



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, February 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

MEMBERS

David Shaffer, Chair

Tim MacEachen, Vice Chair

Joseph Cruz

Richard Meadows

Jonathan R. Hollinger

Mrs. Jana Lynne Pfeiffer

Gary L. Eyster P.E. (Ret.)

Robert Stetson

Dennis F. Armijo, Sr.

NOTE: A LUNCH BREAK AND/OR DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are also reviewed at the beginning of the hearing. Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **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. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested. 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.**

All written materials – including petitions, legal analysis and other documents – should ordinarily be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. 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 to a subsequent hearing. Cross-examination of speakers is possible per EPC Rules of Conduct.

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. Suspension of the Rules- Article I, Section 4 and 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-2022-008034

RZ-2022-00068– Zoning Map Amendment
(Zone Change)

Consensus Planning, agent for TLC Plumbing HVAC and Electrical, requests a Zoning Map Amendment from NR-LM to NR-GM, for all or a portion of Tract 4-B and Tract 4-A Plat of Tracts 4-A & 4-B Lands of Lafarge, located at the NW corner of Alexander Blvd. and Carmony Rd., approximately 6 acres (G-15)
Staff Planner: Megan Jones & Robert Messenger

2. Project PR-2023-008086

SI-2023-00068 - Site Plan- Major Amendment

Jessica Lawlis, Dekker Perich Sabatini (D/P/S), agent for DXD Capital, requests a Site Plan- Major Amendment for all or a portion of Parcel A-1 plat for parcels A-1 and A-2; Parcels B and C plat of parcels A, B & C; Parcels A-2-A and A-2-B plat for parcels A-2-A & A-2-B Ventura Plaza, located at 8041 Ventura St. NE, between Palomas Ave. NE and Paseo del Norte Blvd. NE, approximately 6 acres (D-20-Z)
Staff Planner: Leroy Duarte

3. Project # PR-2023-008085

SI-2023-00065 - Site Plan- EPC

Consensus Planning Inc., agent for Las Ventanas NM, Inc., requests a Site Plan- EPC for all or a portion of Tract A-1, Spanish Walk Subdivision, located on Camino Español NW, north of Solar Rd. and west of 4th St., zoned PD, approximately 2.5 acres (E-14)
Staff Planner: Megan Jones

4. Project # PR-2022-007919

RZ-2022-00060– Zoning Map Amendment
(Zone Change)

Dawson Jariwala, DK Development NM, requests a zoning map amendment from R-T to R-ML, for all or a portion of Lot 22, Block 27, University Heights Addition, located at 305 Girard Blvd. SE, between Lead Ave. SE and Coal Ave. SE, approximately 0.2 acre (K-16)
Staff Planner: Leroy Duarte
(Continued from the January 19, 2023 hearing).

5. Project # PR-2018-001560

SI-2022-02318 - Site Plan- Major Amendment

SI-2022-02414 – Site Plan – EPC

Consensus Planning, agent for Pulte Group, requests a Site Plan- Major Amendment and a Site Plan-EPC, for all or a portion of Tract A-1 and Tract A-2, Plat of Tracts A-1 and A-2 Hoffmantown Baptist church site (a replat of Tract A Hoffmantown Baptist church site and Tract B-2 Yorba Linda subdivision), located at 8888 Harper Dr. NE, at the SW corner of Harper Rd. NE and Ventura St. NE, approximately 60 acres. (E-20)

Staff Planners: Megan Jones and Leroy Duarte

(Continued from the January 19, 2023 hearing).

6. OTHER MATTERS

Approval of the January 19, 2023 Action Summary Minutes

7. ADJOURNMENT