



ENVIRONMENTAL PLANNING COMMISSION MINUTES

Thursday, August 21, 2025, 8:40 AM

COMMISSIONERS PRESENT:

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

I. CALL TO ORDER: 8:41 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
None.
- E. Approval of Amended Agenda
None.
- F. Swearing in of City Staff

II. EPC APPLICATIONS:

1. [ZMA-2025-00010](#)

Zoning Map Amendment (Zone Change)

Deferral Requested by Applicant

Modulus Architects & Land Use Planning, Inc., agent for Tradition Lane NE, LLC requests a Zoning Map Amendment, from R-1D to R-A, for all or a portion of Tract N-6-A Plat, located at 11900 Tradition Ln NE, along Tradition Ln NE, approximately 3 acres.
(E-22)

Staff Planner: Jude Miller

A motion was made by Commissioner Nelius and Seconded by Commissioner Archuleta that the application be DEFERRED 30 days to the September

18, 2025 EPC Hearing. The motion carried by the following vote:

**For 8: Halstead, Carver, Coppola Archuleta, MacEachen, Nelius, Aragon, Likar
Vacant 1: District 6**

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

Community Planning Area (CPA) Assessment Report

City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Community Planning Area (CPA) Assessment Report for the West Mesa CPA, an area generally between the following boundaries: west of the Rio Grande to the city's western edge and Atrisco Vista Blvd., between I-40 and Montaño and Gila Roads, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and IDO 14-16-6-3(E)(7).

(C2-C8)(D2-D8)(E2-E12)(F1-F12)(G1-G12)(H6-H12)(J6-J10)(K6-K8)(L6-L7)

Staff Planner: Megan Jones

A motion was made by Commissioner Carver and Seconded by Commissioner MacEachen that the application be recommended for APPROVAL with Findings 1-18 and Conditions 1 & 2. The motion carried by the following vote:

**For 7: Archuleta, MacEachen, Likar, Nelius, Coppola, Carver, Halstead
Against 1: Aragon
Vacant 1: District 6**

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

Community Planning Area (CPA) Assessment Report

City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Community Planning Area (CPA) Assessment Report for the Northwest Mesa ABQ CPA, an area generally between the following boundaries: the area west of the Rio Grande to city's western edge and between Montaño and Gila Roads and the Bernalillo/Sandoval County line to the north, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and IDO 14-16-6-3(E)(7).

(A8-A15)(B8-B15)(C8-C14)(D8-D14)(E10-E13)

Staff Planner: Megan Jones

A motion was made by Commissioner MacEachen and Seconded by Commissioner Nelius that the application be recommended for APPROVAL with Findings 1-17, revised Finding 10, Conditions 1 & 2

and additional Condition 3. The motion carried by the following vote:

**For 8: Halstead, Carver, Coppola, Nelius, Likar, MacEachen, Archuleta, Aragon
Vacant 1: District 6**

4. [WTF-2025-00004](#)

Wireless Telecommunications Facility Waiver

JAG Planning and Zoning, LLC, agent for Gravity Pad Towers, LLC requests a Wireless Telecommunication Facility Waiver to allow a Freestanding Wireless Telecommunication Facility in the Unser View Corridor 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 MacEachen and Seconded by Commissioner Carver that the application be DENIED based on Findings 1-20. The motion carried by the following vote:

**For 8: Archuleta, MacEachen, Likar, Nelius, Coppola, Carver, Halstead, Aragon
Vacant 1: District 6**

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

Wireless Telecommunication Facility Waiver

Deferral from June 26, 2025

JAG Planning and Zoning, LLC, agent for Gravity Pad Towers, LLC requests a Wireless Telecommunication Facility Waiver from landscaping 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 Halstead and Seconded by Commissioner MacEachen that the application be accepted as WITHDRAWN. The motion carried by the following vote:

**For 8: Nelius, Likar, MacEachen, Archuleta, Coppola, Carver, Halstead, Aragon
Vacant 1: District 6**

30 minute lunch break from 12:55 PM to 1:00 PM

6. [SP-2025-00053](#)

Site Plan – EPC, Major Amendment

Consensus Planning, agent for Pulte Group requests a Major Amendment to the recently approved Site Plan-EPC (PR-2025-011387/SI-2025-00040), for all or a portion of Tract N-1-A and N-1-B, Bulk Land Plat of Tracts N-1-A & N-1-B, Watershed Subdivision (A replat of Tract N-1) Containing approximately 110 acres, located on Arroyo Vista Blvd NW, west of Tierra Pintada Blvd. NW.

(J-7)(J-8)(H-8)

Staff Planner: William Steele

A motion was made by Commissioner Halstead and Seconded by Commissioner MacEachen that the application be APPROVED based on Findings 1-19, Conditions 1-4 and newly added Condition 5. The motion carried by the following vote:

For 6: Aragon, MacEachen, Nelius, Halstead, Likar, Coppola

Against 2: Carver, Archuleta

Vacant 1: District 6

7. [FP-2025-00003](#)

Framework Plan – Text Amendment

Consensus Planning, agent for Pulte Group requests a text amendment to Westland Master Plan (Framework Plan), for all or a portion of Tracts A through M, N-1-A and N-1-B (replat of Tract N-1), N-2-B, N-2-C and P Watershed Subdivision; Tracts A, B, C, I, L and K Stormcloud Subdivision; Tract A College Zone 2 West Reservoir Site; Parcels C-1, C-2-A, C-3-A, C-3-B, C-3-C, D-1-A, D-1-B, E-1, F-1, G-1 and H-1 Westland North; Parcel A w/in Secs 7 & 18 T10N R2E Town of Atrisco Grant; All of the Watershed and Stormcloud residential subdivisions; Portions of the Sundoro, Sundoro South, Painted Sky, Parkway and Inspiration residential subdivisions; and Northerly Portion Tracts 16-20, ROW 4, Unit A, West of Westland, Town of Atrisco Grant, located west of Unser Blvd., north of I-40, bounded by the Petroglyph National Monument to the North and the Atrisco Terrace Open Space to the west, approximately 1,700 acres.

