



ENVIRONMENTAL PLANNING COMMISSION AGENDA

THURSDAY, NOVEMBER 21, 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

1. Project # 2022-003222 – Withdrawn

RZ-2024-00047 – Zoning Map Amendment (Zone

Change)

SI-2024-01497 – Site Plan – EPC, Major

Amendment

Consensus Planning Inc., agent for Raven Defense Corporation, requests a Zoning Map Amendment (zone change), from MX-M to NR-C, and a Major Amendment to a Site Plan – EPC, for all or a portion of Cottonwood Mall, including Tract C-9, a replat of Tracts H-1 and H-2 of the Seven Bar Ranch, now comprising part of Cottonwood Mall (approximately 1.21 acres); Tract A-1-A, a plat of Tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A, and B-5-A-1, per the second revision plat of Cottonwood Mall (approximately 32.43 acres); Tract B-4-A-1-B, a plat for Tracts B-4-A-1-A and B-4-A-1-B, Cottonwood Mall (comprised of Tract B-4-A-1, Cottonwood Mall) (approximately 1.0266 acres); Tract B-4-A-2, a plat for Tracts B-4-A-1 and B-4-A-2, second revision of Cottonwood Mall (comprised of Tract B-4-A, second revision of Cottonwood Mall) (approximately 0.90 acres); Tract B-4-A-1-A, a plat for Tracts B-4-A-1-A and B-4-A-1-B, Cottonwood Mall (comprised of Tract B-4-A-1, Cottonwood Mall) (approximately 9.72 acres); Tract C-8, a replat of Tracts H-1 and H-2 of the Seven Bar Ranch, now comprising part of Cottonwood Mall (approximately 1.0215 acres); Tract C-7A-1, a plat for Tracts C-7A-1 and C-7A-2, comprising Tract C-7A, Cottonwood Mall (approximately 0.46 acres); Tract C-7A-2, a plat for Tracts C-7A-1 and C-7A-2, comprising Tract C-7A, Cottonwood Mall (approximately 1.3 acres); Tract C-6A1, a replat of Tracts C-5 and C-6A, Cottonwood Mall (approximately 0.77 acres); Tract C-5A, a replat of Tracts C-5 and C-6A, Cottonwood Mall (approximately 1.32 acres); Tract B-3-A, a plat of Tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A, and B-5-A-1, second revision plat of Cottonwood Mall (approximately 9.71 acres); Tract B-2-A, a plat of Tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A, and B-5-A-1, second revision plat of Cottonwood Mall (approximately 11.62 acres); Tract C-4, a replat of Tracts H-1 and H-2 of the Seven Bar Ranch, now comprising part of Cottonwood Mall (approximately 1.54 acres); Tract C-3-A, a plat of Tracts C-2A-1 and C-3A, Cottonwood Mall (a replat of Tracts C-2A and C-3, Cottonwood Mall)

(approximately 1.51 acres); Tract C-2A-1, a plat of Tracts C-2A-1 and C-3A, Cottonwood Mall (a replat of Tracts C-2A and C-3, Cottonwood Mall) (approximately 1.15 acres); Tract C-1A, a replat of Tracts C-1A and C-2A, Cottonwood Mall (approximately 1.39 acres); Tract B-1-A-1, a plat of Tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A, and B-5-A-1, second revision plat of Cottonwood Mall (approximately 5.92 acres); Tract B-1-B-1, a plat of Tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A, and B-5-A-1, second revision plat of Cottonwood Mall (approximately 0.85 acres); and Tract D-1, a replat of Tracts H-1 and H-2 of the Seven Bar Ranch, now comprising part of Cottonwood Mall (approximately 0.47 acres), totaling approximately 90 acres.

(B-14-Z)

Staff Planner: Jude Miller

2. Project # PR- 2024-010758 – Deferred from September 19, 2024

RZ-2024-00041– Zoning Map Amendment
(Zone Change)

Consensus Planning Inc, agent for Titan Development, Ltd., requests a Zoning Map Amendment, from PD to R-1A and MX-T, for all or a portion of Tracts A-1-A, A-1-B & A-1-C, located at Lands of Salazar Family Trust, between Unser Blvd. SW and 98th St. SW, approximately 107 acres.

(N-09)

Staff Planner: Nasima Hadi

3. Project # PR-2024-011052

RZ-2024-00048 – Zoning Map Amendment
(Zone Change)
SI-2024-01468 – Site Plan – EPC, Major
Amendment

Tierra West LLC, agent for Pitre Holdings LLC c/o Robert G Pitre, request a Zoning Map Amendment, from NR-BP & MX-M to NR-C, and a Major Amendment to a Site Plan – EPC, for all or a portion of Tract B-1 Plat of Tract B-1 & B-2; & Tract C-1, all for Adobe Wells Subdivision, located at 9640 Eagle Ranch Rd. NW, between Westside Dr. and Irving Blvd, approximately 6.3 acres.

(B-13-Z)

Staff Planner: William Steele & Daniel Soriano

4. Project # PR- 2018-001577

SI-2024-01470 – Site Plan – EPC

Dekker, agent for Mesa Film Studio LLC, requests a Site Plan – EPC for all or a portion of Tract A-1, Plat of Tract A-1 & Tract L-1, Parcels 1-5, Double Eagle II Airport; the Southerly Portion of Parcels 1-5 of Tract A-1 & Tract L-1 Parcels 1-5 Double Eagle II Airport; Tracts C, E, F, K, and Parcel 1 Tract M Bulk Land Plat of Double Eagle II Airport & Adjacent Lands; Tract N-1 and Tract N-2 (AKA Parcel 4 Bulk Land Plat) of Tracts N-1, O-1, & N-2 Parcels 1, 2, 3, & 4 Double Eagle II Airport & Adjacent Lands, located at 7401 Paseo Del Volcan NW, NW of the

Atrisco Vista Blvd. NW and Shooting Range Access Rd.
intersection, approximately 4,000 acres.
(C-4, C-5, C-6, D-4, D-5, D-6, E-4, E-5, E-6, F-4, F-5, F-6, G-4, G-6)
Staff Planner: Catherine Heyne

5. OTHER MATTERS:

- A. Approval of Action Summary Minutes for
 - October 17, 2024
 - November 14, 2024
- B. Establishing a Task Force to review and recommend updates to EPC Rules of Conduct
- C. Announcements

6. ADJOURNMENT