E-18)

Staff Planner: Leroy Duarte

Commissioner Stetson recused himself

A motion was made by Commissioner Armijo, and Seconded by Commissioner Cruz, that this matter be approved. The motion carried by the following vote:

For 7: – Eyster, Cruz, Meadows, Hollinger, Shaffer, MacEachen, & Armijo

4. Project #2021-006088

RZ-2021-00044 Zoning Map Amendment (Zone Change)

Consensus Planning Inc, agent Mo Tal LLC, requests a zoning map amendment from MX-L to MX-M for all or a portion of Tract B-2 J, Group Addition, Plat of Tracts B-1A and B-2 J Group Addition located at 6200 San Antonio Dr. NE, between San Pedro Dr. NE and Louisiana Blvd. NE, approximately 0.75 acre (E-18)
Staff Planner: Leroy Duarte

Commissioner Stetson recused himself

A motion was made by Commissioner Hollinger, and Seconded by Commissioner Shaffer, that this matter be approved. The motion carried by the following vote:

For 7: – Eyster, Cruz, Meadows, Hollinger, Shaffer, MacEachen, & Armijo

5. Project #2020-004021

SI-2021-01682 Site Plan- Major Amendment

Modulus Architects & Land Use Planning Inc., agent for Goodwill Industries of New Mexico, requests the above action for all or a portion of Tract A-1A and Tract A-1B, Plat of Tracts A-1A and A-1B, Blocks 16 and 17, Zuni Addition, zoned MX-M, located at 7400 Menaul Blvd. NE, between Louisiana Blvd. NE and Pennsylvania St. NE, approximately 4.2 acres (H-19-Z)
Staff Planner: Catalina Lehner

A motion was made by Commissioner Hollinger, and Seconded by Commissioner Armijo, that this matter be approved. The motion carried by the following vote:

For 8: – Eyster, Cruz, Meadows, Stetson, Hollinger, Shaffer, MacEachen, & Armijo

6. Project #2021-005816

SI-2021-01684, VA-2021-00363
Site Plan Major Amendment and Variance-EPC

Consensus Planning, agent for JB Holdings, LLC/Take 5 Car Wash, requests the above action for Lot 2-C, Cottonwood Crossing Phase II Subdivision, an approximately 0.8 acre portion of the following: Lots 1, 2-A, 2-B, 2-C, 2-D, 3, 4, 5, and 6 of Cottonwood Crossing Phase II being a replat of Tracts 14-A and 14-B, Black Ranch, zoned MX-L, located at 10,084 Coors Blvd. NW, between Coors Bypass and Seven Bar Loop (B-14-Z).

Staff Planner: Silvia Bolivar

A motion was made by Commissioner Shaffer, and Seconded by Commissioner Armijo, that this matter be approved. The motion carried by the following vote:

For 8: – Eyster, Cruz, Meadows, Stetson, Hollinger, Shaffer, MacEachen, & Armijo

7. OTHER MATTERS:

Approval of October 21, 2021 Action Summary Minutes

A motion was made by Commissioner Hollinger, and Seconded by Commissioner Eyster, that this matter be approved. The motion carried by the following vote:

For 8: – Eyster, Cruz, Meadows, Stetson, Hollinger, Shaffer, MacEachen, & Armijo

8. ADJOURNMENT 2:28 pm