ENVIRONMENTAL PLANNING COMMISSION
AGENDA

Thursday, June 17, 2021
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
Gary L. Eyster P.E. (Ret.)
Robert Stetson

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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 per Rule B.13 of the EPC Rules of Conduct.

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 per C.8 of the EPC Rules of Conduct
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 #2021-005439
   RZ-2021-00016 – Zoning Map Amendment
   (Zone Change)
   Modulus Architects Inc., agent for Deepesh Kholwadwala c/o Sun Capital Hotels, requests a
   Zoning Map Amendment from MX-M to NR-C, for
   all or a portion of Lot 2-A-1-B-2-B-3, Lot 2-A-1-B-
   2-B-2, Lot 3-A-1-A, ABQ West Unit 2, located on
   High Assets Way NW, between Paseo Del Norte
   Blvd. NW and Eagle Ranch Rd. NW, approximately
   4.9 acres (C-13-Z)
   Staff Planner: Silvia Bolivar

2. Project #2021-005301
   SI-2021-00452 - Site Improvement
   Major Amendment to Site Plan
   Tierra West, agent for Western Hills Investments LLC,
   requests the above action for Tract C-4-A, plat of Tracts C-
   3-A, C-3-B, C-3-C, and C-4-A, Seven Bar Ranch Addition,
   zoned NR-BP, located north of Ellison Dr. NW and east of
   Coors Bypass NW/Coors Blvd. NW, at 3615 NM 528 NW,
   approximately 2.0 acres (A-14)
   Staff Planner: Catalina Lehner, AICP

3. Project #2021-005442
   SI-2021-00569- Site Improvement
   Major Amendment to Site Plan
   Dekker/Perich/Sabatini (DPS), agent for Robert
   Gibson, Sedona West LLC, requests the above action
   for an approximately 7.2 acre portion of the
   following: Tracts A3A & A4A and Tracts D & E;
   Tract A-2-A-A and Tract B-1-A Plat of Tracts A-2-A-
   A & B-1-A; Tracts C-1-A and C-1-B Plat of Tracts
   C-1-A & C-1-B; and Tract A-1-A-1 Plat of Tract A-
   1-A-1 The Plaza at Paseo del Norte, zoned MX-M,
   located on Eagle Ranch Rd. NW, between Paradise
   Blvd. NW and Irving Blvd. NW, approximately 74.8
   acres (C-13-Z)
   Staff Planner: Silvia Bolivar

4. Project #2020-004457
   SI-2021-00651 - Site Plan-EPC
   VA-2021-00145 - Variance-EPC
   Rio Grande Engineering, agent for Barbara Mueller,
   requests the above action for all or a portion of Tract
   22, Volcano Cliffs Subdivision Unit 6, zoned R-A,
   located on Quivira Dr., between Vista Vieja Ave. NW
   and Retablo Rd. NW, approximately 8.0 acres
   (D-09-Z)
   Staff Planner: Sergio Lozoya
5. OTHER MATTERS:
   a. Approval of May 20, 2021 Action Summary Minutes

6. ADJOURNMENT