



## ENVIRONMENTAL PLANNING COMMISSION ACTION SUMMARY

Thursday, December 15, 2022  
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  
Gary L. Eyster, P.E. (Ret.)  
Robert Stetson  
Richard Meadows  
Jana Lynne Pfeiffer

**COMMISSIONER MEMBERS ABESNT:** Joseph Cruz  
Jonathan R. Hollinger  
Dennis F. Armijo, Sr

### Call to Order: 8:40 am

- A. Pledge of Allegiance
- B. Roll Call of Planning Commissioners
- C. Suspension of the Rules- Article I, Section 4 and Article II, Section 2A of the EPC Rules of Practice & Procedure

**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 7: – MacEachen, Eyster, Stetson, Shaffer, Meadows, & Pfeiffer**

- 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 # PR-2022-007565**

SI-2022-01663- Site Plan- Major Amendment

SI-2022-01665- Site Plan EPC

Consensus Planning, agent for Keystone Homes, requests a Site Plan- Major Amendment and a Site Plan-EPC for all or a portion of Tracts A-1-A-1, B-1-A-1, and B-1-A-2, Plat of Tracts A-1-A-1, B-1-A-1 & B-1-A-2 Black Arroyo Dam, located at the SW corner of the Golf Course Rd. and Westside Blvd. intersection, approximately 12 acres (A-12-Z)

Staff Planner: Leroy Duarte

**A motion was made by Commissioner Shaffer, and Seconded by Commissioner Stetson, that this matter be Withdrawn.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

**For 6: – MacEachen, Eyster, Stetson, Shaffer, Meadows, & Pfeiffer**

**2. Project # PR-2022-007855**

RZ-2022-00057 – Zoning Map Amendment

(Zone Change)

ABQ Land Use Consulting, LLC, agent for RDK Company, Milligan Investments LLC, and Vincent L. Cano, requests a Zoning Map Amendment from MX-T to MX-L for Tracts 15-17, Corona del Sol Subdivision, located at 3700, 3720 and 3730 Coors Blvd. NW, between Tucson Rd. NW and St. Josephs Dr. NW, approximately 1.3 acres (G-11-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 6: – MacEachen, Eyster, Stetson, Shaffer, Meadows, & Pfeiffer**

**3. Project # PR-2022-007851**

SI-2022-02075 - Site Plan- Major Amendment

DWL Architects & Planners, Inc. of NM, agent for Wat Prathat Doi Suthep Buddhist Temple of New Mexico, requests a Site Plan- Major Amendment for all or a portion of Lot 33A, Block 10, La Mesa Addn. No. 2 located on Zuni Rd. SE, between Louisiana Blvd. SE and Alcazar St. SE (327 Alcazar St. SE), approximately 1.4 acres (K-19-Z)

Staff Planner: Megan Jones

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

**For 6: – MacEachen, Eyster, Stetson, Shaffer, Meadows, & Pfeiffer**

**4. Project # PR-2022-007852**

RZ-2022-00052– Zoning Map Amendment  
(Zone Change)

Consensus Planning, agent for Impact MHC Management and Deemer Properties NM, LLC, requests a Zoning Map Amendment from MX-M & NR-C to R-MC for all or a portion of Tracts 1 & 3 unplatted Land Snow Vista Excluding Northeasterly Portion of Tract 1, located at 757 and 809 98th Street SW, between Tower Road SW and De Vargas Road SW, approximately 8.8 acres (M-9-Z)  
Staff Planner: Lorena Patten-Quintana

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

**For 6: – MacEachen, Eyster, Stetson, Shaffer, Meadows, & Pfeiffer**

**5. Project # PR-2022-007736**

SI-2022-01931 - Community Planning Area  
Assessment Report – Near Heights

Rebecca Bolen, City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Community Planning Area (CPA) Assessment Report for the Near Heights CPA, an area generally south of I-40, north of KAFB, east of I-25, and west of Wyoming Blvd., to the EPC for review and comment pursuant to IDO 14-16-6-3(E)(7).

Staff Planner: Catalina Lehner, AICP- Principal Planner  
**(continued from the November 10, 2022 special hearing).**

**A motion was made by Commissioner Meadows, and Seconded by Commissioner Eyster, to forward a recommendation of APPROVAL to the City Council. The motion carried by the following vote:**

**For 6: – MacEachen, Eyster, Stetson, Shaffer, Meadows, & Pfeiffer**

**6. OTHER MATTERS**

Approval of the November 17, & November 10,2022 Action Summary Minutes

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

**For 6: – MacEachen, Eyster, Stetson, Shaffer, Meadows, & Pfeiffer**

**7. ADJOURNMENT 10:43 am**