



# Environmental Planning Commission

## Staff Report

Agenda Number: 1  
Project #: PR-2021-006202  
Case #: RZ-2021-00050  
Hearing Date: February 17, 2022

<b>Agent</b>	AG Services
<b>Applicant</b>	Robert Gutierrez
<b>Request</b>	<b>Zoning Map Amendment – EPC</b>
<b>Legal Description</b>	Lot B, plat of El Jaral Subdivision together with Tract 303-A MRGCD Map #35
<b>Location</b>	On Montoya Rd. NW, between Maximillian Rd. NW and Interstate-40
<b>Size</b>	Approximately 4.6 acres
<b>Existing Zoning</b>	PD
<b>Proposed Zoning</b>	R-A

### Staff Recommendation

**WITHDRAWAL** of RZ-2021-00050, based on request of applicant.

**STAFF PLANNERS**  
Leroy Duarte, Planner  
Megan Jones, Planner

### Summary

The request is for a Zone Map Amendment from PD to RA for an approximate 4.6-acre site.

The Zone Map Amendment request was heard at the December 16, 2021 EPC hearing. The EPC discussed the request and heard several neighboring property owners request a deferral for more information pertaining to the zone change request. The EPC voted to defer the case for 60 days to February 17, 2022 to allow the applicant to determine the best approach for development.

The subject site is in an Area of Consistency. It is not in an Activity Center or along a corridor.

The applicant notified West Old Town Neighborhood Association and property owners as required. Staff was contacted by a neighboring property owner who requested information about the request and how the zone change would affect the surrounding area.

The applicant wishes to withdrawal the application.



## Jones, Megan D.

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**From:** Jones, Megan D.  
**Sent:** Tuesday, February 8, 2022 11:23 AM  
**To:** Jones, Megan D.  
**Subject:** RE: ZONE MAP AMENDMENT WITHDRAWAL REQUEST - LOT B, EL JARAL SUBDIVISION

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**From:** Duarte, Leroy D.  
**Sent:** Monday, January 10, 2022 10:41 AM  
**To:** Adella Gallegos <gallegosadella87120@gmail.com>; Jones, Megan D. <mdjones@cabq.gov>  
**Cc:** newton594@gmail.com  
**Subject:** RE: ZONE MAP AMENDMENT WITHDRAWAL REQUEST - LOT B, EL JARAL SUBDIVISION

Thank you Adella.



**LEROY DUARTE**  
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**From:** Adella Gallegos <[gallegosadella87120@gmail.com](mailto:gallegosadella87120@gmail.com)>  
**Sent:** Monday, January 10, 2022 10:39 AM  
**To:** Jones, Megan D. <[mdjones@cabq.gov](mailto:mdjones@cabq.gov)>; Duarte, Leroy D. <[lduarte@cabq.gov](mailto:lduarte@cabq.gov)>  
**Cc:** [newton594@gmail.com](mailto:newton594@gmail.com)  
**Subject:** ZONE MAP AMENDMENT WITHDRAWAL REQUEST - LOT B, EL JARAL SUBDIVISION

Megan/ Leroy

After speaking to Mr. Gutierrez, owner, he has informed me that he would like to withdraw his request for a zone map amendment to pursue other development endeavors for this site.

Should you have any questions/concerns, please let me know.

Adella Gallegos  
A G Services  
(505) 702-5077