



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, February 17, 2022
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

Tim MacEachen, Chair
David Shaffer, 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 #2021-006202

RZ-2021-00050– Zoning Map Amendment
(Zone Change)

A.G. Services, agent for Robert Gutierrez, requests a zoning map amendment from PD to R-A for all or a portion of Lot B,3 plat of El Jaral Subdivision together with Tract 303-A MRGCD Map #35, located on Montoya Rd. NW, between Maximillian Rd. NW and Interstate-40, approximately 4.6 acres (H-12-Z)
Staff Planner: Leroy Duarte

2. Project #2022-006448

RZ-2022-00006– Zoning Map Amendment
(Zone Change)

Consensus Planning, agent for Gary Hines, requests a zoning map amendment from PD to MX-M for all or a portion of Tract C-1-B, Plat of Tracts C-1-A and C-1-B Albuquerque West Subdivision, located on 57th St. NW, between Quail Rd. NW and Ouray Rd. NW, approximately 0.7 acre (H-11)
Staff Planner: Leroy Duarte

3. Project #2020-003646

SI-2022–00047 Site Plan- Major Amendment

FBT Architects, agent for Cottonwood Classical Preparatory School, requests a Site Plan- Major Amendment for all or a portion of Tracts 5-B-1-A-2-A & 5-B-1-A-1-A-1 Plat of Tracts 5-B-1-A-1-A, 5-B-1-A-2-A & 5-B-1-B-1, Journal Center Subdivision, zoned NR-BP, located at 7801 Jefferson St. NE, between Tiburon St. NE and Headline Blvd. NE, approximately 11 acres (D-17-Z)
Staff Planner: Megan Jones

4. Project #2020-004771

RZ-2022-00005– Zoning Map Amendment
(Zone Change)

Consensus Planning, agent for Homewise, Inc. and Michael A. Gonzales, requests a zoning map amendment from MX-L to MX-M for all or a portion of Lot 1, Block 1, Gutierrez Addition, Tract 30B, MRGCD Map 41, and Tract A Plat of Tracts A and B, Barelás Coffee House, located on 4th St. SW and Barelás St. SW, between Bell Ave. SW and Simpier Ln. SW, approximately 1.5 acres (L-14-Z)
Staff Planner: Sergio Lozoya

5. Project #2021-006278

RZ-2021-00051– Zoning Map Amendment
(Zone Change)

Consensus Planning, agent for Stovall LLC/S&W Assisted Living LLC, requests a zoning map amendment from NR-C to R-ML for all or a portion of Tract A-1 Plat of Tracts A-1, A-2, C-1 & T Paradise Hills Golf Course Subdivision, located at 10035 Country Club Lane NW, between Golf Course Rd. and Paradise Hills Golf Course, approximately 0.76 acre (B-12-Z)
Staff Planners: Leroy Duarte & Megan Jones

6. OTHER MATTERS

Approval of January 20, 2022 Action Summary Minutes

7. ADJOURNMENT