



ENVIRONMENTAL PLANNING COMMISSION ACTION SUMMARY

**Thursday, April 20, 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
Gary L. Eyster, P.E. (Ret.)
Richard Meadows
Robert Stetson
Giovanni Coppola
Jonathan R. Hollinger
Joseph Cruz
Jana Lynne Pfeiffer

Call to Order: 8:40 am

- A. Pledge of Allegiance
- B. Roll Call of Planning Commissioners
- C. Suspension of the Rules- Article I, Section 4 and Article II, Section 2A of the EPC Rules of Practice & Procedure

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

- D. Zoom Overview
- E. Announcement of Changes and/or Additions to the Agenda
- F. Approval of Amended Agenda
- G. Swearing in of City Staff

1. Project # PR-2023-008180

SI-2023-00282 - Site Plan- EPC

SI-2023-00628 - Master Plan- Major Amendment

Consensus Planning, agent for the City of Albuquerque Parks & Recreation Department, requests a Site Plan- EPC for an approximately 5-acre portion of Tract A, Plat of Tract A North Domingo Baca Park, approximately 40 acres, located on the western side of Wyoming Blvd. NE, between Corona Ave. NE and Carmel Ave. NE (C-19).

Staff Planners: Megan Jones & Robert Messenger

(Deferred at the March 16, 2023 hearing).

A motion was made by Commissioner Stetson, and Seconded by Commissioner Hollinger, that this matter be SI-2023-00628 approved. The motion carried by the following vote:

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

A motion was made by Commissioner Stetson, and Seconded by Commissioner Meadows, that this matter be SI-2023-00282 approved. The motion carried by the following vote:

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

2. Project # PR-2023-008358

SI-2023-00505 - Master Plan- Major Amendment

SI-2023-00639 Site Plan- EPC, Major Amendment

The City of Albuquerque, Council Services, requests a Major Amendment to the Railyards Master Plan and a Site Plan - EPC for all or a portion of Tract A Plat of Tract A AT&SF Railway Company Machine Shops, located at 1100 2nd St. SW, south of Coal Ave. SW and north of Avenida César Chavez SW, zoned PD, approximately 27.5 acres (K-14) Staff Planner: Leslie Naji

A motion was made by Commissioner Eyster, and Seconded by Commissioner Meadows, to forward a recommendation of APPROVAL for SI-2023-00505, to the City Council. The motion carried by the following vote:

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

A motion was made by Commissioner Eyster, and Seconded by Commissioner Stetson, to forward a recommendation of APPROVAL for SI-2023-00639, to the City Council. The motion carried by the following vote:

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

3. Project # PR-2019-002765

SI-2023-00485 - Site Plan- Major Amendment

Kimley-Horn (Tom Eagling), agent for Red Shamrock 4 LLC, requests a Site Plan- Major Amendment for all or a portion of Lots 1- 7 Plat of Lots 1 thru 9 Coors Pavilion (being a replat of Tract X-1-A2, University of Albuquerque Urban Center; and Lots 8-A, 8-B, 8-C and Lots 9-A, 9-B, 9-C Coors Pavilion (being comprised of Lots 8 and 9 Coors Pavilion), located at 4100 Coors Blvd. NW, between St. Josephs Dr. NW and Coors Blvd. NW, zoned NR-C, approximately 22 acres. (G-11)
Staff Planner: Leroy Duarte

Commissioner Pfeiffer left the hearing.

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

For 7: –Eyster, Shaffer, Meadows, Coppola, Hollinger, Stetson, Cruz, MacEachen

4. PR-2023-008380

RZ-2023-00011– Zoning Map Amendment
(Zone Change)

Against 1: - Stetson

ABQ Land Use Consulting, LLC requests a zoning map amendment from NR-LM to MX-H, for all or a portion of Tract Z-1-A of Redivision Tracts Z-1, Z-2 & Z-3, Block 6, Tract A Unit A, North Albuquerque Acres, located at 7620 Pan American Freeway NE, between San Francisco Dr. NE and Del Rey Ave. NE, approximately 4 acres (D-18)
Staff Planner: Robert Messenger

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

For 7: –Eyster, Shaffer, Meadows, Coppola, Hollinger, Stetson, Cruz, MacEachen

Against 1: - Stetson

5. Project # PR-2021-005461

SI-2023-00513 - Site Plan- Major Amendment

Modulus Architects & Land Use Planning Inc., agent for WFC Wyoming NM LLC c/o Westwood Financial, requests a Major Amendment to an existing Site

Development Plan for all or a portion of Parcel 5-A of the amended summary plat of the Wyoming Mall parcels 1 thru 6; Parcel 3 and Parcel 6 summary plat Wyoming Mall; Parcel 1-A, 1-B, 1-C, 4-A and 5-A Plat of Parcel 1-A, 1-B, 1-C, 4-A & 5-A Wyoming Mall, zoned MX-M, located between Wyoming Blvd. NE and Lester Dr. NE, and north of Northeastern Blvd. NE, approximately 32 acres (H-20)
Staff Planner: Leroy Duarte

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

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

6. Project # PR-2018-001192

SI-2023-00512 - Site Plan- Major Amendment

Consensus Planning, agent for Thakur Enterprises, requests a Site Plan- Major Amendment for all or a portion of Tracts A-36-A, Replat of Tract A-36, Town of Atrisco Grant Northeast Unit, located at 3421 Coors Blvd. NW, north of Sequoia Rd. NW, between Atrisco Dr. NW and Coors Blvd. NW, zoned NR-C, approximately 4.3 acres (G-11)

Staff Planners: Megan Jones & Robert Messenger

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 7: –Shaffer, Meadows, Coppola, Hollinger, Stetson, Cruz, MacEachen

Against 1: - Eyster

7. Project # PR-2018-001577

SI-2023-00537 - Site Plan- Major Amendment

ABQ Land Use Consulting LLC c/o Carl Garcia, agent for Gravity Pad Towers LLC, requests a Site Plan- Major Amendment for all or a portion of Tracts A, C, D-1-A2, E, F, K, N, S-1-A, S-2, Lands of Double Eagle II Airport, located at 7401 Atrisco Vista Blvd. NW, at the intersection of Atrisco Vista Blvd. NW and Shooting Range Access Rd., zoned NR-SU, approximately 4500 acres (E-5)

Staff Planner: Megan Jones

(Deferral to the May 18, 2023 hearing requested by applicant)

A motion was made by Commissioner Eyster, and Seconded by Commissioner Meadows, that this matter

**be deferred for one month to the May 18, 2023 hearing.
The motion carried by the following vote:**

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

8. Project # PR-2023-008175

RZ-2023-00007– Zoning Map Amendment
(Zone Change)

Kinley Raccoon LLC, requests a zoning map amendment from R-1A to MX-T, for all or a portion of Lot 07, Block 19, Eastern Addition, located at 1102 Edith Blvd. SE, between Garfield Ave. SE, and Lewis Ave. SE, approximately 0.2 acre (L-14-Z)
Staff Planner: Leroy Duarte
(Deferred at the March 16, 2023 hearing).

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

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

9. OTHER MATTERS

Approval of the March 16, 2023 Action Summary Minutes

Commissioner MacEachen abstained.

**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 7: –Eyster, Shaffer, Meadows, Coppola, Hollinger, Stetson, Cruz

10. ADJOURNMENT