



ENVIRONMENTAL PLANNING COMMISSION AGENDA

**Thursday, May 18, 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- 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-2023-008520

RZ-2023-00015– Zoning Map Amendment
(Zone Change)

Dekker Perich Sabatini (DPS), agent for Palindrome Communities LLC, requests a Zoning Map Amendment from R-ML to MX-M, for all or a portion of Lots 1-6 and 13-18, including the northern 70 feet of the northern 109 feet; the southern 38 feet of the northern 108 feet, and the southern 34 feet of Lots 13-15 respectively, Block 1, Baca Addition, bounded by Second St. and Third St. SW and Santa Fe Ave. and Pacific Ave. SW, approximately 1.1 acres (K-14-Z).

Staff Planner: Silvia Bolivar

2. Project # PR-2023-008516

RZ-2023-00013– Zoning Map Amendment
(Zone Change)

ABQ Land Use Consulting LLC-Carl Garcia, agent for Hector Lopez & Paula Escamilla, requests a zoning map amendment from R-1A to NR-C, for all or a portion of Block 1 west 50.0 feet of east 150.0 feet of South Broadway Acres Unit No. 1, located at 418 Bethel Dr. SE, between Broadway Blvd. SE and John St. SE, approximately 0.12 acre (M-14)

Staff Planner: Robert Messenger

3. Project # PR-2023-008498

SI-2023-00686 - Site Plan- Major Amendment
SI-2023-00689 – Site Plan- Major Amendment

Consensus Planning, agent for MDS Investments LLC, requests a Text Amendment to the Level A Master Plan and the Level B Community Master Plan for Mesa Del Sol, for all or a portion of a certain tract of land being a portion of sections 13, 14, 15, 20, 21, all of Sections 22, 23, 24, 25, 26, 27, 28, a portion of Sections 29, 32, all of Sections 33, 34, 35, 36, Township 9 North, Range 3 East, all of Sections 1, 2, 3, 4, 5, and a portion of Section 6, Township 8 North; a certain tract of land situated between State Road 47 (Broadway Boulevard) and Interstate 25 in Sections 20, 29 and 32, Township 9 North; a certain tract of land being a portion Lot 7, and a portion of the south one-half of the northeast one-quarter of Section 6, Township 8 North; A certain tract of land being a northwesterly portion Lot 2, of Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico

located generally south of Los Picaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland AFB, approximately 13,000 acres (S-16 & S-17)
Staff Planner: Megan Jones

4. Project # PR-2022-007935

SI-2023-00650- Waiver- Wireless
Telecommunications Facility

Pinnacle Consulting, agent for Sun State Towers, requests a Waiver- Wireless Telecommunications Facility, of the Landscaping and Screening requirements for free-standing WTFs in IDO 14-16-4-3(E)(12)(f), for all or a portion of Parcel C-1, plat of Parcel C-1 Lands of Kirtland Federal Credit Union, located at the southwestern corner of the intersection of Louisiana Blvd. SE and Gibson Blvd. SE, approximately 4 acres (M-18-Z)
Staff Planner: Catalina Lehner

5. Project # PR-2018-001577

SI-2023-00537 - Site Plan- Major Amendment

ABQ Land Use Consulting LLC c/o Carl Garcia, agent for Gravity Pad Towers LLC, requests a Site Plan- Major Amendment for all or a portion of Tracts A, C, D-1-A2, E, F, K, N, S-1-A, S-2, Lands of Double Eagle II Airport, located at 7401 Atrisco Vista Blvd. NW, at the intersection of Atrisco Vista Blvd. NW and Shooting Range Access Rd., zoned NR-SU, approximately 4500 acres (E-5)
Staff Planner: Megan Jones
(Deferred at the April 20, 2023 hearing)

6. 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

7. OTHER MATTERS

Approval of the April 20, 2023 Action Summary Minutes

8. ADJOURNMENT