



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, November 18, 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
Dennis F. Armijo, Sr.

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 IV 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 #2021-006084

RZ-2021-00042 Zoning Map Amendment (Zone Change)

Consensus Planning, agent for EWRPM, LLC/Ron Smith, requests a zoning map amendment from MX-L to MX-M for all or a portion of Tracts 1B-1-C-1, 1B-1-B-1 and 1B-1-A-1 Plat of Tracts 1B-1-A-1, 1B-1-B-1, 1B-1-C-1 and Tract 1B-1-F Plat of Tracts 1B-1-A, 1B-1-B, 1B-1-C, 1B-1-D, 1B-1-E, and 1B-1-F, Renaissance Center, located at 1221, 1231, 1261 & 1271 Renaissance Blvd. NE, between Union Way Dr. NE and Montañó Rd. NE, approximately 6.2 acres (F-16-Z)

Staff Planner: Silvia Bolivar

2. Project #2021-005426

SI-2021-01685 Site Plan- Major Amendment
RZ-2021-00045 Zoning Map Amendment (Zone Change)

Consensus Planning Inc., agent for SMI-ABQ Assets LLC, requests a zoning map amendment from NR-LM to NR-SU and Site Improvement for all or a portion of the South 100 Feet of the North 330 Feet of West ½ of Tract J, of Cole's Industrial Subdivision No. 2, located at 3300 Vassar between Candelaria Rd NE and Aztec Rd NE, approximately 0.5 acre (G-16-Z)

Staff Planner: Sergio Lozoya

3. Project #2021-006087

RZ-2021-00043 Zoning Map Amendment (Zone Change)

Consensus Planning Inc, agent for San Antonio Commons LLC, requests a zoning map amendment from MX-L to MX-M for all or a portion of Lot 7-A-1 Plat for Lot 5-A-1 and Lot 7-A-1 JJ Subdivision, and Lot 4-A Plat for Lots 4-A, 5-A, 6-A, and 7-A JJ Subdivision, located on San Antonio Dr. NE, between Interstate-25 and San Pedro Dr. NE, approximately 3.4 acres (E-18)

Staff Planner: Leroy Duarte

4. Project #2021-006088

RZ-2021-00044 Zoning Map Amendment (Zone Change)

Consensus Planning Inc, agent Mo Tal LLC, requests a zoning map amendment from MX-L to MX-M for all or a portion of Tract B-2 J, Group Addition, Plat of Tracts B-1A and B-2 J Group Addition located at 6200 San Antonio Dr. NE, between San Pedro Dr. NE and Louisiana Blvd. NE, approximately 0.75 acre (E-18)

Staff Planner: Leroy Duarte

5. Project #2020-004021

SI-2021-01682 Site Plan- Major Amendment

Modulus Architects & Land Use Planning Inc., agent for Goodwill Industries of New Mexico, requests the above action for all or a portion of Tract A-1A and Tract A-1B, Plat of Tracts A-1A and A-1B, Blocks 16 and 17, Zuni Addition, zoned MX-M, located at 7400 Menaul Blvd. NE, between Louisiana Blvd. NE and Pennsylvania St. NE, approximately 4.2 acres (H-19-Z)

Staff Planner: Catalina Lehner

6. Project #2021-005816

SI-2021-01684, VA-2021-00363

Site Plan Major Amendment and Variance-EPC

Consensus Planning, agent for JB Holdings, LLC/Take 5 Car Wash, requests the above action for Lot 2-C, Cottonwood Crossing Phase II Subdivision, an approximately 0.8 acre portion of the following: Lots 1, 2-A, 2-B, 2-C, 2-D, 3, 4, 5, and 6 of Cottonwood Crossing Phase II being a replat of Tracts 14-A and 14-B, Black Ranch, zoned MX-L, located at 10,084 Coors Blvd. NW, between Coors Bypass and Seven Bar Loop (B-14-Z).

Staff Planner: Silvia Bolivar

7. OTHER MATTERS:

Approval of October 21, 2021 Action Summary Minutes

8. ADJOURNMENT