



ENVIRONMENTAL PLANNING COMMISSION AGENDA

**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

MEMBERS

**David Shaffer, Chair
Tim MacEachen, Vice Chair**

**Giovanni Coppola
Joseph Cruz
Gary L. Eyster P.E. (Ret.)
Jonathan R. Hollinger**

**Richard Meadows
Mrs. Jana Lynne Pfeiffer
Robert Stetson**

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 (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

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

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

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)

5. OTHER MATTERS

Approval of the May 18, 2023 Action Summary Minutes

6. ADJOURNMENT