



ENVIRONMENTAL PLANNING COMMISSION

AGENDA

Thursday, June 26, 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
- Eric Nelius
- Jarrod Likar
- Tim MacEachen
- Matthew Archuleta

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. [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

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

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

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 (Situated address 200 Harvard Dr SE), between Silver Ave and Harvard Dr, approximately 0.3 acres. (K-16)
Staff Planner: Dennis Felipe, Jr.

III. OTHER MATTERS:

- A. Approval of May 15, 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 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.