



## ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, June 16, 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-2021-005816

RZ-2022-00023– Zoning Map Amendment  
(Zone Change- Calabacillas)

Consensus Planning, Inc, agent for City of Albuquerque Parks and Recreation Department, requests a zoning map amendment from MX-T to NR-PO-B for all or a portion of Lot 1 plat of Lots 1, 2, 3, 4, 5 & 6, Cottonwood Crossing Phase II, and the northerly portion of Lot 2-A replat of Tract 2 Cottonwood Crossing Phase II, located east of the intersection with Seven Bar Loop Rd., between Coors Blvd. NW and the Corrales Acequia, containing approximately 1 acre (B-14)  
Staff Planner: Leroy Duarte

### 2. Project # PR-2022-006903

RZ-2022-00022– Zoning Map Amendment  
(Zone Change - Boca Negra)

Consensus Planning, Inc, agent for City of Albuquerque Parks and Recreation Department, requests a zoning map amendment from R-A to NR-PO-B for all or a portion of Tract 6 correction plat for Montecito West Unit 1; Tract 11-A and Tract 11-B Replat of Tract 11 Unit 6; Tract 10-A replat of tract 10 Unit 6; Tract 13 replat of Tract 13 Unit 9; Tract 11-B replat of Tract 11 Unit 9; Tract 8-B replat of Tract 8 Unit 9, Volcano Cliffs Subdivision, located near the southwestern corner of Villareal Rd. and Quivera Dr., and just east of Quivera Rd. at the intersection with Retablo Rd., containing approximately 26 acres (D-08 and D-09)  
Staff Planner: Sergio Lozoya

### 3. Project # PR-2022-006906

RZ-2022-00024– Zoning Map Amendment  
(Zone Change - La Cuentista)

Consensus Planning, Inc, agent for City of Albuquerque, Parks and Recreation Department, requests a zone map amendment from R-1D to NR-PO-B for all or a portion of the southeasterly portion and the southwesterly portion of Tract E-1, Plat of Tracts E-1 thru E-5; the southerly portion and the southwesterly portion and the northerly portion of Tract D, Correction Plat of the Bulk Land of La Cuentista Subdivision, south of Rosa Parks Rd. east of Kimmick Dr., west of the Escarpment and north of the Escarpment, containing approximately 35 acres (C-11 and D-11)  
Staff Planner: Leroy Duarte

**4. Project # PR-2018-001402**

RZ-2022-00025– Zoning Map Amendment  
(Zone Change –Poole)

Consensus Planning, Inc, agent for City of Albuquerque Parks and Recreation Department, requests a zoning map amendment from R-A to NR-PO-B for all or a portion of Lots 1 through 3, Block 1, Plat of West Bank Estates together with Tract A1, Lands of Suzanne H Poole, and Tracts C-1 and Lot 4-A of Plat of Tracts C-1, C-2 and Lot 4-A, Lands of Suzanne H Poole being a Replat of Tract C, Lands of Suzanne H Poole, Tract C, Annexation Plat Land in Section 25 and 36, T11N R2E, Lot 4, Block 1 West; zoned R-A, located at 5001 Namaste Rd. NW, between La Bienvenida Pl. NW and the Oxbow Open Space, containing approximately 23 acres. (F-11 and F-12)

Staff Planner: Megan Jones

**5. Project # PR-2022-006968**

RZ-2022-00018 – Zoning Map Amendment  
(Zone Change)

Modulus Architects & Land Use Planning, Inc., agent for G-Force Gymnastics Academy LLC, requests a zoning map amendment from PD to MX-L for all or a portion of Lot 492, Town of Atrisco Grant Unit 7, Located on Sage Rd SW, between Sage Rd. SW, and 86th St. NW, approximately 5 acres (M-09)

Staff Planner: Sergio Lozoya

**6. Project # PR-2022-006971**

RZ-2022-00020– Zoning Map Amendment  
(Zone Change)

Consensus Planning, agent for JC 7644 Jefferson, LLC, requests a zoning map amendment from NR-BP to MX-H for all or a portion of Lot 3A-2A, Journal Center Addn., located at 7644 Jefferson St. NE, between Sun Ave., NE, and San Francisco Dr. NE, approximately 2 acres (D-17)

Staff Planner: Megan Jones

**7. OTHER MATTERS**

Approval of the May 19, 2022 Action Summary Minutes

**8. ADJOURNMENT**