



## ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, July 21, 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.

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**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-2022-007160

RZ-2022-00034– Zoning Map Amendment  
(Zone Change)

Consensus Planning, agent for City of Albuquerque, requests a Zoning Map Amendment from NR-PO-C to NR-PO-A, for the westerly portion of Springer Transfer continuing Tract C, except a portion to the Right of Way, located at 1226 Walter St. NE, between Mountain Rd. and Kinley Ave., approximately 0.8 acre (J-15)  
Staff Planner: Leroy Duarte

### 2. Project # PR-2022-007163

RZ-2022-00037– Zoning Map Amendment  
(Zone Change)

Consensus Planning, agent for the City of Albuquerque, requests a Zoning Map Amendment from R-1A to NR-PO-A, for all or a portion of Lots 1-12, Block 5, Albright & Moore Addition, the vacated N/S alley adjacent to Block 5 Albright & Moore Addition & Block 2 Romero Addition & E/W alley Block 2 Romero Addition, Lots 1-7 & 13-19, Block 2, Romero Addition, bounded by 5<sup>th</sup> & 6<sup>th</sup> St. NW & Rosemont & Summer Ave. NW, approximately 2.3 acres (J-14-Z). Staff Planner: Silvia Bolivar

### 3. Project # PR-2022-007162

RZ-2022-00036 – Zoning Map Amendment  
(Zone Change)

Consensus Planning, agent for City of Albuquerque, requests a Zoning Map Amendment from R-1B to NR-PO-A, for all or a portion of Tract A, Plat of Tract A Block 63 & Lippett Park, Bel-Air Subdivision (A Replat of Block 63, Lippett Park & Adjacent VAC Manzano St. NE), located at 3333 Truman St. NE, between Headingly Ave. and Cherokee Rd., southwest of the intersection of Comanche Rd. NE and San Mateo Blvd. NE, between San Mateo Blvd. NE and Monroe St. NE, approximately 1.2 acres (G-17)  
Staff Planner: Sergio Lozoya

### 4. Project # PR-2022-007159

RZ-2022-00033– Zoning Map Amendment  
(Zone Change)

Consensus Planning, agent for City of Albuquerque, requests a Zoning Map Amendment from NR-LM to NR-PO-A, for a Fraction of Lot 2, located in NE ¼ NE ¼ Section 11 T11N R3E, aka Tract F & Tract G, heirs of

Filiberto Gurule Addition, located north of Balloon Fiesta Park, east of the North Diversion Channel, and west of San Mateo Blvd., approximately 10 acres (B-17-Z)  
Staff Planner: Leroy Duarte

**5. Project # PR-2022-007158**

RZ-2022-00032– Zoning Map Amendment  
(Zone Change)

Consensus Planning, agent for City of Albuquerque, requests a Zoning Map Amendment from R-1D to NR-PO-A, for all or a portion of the easterly portion- strip of land, and the westerly portion- strip of land, in the SE quadrant of Section 28, Township 10 North R3E, Albuquerque Land Grant, located north of Gibson Blvd. SE, between University Blvd. SE and Buena Vista Dr. SE, approximately 5 acres (L-15-Z)  
Staff Planner: Sergio Lozoya

**6. Project # PR-2022-007161**

RZ-2022-00035– Zoning Map Amendment  
(Zone Change)

Consensus Planning, agent for City of Albuquerque, requests a Zoning Map Amendment from R-1A & PD to NR-PO-A, for all or a portion of Tract B Vacation and Replat comprised of Portion of El Rancho Atrisco de Los Santos and Tract 7-A-2 El Rancho Atrisco Phase 2 to Ladera West Unit 3; Tract C Plat of Tract C Lots 1-A thru 25-A inclusive, and Lots 133-A thru 145-A inclusive El Rancho Atrisco de Los Santos, located west of Ladera Golf Course, south of the AMAFCA drainage easement, and north of Bob McCannon Parkway, approximately 10 acres (G-10)  
Staff Planner: Leroy Duarte

**7. Project # PR-2022-007157**

RZ-2022-00031– Zoning Map Amendment  
(Zone Change)

Consensus Planning, agent for Juniper Properties Southwest LLC, requests a Zoning Map Amendment from R-ML to MX-L, for all or a portion of Lots 7 thru 11, Block 64, Terrace Addition and the north 10 feet of vacated Gold Ave., located at 1701 Gold Ave. SE, between University Blvd. SE and Pine St. SE, approximately 1 acre (K-15)  
Staff Planner: Leslie Naji

**8. Project # PR-2022-007156**

RZ-2022-00030– Zoning Map Amendment  
(Zone Change)

Consensus Planning, agent for Thakur Enterprises, requests a Zoning Map Amendment from PD to MX-M, for all or a portion of Tract 5-A bulk land plat for El Rancho Grande I, Parcels 5-A and 12-B-1, located south of Gibson Blvd. SW, east of 98th St. SW, and adjacent west to the Amole Channel, approximately 13.6 acres (N-09-Z)  
Staff Planner: Sergio Lozoya

**9. Project #2022-007151**

SI-2022-0001132- Site Plan- Major Amendment

Tierra West LLC, agent for Brandenreed Properties LLC, requests a Site Plan- Major Amendment for all or a portion of Tract 4, plat of Tracts 1, 2, 3 and 4, Paradise Plaza, located on Unser Blvd. NW, between Crown Rd. NW and Summer Ridge Rd. NW, approximately 2 acres (A-11-Z)

Staff Planner: Megan Jones

**10. Project # PR-2022-007155**

RZ-2022-00029- Zoning Map Amendment  
(Zone Change)

RB Planning LLC, agent for Sawmill Bellamah Properties, LLC, requests a Zoning Map Amendment from NR-LM to MX-H, for all or a portion of Tract A-2 plat of Tracts A-1, A-2 and A-3 Lands of William Andrew McCord, located at 1921 Bellamah Ave. NW, between Rio Grande Blvd. and 20th St., approximately 2.1 acres (H-13)

Staff Planner: Megan Jones

**11. Project # PR-2022-007153**

RZ-2022-00028- Zoning Map Amendment  
(Zone Change)

RB Planning LLC, agent for Sawmill Bellamah Properties, LLC, requests a Zoning Map Amendment from NR-LM to MX-H, for all or a portion of Tract A plat of Tract 'A' lands of Stewart-Walker, being a replat of Tracts 239B1A1B and 237A MRGCD map #38 and Tract 238C1A2A2 MRGCD map #38, located at 1904 Bellamah Ave. NW, comprising the SW corner of the intersection of Bellamah Ave. NW and 20th St., approximately 4 acres (J-13)

Staff Planner: Megan Jones

**12. OTHER MATTERS**

Approval of the June 16, 2022 Action Summary Minutes

**13. ADJOURNMENT**