



ENVIRONMENTAL PLANNING COMMISSION ACTION SUMMARY

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

COMMISSIONER MEMBERS PRESENT:

Gary L. Eyster, P.E. (Ret.) Vice Chair
Giovanni Coppola
Tim MacEachen
Renn Halstead
Joseph Cruz

COMMISSIONER MEMBERS ABSENT:

Jonathan R. Hollinger Chair
Jarod Likkar

Call to Order: 8:45 am

- 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

DEFERENTIAL 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

A motion was made by Commissioner Coppola, and Seconded by Commissioner Halstead, to defer this matter to the April 11, 2024 Hearing. The motion carried by the following vote:

For 5: – Halstead, Eyster, Coppola, MacEachen, Cruz

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

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

For 5: –Coppola, Halstead, Eyster, MacEachen, Cruz

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

A motion was made by Commissioner Coppola, and Seconded by Commissioner Halstead, that this matter be forwarded to City Council. The motion carried by the following vote:

For 5: –Coppola, Halstead, Eyster, MacEachen, Cruz

Project # PR-2024-009940
SI-2024-00286 - Community Planning
**4. Area Assessment Report – East Gateway
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 Quevedo

A motion was made by Commissioner Coppola, and Seconded by Commissioner Cruz, that this matter be forwarded to City Council, with recommendation of approval. The motion carried by the following vote:

For 5: -Coppola, Halstead, Eyster, MacEachen, Cruz

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

A motion was made by Commissioner Coppola, and Seconded by Commissioner MacEachen, that this matter be approved with conditions. The motion carried by the following vote:

For 4:- Coppola, MacEachen, Cruz, Eyster

Recused 1: Commissioner Halstead

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

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

For 4: Coppola, MacEachen, Cruz, Halstead

Against 1: Eyster

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 Barelmas 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

A motion was made by Commissioner Coppola, and seconded by Commissioner Halstead, that this matter be deferred to the April 18th, 2024 hearing. The motion carried by the following vote:

For 5: Cruz, Coppola, Halstead, MacEachen, Eyster,

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

A motion was made Commissioner Coppola, seconded by Commissioner MacEachen, that this matter be approved. The motion carried by the following vote:

For 4: Coppola, MacEachen, Cruz, Halstead

Against 1: Eyster

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

A motion was made Commissioner Halstead, seconded by Commissioner Coppola, that this matter be approved. The motion carried by the following vote:

For 4: Coppola, MacEachen, Eyster, Halstead

4. OTHER MATTERS

A. Approval of the February 15, 2024 Action Summary Minutes

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

For 2: – Halstead, Eyster

B. Discuss training session scheduled for April 4th at 9:00am on Cross Examination for April 11th special hearing for Balloon Fiesta Park.

5. ADJOURNMENT 2:39 pm