



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, March 21, 2024
8:40 a.m.

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

MEMBERS

Jonathan R. Hollinger, Chair
Gary L. Eyster P.E. (Ret.), Vice Chair

Giovanni Coppola
Joseph Cruz
Renn Halstead

Tim MacEachen
Jarrod Likar

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 pursuant to Article 3, Section 2D, of the EPC Rules of Practice & Procedure.**

All written materials – including petitions, legal analysis and other documents – should ordinarily be submitted at least 10 days prior to the public hearing to PlanningEPC@cabq.gov and the Staff Planner assigned to each case, ensuring presentation at the EPC hearing. 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. Zoom Overview
- D. Announcement of Changes and/or Additions to the Agenda
- E. Approval of Amended Agenda
- F. Swearing in of City Staff

1. Project # PR-2023-009363

SI-2023-01635- Master Development Plan –
Major Amendments
SI-2023-01638- Site Plan- EPC

DEFERRED REQUESTED

Consensus Planning, agent for the City of Albuquerque and New Mexico United Soccer, received a remand back to the EPC for a request of a Major Amendment to the Balloon Fiesta Park Master Development Plan text and Site Development Plan for Subdivision, and a new Site Plan – EPC for all or a portion of Tracts, A-1 through G-1, Plat of Tracts of A-1 through H-1, I-1-A & I-2-A; and Tract I-A-A, Plat of Tracts A-1 through H-1, I-1-A & I-2-A, and a fraction of Lot 2, located in NE ¼ NE ¼ Section 11, T11N, R3E, a/k/a Tracts F & G Heirs of Filiberto Gurule Tract, located at Balloon Fiesta Park, between Paseo del Norte Blvd. NE and Roy Ave. NE, approximately 370 acres (B-17-Z, C-16-Z, & C-17-Z).

Staff Planner: Silvia Bolivar

2. Project # PR-2023-009589

SI-2024-00025 - Waiver- EPC

Graham Chapman, agent for Pinnacle Consulting, requests a Waiver - Wireless Telecommunications Facility, of the Setback and Separation requirements for free-standing WTFs in IDO 14-16-4-3(E)(12)(e), for all or a portion of Lots 11 & 12, Block 5, Esperanza addition, excluding the westerly portion out to the ROW, located at 840 San Mateo Blvd SE, between Trumbull Ave SE and Southern Ave SE, approximately 0.3 acres (L-17-Z)

Staff Planner: Megan Jones

3. Project # PR-2024-009940

SI-2024-00286 - Community Planning Area
Assessment Report – East Gateway ABQ CPA

Rebecca Bolen, City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Community Planning Area (CPA) Assessment Report for the East Gateway CPA, an area generally between the following boundaries I-40 (North) and Wyoming (West) and: the City limits to the East and South, to the EPC for review and recommendation pursuant to IDO 14-16-6-3(E)(7).

Staff Planner: Vicente Quevedo

4. Project # PR-2023-009663

SI-2023-01928 - Community Planning Area
Assessment Report – Central ABQ CPA

Judith Gray, City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Community Planning Area (CPA) Assessment Report

for the Central ABQ CPA, an area generally between the following boundaries: I-40 to the north, Woodward Rd. to the south, The Rio Grande to the west, and I-25 to the east., to the EPC for review and comment pursuant to IDO 14-16-6-3(E)(7).

Staff Planner: Vicente Quevado

(Deferred from the January 18, 2024 Hearing)

5. Project # PR-2024-009947

SI-2024-009947 Site Plan - EPC, Major Amendment

Consensus Planning, agent for Vista Oriente, Ltd. Co. and 2020 Tawil Properties LLC, requests a Site Plan-EPC, Major Amendment to remove Lots 2-A and 2-B from the controlling site plan for all or a portion of Lots 2-A and 2-B, Plat for Lots 2-A and 2-B, American Square (being comprised of Lot 2 American Square), Lot 1 Plat of Lots 1 and 2, American Square, Building D, Plat for American Square, Tracts F-1-A and E-1-A, CORR Plat of Tracts E-1-A, F-1-A, and F-1-B, Tracts F-1-B-1 and F-1-B-2, Plat of Tracts F-1-B-1 and F-1-B-2, Block C, Plat for American Square, and Block B-1A (replat of blocks A-1-A and B-1) American Square, located at 3535 Menaul Blvd NE, between Richmond Dr. NE, Carlisle Blvd NE, Claremont Ave NE, and Menaul Blvd. NE, approximately 55 acres. (H-16-Z)

Staff Planner: Seth Tinkle

6. Project # PR-2024-009945

SI-2024-00204 - Site Plan- EPC, Major Amendment

Modulus Architects & Land Use Planning, Inc., agent for Louisiana Hotel Corporation, requests a site plan-EPC Major Amendment, for all or a portion of Parcel 1-A Summary Replat, Comprising a Replat of Portions of Parcels 1 & 2, Broad Acres Subdivision, excluding a Westerly Portion out to the Right of Way and the Eastern 50 feet of Lot 1, all of Lots 2 & 3, and the Western 10 feet of Lot 4, Block 1, Broad Acres Subdivision, excluding Portions out to the Right of Way, located at 2600 Louisiana Blvd NE on the northeast corner of the Menaul Blvd. NE and Louisiana Blvd. NE intersection, approximately 7 acres (H-18-Z & H-19-Z)

Staff Planner: Catherine Heyne

Items 7-9 will not be heard prior to 1 PM

7. Project # PR-2024-009944

RZ-2024-00011– Zoning Map Amendment (Zone Change)

Tierra West, LLC, agent for Fazal Development Network, Inc., a zoning map amendment from MX-H / NR-GM to MX-M, for all or a portion of Tract G-1, Plat of South Barelás Industrial Park, Unit #2, located at 310 Avenida Cesar Chavez, between 3rd St SW, and 4th St SW, approximately 1 acre (K-14-Z)

Staff Planners: William Steele

8. Project # PR-2024-009946

RZ-2024-00014– Zoning Map Amendment
(Zone Change)

Consensus Planning, Inc., agent for ACG Engineering and Construction Management, LLC, request a zoning map amendment from RM-L to MX-L, for all or a portion of Lots 23 and 24, Block 2, University Heights Addition, located at 201 & 203 Harvard Drive SE, between Silver Avenue SE and Lead Avenue SE, approximately 0.5 acres (K-16-Z)

Staff Planner: Robert Messenger

9. Project # PR-2024-009870

RZ-2024-00006– Zoning Map Amendment
(Zone Change)

Lifeline Building Services LLC, agent for Standard Building LLC, request a zoning map amendment from R1-A to MX-L, for all or a portion of the westerly 50-foot & Easterly 92-foot, of lot 4, block 9, Huning Highlands Addition, located at 115 Arno SE, between Central SE, and Gold SE, approximately 0.2 acres (K-14-Z)

Staff Planner: William Steele & Seth Tinkle

10. OTHER MATTERS

- A. Approval of the February 15, 2024 Action Summary Minutes
- B. April Special Study Session and Special Hearing

11. ADJOURNMENT