



ENVIRONMENTAL PLANNING COMMISSION AGENDA

THURSDAY, OCTOBER 17, 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 and entering Meeting ID: 546 472 9575

MEMBERS

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

Giovanni Coppola
Joseph Cruz
Renn Halstead
Adrian Carver

Tim MacEachen
Jarrod Likar
Daniel Aragon

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 – 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.

PUBLIC COMMENT: All written comments should be submitted via an online portal, which can be accessed here: <https://cabq.gov/epc-public-comment>. All written comments received prior to the 48-hour deadline will be included with the record. All other comments should be given verbally during the 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
- F. Swearing in of City Staff

Project # PR-2024-010834

RZ-2024-00044 – Zoning Map Amendment

Birkie Ayer, Jr. P.E., agent for Group 1 Realty, Inc., requests a Zoning Map Amendment, from MX-L to NR-LM, for all or a portion of Tract B, Lands of Sandia Upholstery Company, located at 4849 Pan American Fwy. NE, between Office Blvd. NE and Chappell Dr. NE, approximately 1.3 acres.

(F-17-Z)

Staff Planner: Silvia Bolivar

Project # PR- 2024-004098

SI-2024-01284 – Site Plan – EPC

Ron Harris with Evolution Planning, agent for Gallo Partners, LLC., requests a Site Plan – EPC, for all or a portion of Tract A-1 Correction Plat for Bridgepoint Subdivision comprised of Tracts A & B Bridgepoint Subdivision & all lots 23-29 together with remainder of existing 20-foot alley right-of-way in the Original Townsite of Westland, located on the southeast corner of the intersection of Bridge Blvd. SW and 86th St. SW, between 86th St. SW and 82nd St. SW, containing approximately 4.6 acres (K-09-Z, L-09-Z).

Staff Planner: William Steele

Project # PR-2024-010191

SI-2024-01285 – Site Plan – EPC, Major Amendment

Consensus Planning Inc., agent for CABQ Parks and Recreation Department, requests a Major Amendment to the Site Plan – EPC for the Ladera Golf Course, including all or a portion of the Northerly Portion of Tract 1, El Rancho Atrisco; TRACT LD6-5 AKA LOT 47 BLK 7 COLLEGE PARK ADDN UNIT #2 REPLAT OF A PORT OF UNIT #1 CONT 10,018 SQ FT +/-; *7 8 COLLEGE PARK ADDITION UNIT #2 & REPLAT OF A PORTION OF UNIT #1; and an unplatted lot with PIN ABQ213555, located at 3401 Ladera Dr. NW, between Ladera Dr. NW and Unser Blvd. NW, approximately 244 acres.

(G-10)(G-11)(H-10)(H-11)

Staff Planner: Jude Miller

6. OTHER MATTERS:

- A. Approval of Action Summary Minutes for September 19, 2024

- B. Establishing a Task Force to review and recommend updates to EPC Rules of Conduct
- C. Announcements

7. ADJOURNMENT