



ENVIRONMENTAL PLANNING COMMISSION ACTION SUMMARY

Thursday, August 19, 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
Robert Stetson
Gary L. Eyster, P.E. (Ret.)
Jonathan R. Hollinger

COMMISSIONER MEMBERS ABSENT:

Joseph Cruz
Dennis F. Armijo, Sr
Richard Meadows

Call to Order: 8:45 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 Hollinger, and Seconded by Commissioner Stetson, that this matter be approved. The motion carried by the following vote:

For 5: – Eyster, Hollinger, Stetson, MacEachen, & Shaffer

- 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 #2021-005679
SI-2021- 00967, VA-2021-00253
Site Plan and Variance-EPC

Consensus Planning Inc., agent for El Encanto Inc. (Bueno Foods), requests the above action for all or a portion of Tracts A1A1 and B1A, South Barelmas Industrial Park and Tract CA-1-A, Municipal Addition No. 6, zoned NR-GM, located at 1901/2001 4th St. SW, between 2nd St. SW and the Albuquerque Riverside Drain, approximately 26.3 acres (L-14-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 5: – Eyster, Hollinger, Stetson, MacEachen, & Shaffer

2. Project #2021-005687
SI-2021– 00985 - Amendment to Site Plan

Consensus Planning Inc., agent for Alamo Center LLC, requests the above action for all or a portion of Tracts B, C, D Alameda West Addition; Tract E-1-A and Tract E-1-B plat of tract E-1-A & E-1-B A Alameda West; Tract E-2, Tracts E-1 and E-2 Alameda West; a tract of land within the Town of Alameda Grant and a portion of Tract 5 Questa del Rio Subdivision MRGCD Map #25, zoned MX-M and NR-C, located at 10,127 Coors Blvd. NW, between 7 Bar Loop Rd. NW and Old Airport Rd. NW, approximately 17.5 acres (B-14-Z).
Staff Planner: Leroy Duarte

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

For 4: – Eyster, Hollinger, Stetson, & MacEachen

Abstained: - Shaffer

3. PR-2021-005688
RZ-2021-00026– Zoning Map Amendment (Zone Change)

Consensus Planning, agent for JAJ Enterprises LLC and R&A MHP LLC, requests a zone map amendment from NR-C to R-MC for an approximately 6.2 acre portion of the following: Tract 6 & East ½, West ½, Tract 7, Row 1, Unit A, West of Westland Atrisco Grant, located at 10,205 Central Ave. NW between 102nd St. NW and Kings Ln. NW, approximately 10 acres (K-08-Z & L-08-Z). Staff Planner: Silvia Bolivar

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

For 5: – Eyster, Hollinger, Stetson, MacEachen, & Shaffer

4. Project #2021-005685

RZ-2021-00025– Zoning Map Amendment
(Zone Change)

Consensus Planning, agent for Homewise Inc., requests a zone map amendment from R-1A to R-ML for all or a portion of Lot 5, Block 26, Huning Highland Addition, located at 119 High St. SE, between Gold Ave. SE and Central Ave. SE, approximately 0.17 acre (K-14-Z).

Staff Planner: Silvia Bolivar

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

For 5: – Eyster, Hollinger, Stetson, MacEachen, & Shaffer

5. Project #2021-005684

SI-2021- 00975- Amendments to the Level B
Community Master Plan/Framework Plan for
Mesa del Sol

