



# ENVIRONMENTAL PLANNING COMMISSION

## AGENDA

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

### MEMBERS

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

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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 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**

**I. CALL TO ORDER:**

- A. Pledge of Allegiance
- B. Roll Call of Planning Commissioners
- C. Zoom Hearing Overview
- D. Announcement of Changes and/or Additions to the Agenda
- E. Approval of Amended Agenda
- F. Swearing in of City Staff

**II. EPC APPLICATIONS:**

**1. [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 12<sup>th</sup> Street and Bellamah Avenue, approximately 0.6 acres. (J-13-Z)

Staff Planners: Dennis Felipe, Jr. and Daniel Soriano

**2. [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

**3. [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

**4. [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 (Situated address 200 Harvard Dr SE), between Silver Ave and Harvard Dr, approximately 0.2 acres. (K-16)  
Staff Planner: Dennis Felipe, Jr.

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 a 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 82<sup>nd</sup> 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

### III. OTHER MATTERS:

- A. Approval of April 17, 2025 Action Summary Minutes
- B. Case Updates
- C. Announcements

### IV. ADJOURNMENT

Except for any portion of the meeting that may be closed by the Board pursuant to the provisions of the New Mexico Open Meetings Act, the meeting will be open to the public.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact EPC Staff at (505) 924-3860, option for Boards and Commissions, or TTY 711 or [PlanningEPC@cabq.gov](mailto:PlanningEPC@cabq.gov) at least one (1) week prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact EPC Staff if a summary or other type of accessible format is needed.