



## **ENVIRONMENTAL PLANNING COMMISSION ACTION SUMMARY**

**Thursday, June 15, 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:**

Gary L. Eyster, P.E. (Ret.)  
Tim MacEachen, Vice Chair  
Richard Meadows  
Jana Lynne Pfeiffer  
Robert Stetson

**COMMISSIONER MEMBERS ABSENT:**

David Shaffer, Chair  
Jonathan R. Hollinger  
Joseph Cruz  
Giovanni Coppola

**Call to Order: 8:50 am**

- A. Pledge of Allegiance
- B. Roll Call of Planning Commissioners
- C. Suspension of the Rules (see Article I, Section 4) regarding Article II, Section 2A of the EPC Rules of Practice & Procedure
- 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-2023-008612**

RZ-2023-00016– Zoning Map Amendment  
(Zone Change)

Modulus Architects & Land Use Planning, agent for QUERQUE LLC, requests a zoning map amendment from NR-LM to NR-GM, for all or a portion of Tract B Plat of Tracts A, B, C, D, & E Airport Technical Center, located at 1611 Airtech Ct. SE, west of University Blvd. SE and north of Airtech Ct. SE, approximately 4 acres (N-15-Z)  
Staff Planner: Robert Messenger

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

**For 5: –Eyster, Stetson, Pfeiffer, MacEachen, Meadows**

**2. Project # PR-2023-008617**

SI-2023-00866 - Site Plan- Major Amendment

Consensus Planning, agent for the Albuquerque-Bernalillo County Water Utility Authority (ABCWUA), requests the above action for an approximately 4.8 acre portion of the following: All of Section 28, Township 11 North, Range 2 East, zoned NR-PO-B, located at 6641 81st St. NW, west of Unser Blvd. NW and comprising the southwestern corner of the intersection of Molten Rock Rd. NW and 81st St. NW, approximately 640 acres (D-09-Z)  
Staff Planner: Silvia Bolivar

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

**For 5: –Eyster, Meadows, Stetson, Pfeiffer, MacEachen**

**3 . Project # PR-2023-008615**

SI-2023-00865 - Site Plan- Major Amendment

Modulus Architects & Land Use Planning, agent for United Super Markets LLC, requests a Site Plan-Major Amendment for an approximately 1 acre portion of the following: Lots 1, 2, & 3 Plat of Lots 1, 2 & 3 San Antonio Center and Tracts B2A1 and B2A2 Plat of Tracts B2A1 & B2A2 Academy Acres Unit 17, located at 7301 San Antonio Dr. NE, at the NW corner of San Antonio Dr. NE and Wyoming Blvd. NE, approximately 8.1 acres (D-19-Z & E-19-Z)  
Staff Planner: Robert Messenger & Catalina Lehner

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

**For 5: –Eyster, Meadows, Stetson, Pfeiffer, MacEachen**

**4. Project # PR-2022-007103**  
SI-2023-00691 - Site Plan- EPC  
SI-2023-00693 – Variance- EPC

Tierra West, LLC, agent for ABQ Terminal LLC Attn:  
LB Walker & Associates, requests a Site Plan- EPC and a  
Variance-EPC, for all or a portion of Map 44 Tract 64C2,  
excluding 0.3 acre and excluding all of Tract 64C3A2,  
located at 3200 Broadway Blvd. SE, west of Arno St. SE,  
and south of Wesmeco Dr. SE, approximately 22 acres  
(M-14-Z)

Staff Planners: Megan Jones & Robert Messenger  
**(deferred at the May 18, 2023 hearing)**

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

**For 5: –Eyster, Meadows, Stetson, Pfeiffer, MacEachen**

## **5. OTHER MATTERS**

Approval of the May 18, 2023 Action Summary Minutes

**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 5: –Eyster, Meadows, Stetson, Pfeiffer, MacEachen**

## **6. ADJOURNMENT 10:50 am**