Will Gleason, Dekker/Perich/Sabatini, agent for David Campbell, Mesa del Sol Investments LLC, requests the above action for all or a portion of Tracts 6, 7 and 14, of the Bulk Land Plat of Mesa Del Sol; Tract 12-A and 12-B, Plat of Tracts 12-A & 12-B, Mesa Del Sol, Innovation Park; Lots 5, 6, 13, 14, 15, 17, and 25 of Bulk Plat For Mesa Del Sol, Innovation Park; Tracts lettered F, J, K, L, M, N, O, P, R, OS-1, OS-2, OS-3, OS-4, OS-5, OS-6 and OS-7 of Bulk Land Plat for Mesa Del Sol Innovation Park II; Tract lettered 'I-2' Mesa del Sol Innovation Park II; Tracts 22-A, 22-B and 22-C of Mesa Del Sol Innovation Park; Tract lettered A-4 & A-5 of the Bulk Land Plat of Tracts A-1 thru A-6, Mesa Del Sol Innovation Park; Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and Tracts Lettered A, B, & C, and Tract numbered 1, of the Plat of Mesa Del Sol Montage Unit 3A; Tracts 1-B and OS-5, of the Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6, Mesa Del Sol Innovation Park; Tract Q-1, Q-2 & Q-3 of Mesa Del Sol Innovation Park II; Tract A-1-A and Tract 28 of the Bulk Land Plat of Tracts A-1, Mesa Del Sol, Innovation Park; Tract A-6-C-1, A-1-A-2, A-1-A-3, A-1-A-4, A-1-A-5 of the Bulk Land Plat of A-6-C, Mesa Del Sol, Innovation Park; Tract A-1-A-6 and Tract A-1-A-1-A of the Bulk Land Plat of Tracts A-1-A-1, Mesa Del Sol, Innovation Park; Tract 1-A Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6 Mesa Del Sol, Innovation Park; Tract G and H, Bulk Land Plat for Mesa Del Sol, Innovation Park II; Tract D-6 Plat of Tracts D-1 thru D-7 Mesa Del Sol,

Innovation Park II; Tract 4-C Plat of Mesa Del Sol Tracts 4-A, 4-B & 4-C; Tract 11 DEA Site Bulk Land Plat for Mesa Del Sol, Innovation Park, located generally south of Los Picaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland AFB, approximately 3,200 acres (Q-15-Z, Q-16-Z, Q-17-Z, R-14-Z, R-15-Z, R-16-Z, R-17-Z, S-13-Z, S-14-Z, S-15-Z, S-16-Z, S-17-Z, T-13-Z, T-14-Z, T-15-Z, T-16-Z, T-17-Z, U-13-Z, U-14-Z)
Staff Planner: Catalina Lehner, AICP

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

For 5: – Eyster, Hollinger, Stetson, MacEachen, & Shaffer

6. PR-2021-005538

RZ-2021-00017– Zoning Map Amendment (Zone Change)

(Deferred from the July 15, EPC hearing)

SMPC Architects, agent for 540 Chama LLC, requests a zone map amendment from MX-T to NR-C for all or a portion of Lots 13, 14, 15 & 16, Block 9, Del Norte Subdivision, located at 540 Chama NE, between Roma Ave. NE, and Marquette Ave. NE, approximately 1.0 acre (K-19-Z)

Staff Planner: Sergio Lozoya

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

For 5: – Eyster, Hollinger, Stetson, MacEachen, & Shaffer

7. Project #2021-005442

SI-2021-00569- Site Improvement

Major Amendment to Site Plan

(Continued from the June, 17 EPC hearing)

Dekker/Perich/Sabatini (DPS), agent for Robert Gibson, Sedona West LLC, requests the above action for an approximately 7.2 acre portion of the following: Tracts A3A & A4A and Tracts D & E; Tract A-2-A-A and Tract B-1-A Plat of Tracts A-2-A-A & B-1-A; Tracts C-1-A and C-1-B Plat of Tracts C-1-A & C-1-B; and Tract A-1-A-1 Plat of Tract A-1-A-1 The Plaza at Paseo del Norte, zoned MX-M, located on Eagle Ranch Rd. NW, between Paradise Blvd. NW and Irving Blvd. NW, approximately 74.8 acres (C-13-Z)

Staff Planner: Silvia Bolivar

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

For 5: – Eyster, Hollinger, Stetson, MacEachen, & Shaffer

8. OTHER MATTERS:

Approval of July 15, 2021 Action Summary Minutes

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

For 5: – Eyster, Hollinger, Stetson, MacEachen, & Shaffer

9. ADJOURNMENT 4:24 pm