



ENVIRONMENTAL PLANNING COMMISSION

ACTION SUMMARY

Thursday, May 15, 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 the following number: (719) 359-4580 and entering Meeting ID: 546 472 9575

COMMISSIONERS PRESENT:

- Daniel Aragon, Chair
- Adrian Carver
- Jarrod Likar
- Giovanni Coppola
- Tim MacEachen
- Joseph Cruz

COMMISSIONERS ABSENT:

- Renn Halstead, Vice Chair

I. CALL TO ORDER: 8:40 AM

- A. Pledge of Allegiance
- B. Roll Call of Planning Commissioners
- C. Zoom Hearing Overview
- D. Announcement of Changes and/or Additions to the Agenda
Item # 4 applicant has requested a deferral. Moving item #4 to item #1.
- E. Approval of Amended Agenda
A motion was made by Commissioner Carver and seconded by Commissioner MacEachen to approve the amended agenda.

The motion carried by the following vote:

For 6: Carver, Coppola, Cruz, Likar, MacEachen, Aragon

Absent 2: Halstead, Hollinger

Vacant 1: District 6

- F. Swearing in of City Staff

II. EPC APPLICATIONS:

1. [ZMA-2025-00006](#)

Zoning Map Amendment (Zone Change)

Consensus Planning, agent for Albuquerque Center for Peace and Justice, requests a Zoning Map Amendment from RM-L to MX-L, for all or a portion of Lot 1 Block 7, located at 202 Harvard Dr SE (Situs address 200 Harvard Dr SE), between Silver Ave and Harvard Dr, approximately 0.2 acres. (K-16)
Staff Planner: Dennis Felipe, Jr.

A motion was made by Commissioner Likar and Seconded by Commissioner MacEachen that the application be DEFERRED to the June 26, 2025 hearing.

The motion carried by the following vote:

**For 6: Likar, MacEachen, Carver, Aragon, Cruz, Coppola
Absent 2: Halstead, Hollinger
Vacant 1: District 6**

2. [ZMA-2025-00002](#)

Zoning Map Amendment (Zone Change)

Deferred from April 17, 2025

Jose Leopoldo Romero and Claudette Romero request a Zoning Map Amendment - EPC, from R1-A to RM-H, for all or a portion of Tract A Plat of Tracts A & B, Lands of Thomas Duran, located at 1224 12TH ST NW between 12th Street and Bellamah Avenue, approximately 0.6 acres. (J-13-Z)

Staff Planners: Dennis Felipe, Jr. and Daniel Soriano

A motion was made by Commissioner Likar and Seconded by Commissioner Carver that the application be APPROVED subject to Findings 1 through 15 and Revised Finding 8.

The motion carried by the following vote:

**For 6: MacEachen, Likar, Cruz, Coppola, Carver, Aragon
Absent 2: Hollinger, Halstead
Vacant 1: District 6**

3. [ZMA-2025-00003](#)

Zoning Map Amendment (Zone Change)

Penny Design, LLC, agent for CDR Holdings LLC requests a Zoning Map Amendment, from MX-T and MX-L to eliminate a floating zone line and establish MX-L on the entire site, for all or a portion of Tract 13-A Tracts 13-A, 13-B, & 13-C Black Ranch (being a Replat of Tract 13 Black Ranch), located at 10120 Coors Blvd. NW, between Old Airport Ave NW and 7 Bar Loop NW, approximately 2.5 acres. (B-14-Z)
Staff Planner: Catherine Heyne

A motion was made by Commissioner MacEachen and Seconded by Commissioner Coppola that the application be APPROVED subject to Findings 1 through 17.

The motion carried by the following vote:

**For 6: Carver, Coppola, Cruz, Likar, MacEachen, Aragon
Absent 2: Hollinger, Halstead
Vacant 1: District 6**

4. [SP-2025-00023](#)

Site Plan – EPC, Major Amendment

Consensus Planning, agent for Presbyterian Healthcare Services, requests a Major Amendment to a Site Plan-EPC, for all or a portion of Tracts A-2-A thru A-2-G, Inclusive Montgomery Crossing Addition Phase III, located at 8820/8900 Montgomery Blvd. NE, between General Chennault St. NE and Moon St. NE, containing approximately 3.7 acres. (G-20)
Staff Planner: Daniel Soriano

**A motion was made by Commissioner Coppola and
Seconded by Commissioner MacEachen that the
application be APPROVED subject to Findings 1 through
21 and Conditons 1 through 6 with 4 being removed.**

The motion carried by the following vote:

**For 6: Carver, Coppola, Cruz, Likar, MacEachen, Aragon
Absent 2: Hollinger, Halstead
Vacant 1: District 6**

5. [AX-2025-00002](#)

Annexation of Land (County to City)

[ZMA-2025-00005](#)

Zoning Map Amendment (**AX-2025-00002**)

Annexation of Land (County to City))

JAG Planning, agent for Greater Albuquerque Habitat for Humanity, requests an Annexation of Land from the County of Bernalillo to the City of Albuquerque and Zoning Map Amendment to R-1(A) to establish City zoning, for all or a portion of the northernly and Southernly portion of Tract 464 Unit 7 Atrisco Grant, at the northeast corner of 82nd St. SW and Sage Rd. SW between Sage Rd and San Ignacio Rd, approximately 5 acres. (L-10)
Staff Planners: William Steele and Jude Miller

**A motion was made by Commissioner MacEachen and
Seconded by Commissioner Likar that the application for
AX-2025-00002 be recommended for APPROVAL
subject to Findings 1 through 12.**

The motion carried by the following vote:

**For 5: Coppola, Cruz, Likar, MacEachen, Aragon
Absent 3: Hollinger, Halstead, Carver
Vacant 1: District 6**

**A motion was made by Commissioner MacEachen and
Seconded by Commissioner Likar that the application for**

**ZMA-2025-00005 be recommended for APPROVAL
subject to Findings 1 through 15.**

The motion carried by the following vote:

**For 5: Coppola, Cruz, Likar, MacEachen, Aragon
Absent 3: Hollinger, Halstead, Carver
Vacant 1: District 6**

III. OTHER MATTERS:

A. Approval of April 17, 2025 Action Summary Minutes

A motion was made by Commissioner MacEachen and Seconded by Commissioner Likar that the application be APPROVED. The motion carried by the following vote:

**For 5: Coppola, Cruz, Likar, MacEachen, Aragon
Absent 3: Hollinger, Halstead, Carver
Vacant 1: District 6**

B. Case Updates

- a. AC-25-01 City Council adopted findings on 4/21/25**
- b. Salazar Land Trust will be heard by LUPZ on 5/19/25**

C. Announcements:

- a. June EPC hearing is on the 26th this year due to Juneteenth holiday.**
- b. Dates for the EPC Annual Training & Rules of Practice & Procedure Special Hearing were discussed again.**
 - i. EPC Annual Training May 29, 2025**
 - ii. Rules of Practice & Procedure Special Hearing on July 10, 2025 9:00**

IV. ADJOURNMENT: 11:39 AM