



**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**