



ENVIRONMENTAL PLANNING COMMISSION ACTION SUMMARY NOTES

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

COMMISSIONER MEMBERS PRESENT:

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

COMMISSIONER MEMBERS ABSENT:

Joseph Cruz

Call to Order: 8:41 AM

- A. Pledge of Allegiance
- B. Roll Call of Planning Commissioners
- C. Zoom Overview
- D. Announcement of Changes and/or Additions to the Agenda
None.
- E. Approval of Amended Agenda
None.
- 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 Project # 2022-003222 – Withdrawn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

A motion was made by Commissioner Eyster and Seconded by Commissioner MacEachen that this matter be ACCEPTED AS WITHDRAWN. The motion carried by the following vote:

For 8: Aragon, Carver, Likar, Coppola, Eyster, Halstead, MacEachen, Hollinger

Absent 1: Cruz

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

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

For 8: Aragon, Carver, Likar, Coppola, Eyster, Halstead, MacEachen, Hollinger

Absent 1: Cruz

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

A motion was made by Commissioner Eyster and Seconded by Commissioner Halstead that RZ-2024-00048 – Zoning Map Amendment be APPROVED. The motion carried by the following vote:

For 8: Aragon, Carver, Likar, Coppola, Eyster, Halstead, MacEachen, Hollinger

Absent 1: Cruz

A motion was made by Commissioner Eyster and Seconded by Commissioner Halstead that SI-2024-01468 – Site Plan – EPC, Major Amendment be APPROVED. The motion carried by the following vote:

For 8: Likar, MacEachen, Halstead, Eyster, Coppola, Carver, Aragon, Hollinger

Absent 1: Cruz

Chair Hollinger called for a 5-minute recess at 10:22 AM.

Back on record at 10:29 AM.

4. Project # PR- 2018-001577
SI-2024-01470 – Site Plan – EPC

Chair Hollinger called for a 5-minute recess at 11:05 AM.
Back on record at 11:11 AM.

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

A motion was made by Commissioner Carver and Seconded by Commissioner Coppola that this matter be DEFERRED TO DECEMBER 19, 2024. The motion carried by the following vote:

For 8: Aragon, Carver, Likar, Coppola, Eyster, Halstead, MacEachen, Hollinger

Absent 1: Cruz

5. OTHER MATTERS

A. Approval of Action Summary Minutes for

- October 17, 2024
- November 14, 2024

A motion was made by Commissioner Eyster and Seconded by Commissioner Halstead that both Action Summaries be APPROVED. The motion carried by the following vote:

For 8: Aragon, Carver, Likar, Coppola, Eyster, Halstead, MacEachen, Hollinger

Absent 1: Cruz

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

A motion was made by Commissioner Carver and Seconded by Commissioner Eyster that this matter be APPROVED. The motion failed by the following vote:

For 4: Carver, Eyster, Halstead, Hollinger

Against 4: Aragon, Likar, Coppola, MacEachen

Absent 1: Cruz

C. Announcements

None.

6. ADJOURNMENT: 11:52 AM