



**ENVIRONMENTAL PLANNING COMMISSION  
AMENDED AGENDA**

**Thursday, June 20, 2024  
8:40 a.m.**

**Location: ZOOM**

**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  
Daniel Aragon  
Adrian Carver**

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**NOTE: A LUNCH BREAK AND/OR DINNER BREAK WILL BE ANNOUNCED AS NECESSARY**

Agenda items will be heard in the order specified unless EPC approves changes at the beginning of the hearing; requests for deferral or withdrawal are reviewed at the beginning of the hearing.

TESTIMONY: Please be prepared to provide brief and concise testimony to the Commission if you intend to give comments. 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. City-recognized neighborhood association or coalition representatives will have 5 minutes.

CROSS-EXAMINATION: For quasi-judicial decisions, 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.

48 HOUR MATERIAL: The EPC will only consider very limited, clarifying written material if it has been submitted to the EPC at least 48 hours prior to the public hearing and posted for public review. 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 or continued to a subsequent hearing.

**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

**1. Project # PR-2024-009765**

RZ-2024-00001– Zoning Map Amendment (Zone Change)  
*Remand from 2/15/24*

*Deferral Requested by Applicant*

Tierra West, LLC, Inc., agent for Cross Development, requests a zoning map amendment from MX-M to MX-H, for all or a portion of Tract A, Plat of Gateway Subdivision, located at 1100 Woodward Pl NE, between Mountain Rd, and Lomas Blvd, approximately 3.0 acres. (J-15-Z)

Staff Planners: Megan Jones and Vicente Quevedo

**2. Project # PR-2024-009765**

SI-2023-00468 – Site Plan – EPC, Major Amendment

*Deferral Requested by Applicant*

Tierra West LLC, agent for Cross Development, requests a Site Plan EPC, Major Amendment for an approximately 3 acre portion of Tract A, Plat of Gateway Subdivision; Tract B-1, Plat of Tract B-1, Gateway Subdivision, A replat of Tracts B & C, Gateway Subdivision; Tract, D-1-B-1, Plat of Tract D-1-B-1 and D-1-B-2, Gateway Subdivision (being a replat of Tract D-1-B, Gateway Subdivision, Lots 16 and 17, Trotter Addition NO. 2 and A; and Tract D-1-A-1, Plat for Lots 1 & 2, Tract D-1-A-1, Gateway Subdivision (being a replat of Tract D-1-A, Gateway Subdivision & an unplatted parcel), between Mountain Rd, Lomas Blvd, Edith Blvd. and I-25 frontage, approximately 23 acres (J- 15-Z)

Staff Planners: Megan Jones & Vicente Quevedo

**3. Project # PR-2022-007872**

SI-2024-00674 –Site Plan – EPC, Major Amendment  
Project # PR-2024-009765

*Deferral Requested by Applicant*

Barghausen Consulting Engineers Inc., requests a Site Plan EPC, Major Amendment for all or a portion of Tract C-1-A Plat of Tracts C-1-A thru C-1-E Academy Acres Unit 17; Tract C1C1A and Tract C1C1B Plat of Tracts C1C1A & C1C1B Academy Acres Unit 17;; Tracts C-1-C-2 Academy Acres Unit 17 Plat of Tracts C-1-C-1 & C-1-C-2 Academy Acres. Located at 7330 San Antonio Dr. NE, between San Antonio Dr. NE and San Antonio Place NE, approximately 3.5 acres (E-19-Z)

Staff Planners: Rachel Gross, Vicente Quevedo

4. **Project # PR-2024-010368**  
SI-2024-00696- Site Plan-EPC  
  
Consensus Planning, agent for the City of Albuquerque Parks and Recreation Department, requests a Site Plan-EPC for all or a portion of Montgomery Park/Well Site Vol. Andia #2, Altamont Addition, located at 3700 San Mateo Blvd NE, between San Mateo Blvd NE and Alvarado Dr NE, approximately 25 acres (G-18-Z).  
Staff Planner: Silvia Bolivar
  
5. **Project # PR-2024-010349**  
RZ-2024-00029– Zoning Map Amendment (Zone Change)  
SI-2024-00677 – Site Plan EPC  
  
Consensus Planning, agent for the City of Albuquerque Fire and Rescue dept., requests a Zone Map Amendment from NR-PO-A to NR-SU and a Site Plan-EPC for a Fire Station for all or a portion of the portion of Coronado Park, less portion to the right-of-way of Franciscan Addition, located at 301 McKnight Ave NW, Albuquerque, NM 87102, at the south west quadrant of the intersection of Indian School Rd NW and 2nd St NW, approximately 4.1 acres. (H-17-Z)  
Staff Planners: Rebecca Bolen and Dustin Kiska
  
6. **Project # PR-2020-004014**  
RZ-2024-00031-Zoning Map Amendment (Zone Change)  
SI-2024-00747—Site Plan  
  
Tierra West LLC, agent for Amirhamzeh Enterprises LLC, requests a Zone Map Amendment from MX-L to PD for Tract D-2, Plat for TR D-1, D-2, D-3, and D-4, Albuquerque South Subdivision, El Rancho Atrisco, containing 3 acres and a Site Plan – EPC for a PD development for all or a portion of Tract D-2, Plat for TR D-1, D-2, D-3, and D-4, Albuquerque South Subdivision and Tracts 483 484 & 485, Unit NO 7, Atrisco Grant, located at the SW corner of Unser Blvd and Sage Rd. SW, approximately 18 acres (M-10-Z)  
Staff Planners: William Steele & William Foster
  
7. **Project # PR-2024-010187**  
SI-2024-00467 - Site Plan – EPC  
  
*Deferred from May 16, 2024*  
  
Coreslab Structures Inc., requests a Site Plan-EPC for All or a portion of Tract B Plat and Tract C Plat of Tracts A, B & C, Lands of Atchison Topeka & Santa Fe Railway Co & Lands of Hydro Conduit Corp, and Map 44 Tracts 74A, 74B, 74C, 75, 76A, 76B, 76C1, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, and 86, located at 2800 2<sup>nd</sup> St SW, between Avenida Cesar Chavez and Woodward Rd SW, approximately 23.0 acres (M-14-Z)  
Staff Planner: Catherine Heyne
  
8. **OTHER MATTERS:**
  - A. Greater Albuquerque Active Transportation Committee (GAATC) Presentation by Valerie Hermanson
  - B. Approval of May 16, 2024 Minutes
  - C. New Staff Report Format
  
9. **ADJOURNMENT**