



## **ENVIRONMENTAL PLANNING COMMISSION ACTION SUMMARY**

**Thursday, November 16, 2023  
8:40 a.m.**

**Due to COVID-19 this meeting is a Public Zoom Video Conference**

**Members of the public may attend via the web at this address: <https://cabq.zoom.us/j/2269592859> or by calling the following number: 1 301 715 8592 and entering Meeting ID: 226 959 2859**

### **COMMISSIONER MEMBERS PRESENT:**

David Shaffer, Chair  
Tim MacEachen, Vice Chair  
Robert Stetson  
Gary L. Eyster, P.E. (Ret.)  
Jonathan R. Hollinger  
Joseph Cruz  
Richard Meadows  
Jana Lynne Pfeiffer  
Giovanni Coppola

### **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-2023-008619**

SI-2023-00871- Site Plan- EPC

Consensus Planning, agent for Jason Skarsgard, requests a Site Plan-EPC for all or a portion of Tract A-2, Block 2 Mandell Addition No. 2 (Replat of Tract A block 2) and the Eastern 50-feet of Lot 4, Block 2, Mandell Addition No. 2 (Amended & Supplemental plat of Blocks 2, 3, 6, 7, 10 & 11), located at 2601 Second St. NW, on the northeast corner of Menaul Blvd. NW and Second St. NW, approximately 1 acre (H-14)

Staff Planners: William Steele

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

**For 9: –Eyster, Stetson, MacEachen, Meadows, Shaffer, Hollinger, Pfeiffer, Cruz, Coppola**

**2. Project # PR-2023-009363**

SI-2023-01635- Master Development Plan –  
Major Amendments

SI-2023-01638- Site Plan- EPC

Consensus Planning, agent for the City of Albuquerque and New Mexico United Soccer, requests a Major Amendment to the Balloon Fiesta Park Master Development Plan text and Site Development Plan for Subdivision, and a new Site Plan – EPC for all or a portion of Tracts, A-1 through G-1, Plat of Tracts of A-1 through H-1, I-1-A & I-2-A; and Tract I-A-A, Plat of Tracts A-1 through H-1, I-1-A & I-2-A, and a fraction of Lot 2, located in NE ¼ NE ¼ Section 11, T11N, R3E, a/k/a Tracts F & G Heirs of Filiberto Gurule Tract, located at Balloon Fiesta Park, between Paseo del Norte Blvd. NE and Roy Ave. NE, approximately 370 acres (B-17-Z, C-16-Z, & C-17-Z).

Staff Planner: Silvia Bolivar

**A motion was made by Commissioner Eyster and Seconded by Commissioner MacEachen, that SI-2023-01635, be Approved. The motion carried by the following vote:**

**For 8: –Eyster, MacEachen, Meadows, Shaffer, Hollinger, Pfeiffer, Cruz, Coppola**

**Agianst 1: Stetson**

**A motion was made by Commissioner Eyster and Seconded by Commissioner MacEachen, that SI-2023-01638, be Approved. The motion carried by the following vote:**

**For 8: –Eyster, MacEachen, Meadows, Shaffer, Hollinger, Pfeiffer, Cruz, Coppola**

## **Against 1: Stetson**

### **3. Project # PR-2023-009365**

RZ-2023-00038– Zoning Map Amendment  
(Zone Change)

Tierra West LLC, agent for R Spear Properties LLC, requests a zoning map amendment from R-1B to NR-C, for all or a portion of Tract 13, Unit 5, Town of Atrisco Grant, located at 9705 Volcano Rd. NW, between 98th St. NW and East Ridge St. SW, approximately 5.2 acres (K-09-Z)  
Staff Planner: Catherine Heyne

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

**For 9: –Eyster, Stetson, MacEachen, Meadows, Shaffer, Hollinger, Pfeiffer, Cruz, Coppola**

### **4. Project # PR-2023-009356**

SI-2023-01631 – Site Plan- EPC

Consensus Planning, Inc., agent for the City of Albuquerque Open Space Division, requests a Site Plan – EPC for an Extraordinary Facility, for all or a portion of Tract 5, Research Park Survey, section 26 T10N R4E, located on Central Ave. NE, east of the eastern City limits, in Carnuel, east of Carmella Dr. and south of Interstate-40, containing approximately 70 acres (L-23-Z)  
Staff Planners: Dustin Kiska & Megan Jones

**A motion was made by Commissioner MacEachen, and Seconded by Commissioner Stetson, that this matter be Continued to the January 18, 2024 hearing. The motion carried by the following vote:**

**For 7: –Eyster, Stetson, MacEachen, Hollinger, Pfeiffer, Cruz, Coppola**

**Against 2: Shaffer, Meadows**

**Commissioner Cruz, and MacEachen left.**

### **5. Project # PR-2022-007999**

SI-2023-01621- Site Plan- EPC

ABQ Land Use Consulting LLC - Carl Garcia, agent for John R. Metz, requests a Site Plan - EPC for all or a portion Tract MRGCD Map 44, Tracts 64A3B1, 64A3B2, 64A4 & Vacated West 24 feet of the San Jose Drain adjacent & East of MRGCD Map 44 Tracts 64A3B2 & 64A4, located at 336 Woodward Rd. SE, between Broadway Blvd. SE, and Second St. SE, containing approximately 20 acres. (M-14)  
Staff Planner: Seth Tinkle

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

**For 7: –Eyster, Stetson, Meadows, Shaffer, Hollinger, Pfeiffer, Coppola**

**Commissioner Coppola left.**

**6. Project # PR-2023-009178**  
**VA-2023-00246 – Variance - EPC**

Frank and Clarissa Gonzales request a variance to VPO 2-Northwest Mesa Escarpment View Protection Overlay Zone, to allow additional building height in the VPO-2 Height Restrictions Sub-area, for all or a portion of Lot 21, Block 1, Unit 27, Volcano Cliffs, located at 5505 Valiente Rd. NW, between Calle Norteña NW and the Piedras Marcadas Major Public Open Space (MPOS), approximately 0.4 acre (C-11-Z)  
Staff Planner: Catherine Heyne

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

**For 6: –Eyster, Stetson, Meadows, Shaffer, Hollinger, Pfeiffer**

**7. OTHER MATTERS**

Approval of the October 19, 2023 Action Summary Minutes

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

**For 6: –Eyster, Stetson, Meadows, Shaffer, Hollinger, Pfeiffer**

**8. ADJOURNMENT**