



ENVIRONMENTAL PLANNING COMMISSION AGENDA

THURSDAY, FEBRUARY 20, 2025
8:40 A.M.

Location: ZOOM

Members of the public may attend via the web at this address: <https://cabq.zoom.us/j/5464729575>
or by calling (719) 359-4580 and entering Meeting ID: 546 472 9575

MEMBERS

Daniel Aragon, Chair

Renn Halstead, Vice Chair

Joseph Cruz

Giovanni Coppola

Adrian Carver

Tim MacEachen

Jarrod Likar

Jonathan R. Hollinger

District 6 Vacant

NOTE: A LUNCH BREAK AND/OR DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless EPC approves changes at the beginning of the hearing; requests for deferral or withdrawal are reviewed at the beginning of the hearing.

TESTIMONY: Please be prepared to provide brief and concise testimony to the Commission if you intend to give comments. **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, City-recognized neighborhood association or coalition representatives – 5 minutes.**

CROSS-EXAMINATION: For quasi-judicial decisions, 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](#).

48-HOUR MATERIAL: The EPC will only consider very limited, clarifying written material if it has been submitted to the EPC at least 48 hours prior to the public hearing and posted for public review. 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 or continued to a subsequent hearing.

PUBLIC COMMENT: All written comments should be submitted via an online portal, which can be accessed here: <https://cabq.gov/epc-public-comment>. All written comments received prior to the 48-hour deadline will be included with the record. All other comments should be given verbally during the hearing.

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. Zoom Overview
- D. Announcement of Changes and/or Additions to the Agenda
- E. Approval of Amended Agenda
- F. Swearing in of City Staff

1. Project # PR-2024-011273 -
RZ-2024-00051– Zoning Map Amendment
(Zone Change)

Deferred from January Hearing:

Application WITHDRAWN

Consensus Planning, Inc., agent for Huitt-Zollars, Inc., requests a Zoning Map Amendment, from MX-L to MX-T, for all or a portion of Parcel B Bulk Land Plat of Parcels A and B, a portion of Anderson Heights, located at the northeast corner between 118th Street SW and Dennis Chavez Blvd SW, approximately 30 acres.

(P-8)

Staff Planner: Dennis Felipe, Jr.

2. Project # PR-2025-011387 –
SI-2025-00040 – Site Plan – EPC

Deferral requested

Consensus Planning, Inc., agent for Pulte Group, requests a Site Plan – EPC for an approximately 60 acre portion of Tract N-1, Correction Plat of Tracts N-1 & N-2, Watershed Subdivision (AREPL of Tract N Watershed Subdivision), located at 9601 Tierra Pintada Blvd. NW, at the NW corner of Arroyo Vista Blvd. NW and Tierra Pintada Blvd. NW, approximately 110 acres.

(J-7) (J-8)

Staff Planner: William Steele and Megan Jones

3. Project # PR- 2024-010327
RZ-2024-00049 – Zoning Map Amendment
(Zone Change)

Continuance from December Hearing

Aria Studio Consultants, Inc., agent for Monte Vista Christian Church, requests a Zoning Map Amendment, from R1-B to MX-T, for all or a portion of Tract A, Block 24-A, located at 3501 Campus Blvd NE, between Purdue Pl NE and Berkley Pl NE, approximately 1.8334 acres.

(K-16-Z)

Staff Planner: Dennis Felipe, Jr.

4. Project # PR-2024-010629
SI-2025-00038 – Master Development Plan

Consensus Planning, Inc., agent for BH DevCo, requests a Master Development Plan for all or a portion of Tracts 6 and 7, Plats of Tracts 1 through 12 Avalon Subdivision, Unit 5, located east of 98th street, between Los Volcanes Rd. and Daytona Rd., approximately 30 acres.

(J-9) (K-9)

Staff Planner: Jude Miller

5. Project # PR-2024-010332
RZ-2025-00001 – Zoning Map Amendment (Zone Change)

Archis Architects, agent for Mark Armijo Academy, requests a Zoning Map Amendment, from R-T to R-MH, for all or a portion of Lots 150-A and 150-B, Plat of Lots 150-A & 150-B for Town of Atrisco Grant Unit 6, located at 6800 Gonzales Rd SW, between Airport Dr SW and Adrian St SW, approximately 6 acres.

(K-10-Z)

Staff Planner: Daniel Soriano

5. OTHER MATTERS:

- A. Approval of Action Summary Minutes for January 16, 2025
- B. Announcements and Updates

6. ADJOURNMENT