



ENVIRONMENTAL PLANNING COMMISSION AGENDA

THURSDAY, DECEMBER 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 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 # PR-2024-011178

SI-2024-01578 – Site Plan – EPC, Major Amendment

PNM requests a Major Amendment to a Site Plan – EPC for all or a portion of Tract B (Park Site) Summary Plat, a portion of the Elena Gallegos Grant, located at 7100 Tramway Blvd NE, between Tramway Blvd. NE and the Sandia Mountains, approximately 640 acres.

(C-24, D-24, E-24)

Staff Planner: Jude Miller

2. Project # PR- 2024-010327

RZ-2024-00049 – Zoning Map Amendment (Zone Change)

Aria Studio Consultants, Inc., agent for Monte Vista Christian Church, requests a Zoning Map Amendment from R-1B to MX-T, legally described as all or a portion of Tract A, Block 24A, Monte Vista (Replat of Lots 1 thru 5 Block 23 Lots 1 thru 4 Block 24 Monte Vista and Vacated Portion of Grande Avenue Northeast), located at 3501 Campus Boulevard. Northeast (situs address 3300 Purdue Northeast) bounded by Campus Boulevard Northeast, Purdue Place Northeast and Berkeley Place Northeast, approximately 2 acres.

(K-16-Z)

Staff Planner: Dennis Felipe, Jr.

3. 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 Lease Tract Area 2, approximately 60 acres, a portion of the Double Eagle II Airport property, consisting of Tract A-1 Plat of Tract A-1 & Tract L-1 Parcels 1-5 Double Eagle II Airport, Tracts C, E, F, K Bulk Land Plat of Double Eagle II Airport and Adjacent Lands, Tract D-1-A-2 and Tract S-1-A Parts of Tracts D-1-A-1, D-1-A-2 & S-1-A of amended Bulk Land Plat for Aerospace Technology Park, Tract N-1 Bulk Lands Part of Tracts N-1, O-1 & N-2 Parcels 1, 2, 3 & 4 Double Eagle II Airport and Adjacent Lands, Tract S-2 Bulk Land Plat for Aerospace Technology Park Tracts D & S of Double Eagle II Airport and Adjacent Lands, located at 7401 Paseo Del Volcan NW, NW of the Atrisco Vista Blvd. NW and Shooting Range Access Rd. intersection, approximately 4,100 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 November 21, 2024
- B. Announcements

6. ADJOURNMENT