



ENVIRONMENTAL PLANNING COMMISSION

MINUTES

Thursday, June 26, 2025

8:40 A.M.

COMMISSIONERS PRESENT:

- Daniel Aragon, Chair
- Renn Halstead, Vice Chair
- Eric Nelius
- Adrian Carver
- Giovanni Coppola
- Matthew Archuleta

COMMISSIONERS ABSENT:

- Jarrod Likar
- Tim MacEachen

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
None.
- E. Approval of Amended Agenda
None.
- F. Swearing in of City Staff

II. EPC APPLICATIONS:

1. [WTF-2025-00003](#)

Wireless Telecommunication Facility Waiver

Deferral request to August 21, 2025

JAG Planning and Zoning, LLC, agent for Gravity Pad Towers, LLC requests a Wireless Telecommunication Facility Waiver from landscape regulations in the IDO for all or a portion of Lot 2, Block 11, Volcano Cliffs Subdivision, Unit 16, located at 99999 Hielo Rd NW, between Margarita Dr NW and Unser Blvd NW, approximately 0.3 acres.

(C-10)

Staff Planner: Daniel Soriano

A motion was made by Commissioner Carver and Seconded by Commissioner Halstead that the application be DEFERRED to the August 21, 2025 EPC hearing.

The motion carried by the following vote:

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

**2. [PLAN-2025-00001](#)
Comprehensive Plan Amendment**

The City of Albuquerque Council Services Department requests an amendment to the Albuquerque/Bernalillo County Comprehensive Plan to designate a section of Rio Grande Blvd NW from I-40 to Indian School Rd. NW and the section of Menaul Blvd/Indian School Blvd from Rio Grande Blvd NW to Louisiana Blvd NE as a Major Transit Corridor. This includes a revision to the Centers and Corridors maps and Vision maps to reflect the new ABQ-Ride Forward Recovery Network.

Staff Planners: William Steele and Megan Jones

A motion was made by Commissioner Carver and Seconded by Commissioner Halstead that the application be APPROVED subject to Findings 1 through 19 and new finding 20 & 21 and Conditions 1 & 2.

The motion carried by the following vote:

**For 5: Coppola, Carver, Halstead, Aragon, Nelius
Against 1: Archuleta
Absent 2: Likar, MacEachen
Vacant 1: District 6**

**3. [SP-2025-00041](#)
Site Plan – EPC, Major Amendment**

Dekker Design, agent for RioGAFA, requests a Site Plan – EPC, Major Amendment for all or a portion of Tracts A-1, A-2, A-3, C-1, C-2, and C-3 Plats of Tracts A-1 thru A-3 and C-1 thru C-3 Heritage Marketplace (Being a Replat of Tracts A and C, Heritage Marketplace) and Tract B-1 Plat of Tract B-1 Heritage Marketplace (Being a Replat of Tract B, Heritage Marketplace) located at the southeast corner of Unser Blvd. and Ladera Dr., between Ladera Dr. NW and Hanover Rd. NW, approximately 20.4 acres.

(H-09-Z, H-10-Z, J-09-Z, J-10-Z)

Staff Planner: Catherine Heyne

A motion was made by Commissioner Halstead and Seconded by Commissioner Carver that the application be APPROVED subject to Findings 1 through 18 and Conditions 1 through 7.

The motion carried by the following vote:

For 6: Nelius, Archuleta, Coppola, Halstead, Carver, Aragon

Absent 2: Likar, MacEachen

Vacant 1: District 6

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

Zoning Map Amendment (Zone Change)

Deferral from May 15, 2025

Consensus Planning, agent for Albuquerque Center for Peace and Justice, requests a Zoning Map Amendment from RM-L to MX-T, 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 0.3 acres. (K-16)
Staff Planner: Dennis Felipe, Jr.

A motion was made by Commissioner Halstead 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: Nelius, Archuleta, Halstead, Carver, Coppola, Aragon

Absent 2: Likar, MacEachen

Vacant 1: District 6

III. OTHER MATTERS:

A. Approval of May 15, 2025 Action Summary Minutes

A motion was made by Commissioner Carver and Seconded by Commissioner Coppola that the Action Summary be APPROVED. The motion carried by the following vote:

For 3: Coppola, Carver, Aragon

Abstain 3: Archuleta, Nelius, Halstead

Absent 2: Likar, MacEachen

Vacant 1: District 6

B. Case Updates

- 1. Annexation request sent to Council but not yet placed on an agenda. City Council does not meet during the month of July, and it will likely be heard in August 2025.**
- 2. The Double Eagle II project had an appeal filed in District Court.**

C. Announcements

- 1. Introduction of newly appointed Commissioner Matthew Archuleta.**
- 2. Reminder, the July EPC hearing is on the regular 3rd Thursday of the month. No new applications were received. EPC will be hearing the amendment to EPC Rules of Practice and Procedure.**

IV. ADJOURNMENT at 2:20 PM