



## ENVIRONMENTAL PLANNING COMMISSION ACTION SUMMARY NOTES

THURSDAY, SEPTEMBER 19, 2024  
8:40 A.M.

Location: ZOOM

Members of the public may attend via the web at this address: <https://cabq.zoom.us/j/5464729575>  
or by calling (719) 359-4580

COMMISSIONER MEMBERS PRESENT:

Gary L. Eyster, P.E. (Ret.), Vice Chair  
Tim MacEachen  
Renn Halstead  
Daniel Aragon  
Joseph Cruz  
Jarod Likar  
Giovanni Coppola  
Adrian Carver

COMMISSIONER MEMBERS ABSENT:

Jonathan R. Hollinger Chair

**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-2024-010758 -Deferred**  
RZ-2024-00041– Zoning Map Amendment

Consensus Planning Inc, agent for Titan Development, Ltd., requests a Zoning Map Amendment, from PD to R-1A, for all or a portion of Tracts A-1-A, A-1-B & A-1-C, part of the Lands of Salazar Family Trust, between Unser Blvd. SW and 98<sup>th</sup> St. SW, approximately 108 acres.  
(N-9)  
Staff Planner: Nasima Hadi

**A motion was made by Commissioner MacEachen and Seconded by Commissioner Carver that this matter be Deferred to the November 21, 2024 EPC meeting. The motion carried by the following vote:**

**For 8: Coppola, Cruz, Halstead, Carver, MacEachen, Likar, Aragon, Eyster**

**Absent 1: Hollinger**

**2. Project # PR-2024-10771**

SI-2024-01142 – Site Plan – EPC for an Extraordinary Facility in Major Public Open Space

WSP/NMDOT requests a Site Plan – EPC for an Extraordinary Facility for the Rio Bravo Riverside Picnic Area, Fishing Pier, and Nature Trail, part of the Rio Grande Valley State Park, MRGCD Map 49, T9N R2E 12 & R3E 7 & 8 (Bernalillo County), between the Albuquerque Riverside Drain and Rio Bravo Blvd. SW, approximately 9.5 acres.

(N-13) (P-13)

Staff Planner: Silvia Bolivar

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

**For 8: Cruz, Halstead, Carver, MacEachen, Likar, Aragon, Coppola, Eyster**

**Absent 1: Hollinger**

**3. Project # PR-2024-010457**

RZ-2024-00042 – Zoning Map Amendment

Consensus Planning Inc, agent for Rio Grande Food Project, requests a Zoning Map Amendment, from R-1B to MX-L, for all of or a portion of Lot C, Block J, located at 600 Coors Blvd. NW, between Fortuna Rd. NW and Daytona Rd. NW, approximately 2.2 acres.

(J-11)

Staff Planner: Jude Miller

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

**For 8: Carver, MacEachen, Likar, Aragon, Coppola, Cruz, Halstead, Eyster**

**Absent 1: Hollinger**

**5 minute recess taken at 10:02 am.**

**Back on record at 10:09 am.**

**4. Project # PR-2024-010761**  
SI-2024-01139 – Master Development Plan,  
Major Amendment

Consensus Planning Inc, agent for D&B Limited Trust, LLC., requests a Major Amendment to the Clifford Business Park Master Development Plan, for all or a portion of Tract B & Lot 5, located the northwest corner of the intersection of Unser Blvd. NW and Bluewater Rd. NW between Unser Blvd. and Oliver Ross Dr. NW, approximately 14 acres.  
(K-9) (K-10)  
Staff Planner: William Steele

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

**For 7: Halstead, Carver, MacEachen, Likar, Aragon, Coppola, Eyster**

**Recused 1: Cruz**

**Absent 1: Hollinger**

**5. Project # PR-2024-010770**  
RZ-2024-00043 – Zoning Map Amendment

SimonCRE requests a Zoning Map Amendment from NR-BP to NR-C, for all or a portion of Tract I-1 Tracts I-1 and I-2, Cottonwood Corners, located at 3731 Ellison Blvd. NW, between Ellison Blvd. NW and NM 528 NW, approximately 13.2 acres.  
(A-14)  
Staff Planner: Catherine Heyne

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

**For 8: Aragon, Likar, MacEachen, Carver, Halstead, Cruz, Coppola, Eyster**

**Absent 1: Hollinger**

## **6. OTHER MATTERS:**

A. Approval of Action Summary Minutes for August 15, 2024

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

**For 8: Halstead, Carver, MacEachen, Likar, Aragon, Cruz, Coppola, Eyster**

**Absent 1: Hollinger**

- B. Establishing a Task Force to review and recommend updates to EPC Rules of Conduct  
**Commissioners discussed creating a task force to edit Rules of Practice and Procedure.  
Commissioner Carver discussed his reason for suggesting this task force.**

**A motion was made by Commissioner Carver to table this topic until next month, where he could address the entire Commission with more specific information. Commissioner Halstead seconded.**

**For 7: Cruz, Halstead, Carver, MacEachen, Likar, Aragon, Eyster.**

**Absent 2: Hollinger, Coppola**

- C. Announcements

**None.**

**7. ADJOURNMENT: 11:41 am.**