Staff Planner: William Steele

A motion was made by Commissioner Halstead and Seconded by Commissioner Coppola that the application be recommended for APPROVAL. The motion carried by the following vote:

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

5 minute break from 2:07 PM to 2:15 PM

8. [FP-2025-00004](#)

Framework Plan, Amendment

Dekker, agent for Project Solis, requests a text amendment to the Mesa del Sol Level B Master Plan (Framework Plan), for all or a portion of for all or a portion of Tracts 6, 7 and 14, of the Bulk Land Plat of Mesa Del Sol; Tract 12-A and 12-B, Plat of Tracts 12-A & 12-B, Mesa Del Sol, Innovation Park; Lots 5, 6, 13, 14, 15, 17, and 25 of Bulk Plat For Mesa Del Sol, Innovation Park; Tracts lettered F, J, K, L, M, N, O, P, R, OS-1, OS-2, OS-3, OS-4, OS-5, OS-6 and OS-7 of Bulk Land Plat for Mesa Del Sol Innovation Park II; Tract lettered 'I-2' Mesa del Sol Innovation Park II; Tracts 22-A, 22-B and 22-C of Mesa Del Sol Innovation Park; Tract lettered A-4 & A-5 of the Bulk Land Plat of Tracts A-1 thru A-6, Mesa Del Sol Innovation Park; Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and Tracts Lettered A, B, & C, and Tract numbered 1, of the Plat of Mesa Del Sol Montage Unit 3A; Tracts 1-B and OS-5, of the Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6, Mesa Del Sol Innovation Park; Tract Q-1, Q-2 & Q-3 of Mesa Del Sol Innovation Park II; Tract A-1-A and Tract 28 of the Bulk Land Plat of Tracts A-1, Mesa Del Sol, Innovation Park; Tract A-6-C-1, A-1-A-2, A-1-A-3, A-1-A-4, A-1-A-5 of the Bulk Land Plat of A-6-C, Mesa Del Sol, Innovation Park; Tract A-1-A-6 and Tract A-1-A-1-A of the Bulk Land Plat of Tracts A-1-A-1, Mesa Del Sol, Innovation Park; Tract 1-A Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6 Mesa Del Sol, Innovation Park; Tract G and H, Bulk Land Plat for Mesa Del Sol, Innovation Park II; Tract D-6 Plat of Tracts D-1 thru D-7 Mesa Del Sol, Innovation Park II; Tract 4-C Plat of Mesa Del Sol Tracts 4-A, 4-B & 4-C; Tract 11 DEA Site Bulk Land Plat for Mesa Del Sol, Innovation Park, located generally south of Los Picaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland AFB, approximately 3,200 acres. (Q-15-Z, Q-16-Z, Q-17-Z, R-14-Z, R-15-Z, R-16-Z, R-17-Z, S- 13-Z, S-14-Z, S-15-Z, S-16-Z, S-17-Z, T-13-Z, T-14-Z, T-15-Z, T-16-Z, T-17-Z, U-13-Z, U-14-Z)
Staff Planner: Jude Miller

A motion was made by Commissioner Archuleta and Seconded by Commissioner MacEachen that the application be APPROVED with Findings 1-21. The motion carried by the following vote:

**For 8: Archuleta, MacEachen, Likar, Nelius, Carver, Halstead, Coppola, Aragon
Vacant 1: District 6**

9. [ZMA-2025-00007](#)

Zoning Map Amendment (Zone Change)

Consensus Planning, agent for Trish Baca (Sole Trustee of Rudolph L. Baca Living Trust) requests a Zoning Map Amendment, from MX-L and R-1A to R-1A, for all or a portion of Tract 245-B-1, MRGCD Map 38, located at 315 Rio Grande Blvd NW, between Central Ave and Mountain Rd, approximately 0.5 acres.

(J-13)

Staff Planner: Robert Messenger

A motion was made by Commissioner Nelius and Seconded by Commissioner MacEachen that the application be APPROVED with Findings 1-16. The motion carried by the following vote:

**For 8: Archuleta, MacEachen, Likar, Nelius, Coppola, Carver, Halstead, Aragon
Vacant 1: District 6**

10. [ZMA-2025-00008](#)

Zoning Map Amendment (Zone Change)

Penny Design, LLC, agent for SLN Properties, LLC requests a Zoning Map Amendment, from MX-H and MX-M to MX-H, for all or a portion of Lots 1, 2, 3-7, 17, 18 including, block 7, located at 9307 Central Ave NE, between Central Ave and General Chennault, approximately 1.0216 acres.

(K-20)

Staff Planner: Dennis Felipe, Jr.

A motion was made by Commissioner Likar and Seconded by Commissioner Carver that the application be APPROVED with Findings 1-12. The motion carried by the following vote:

**For 8: Nelius, Likar, MacEachen, Archuleta, Coppola, Carver, Halstead, Aragon
Vacant 1: District 6**

III. OTHER MATTERS:

A. Approval of July 17, 2025 Action Summary Minutes

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

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

Abstain 2: Likar, Coppola

Vacant 1: District 6

B. Case Updates

None.

C. Announcements

1. IDO Annual Update Special Hearing date discussion.

- a. Study Session will be held on October 16, 2025 after the regular EPC Hearing cases are heard. At the Chair's request, this may be changed if a large number of cases are to be heard at that hearing.**
- b. Special Hearing scheduled for October 28, 2025 at 8:40 AM.**

IV. ADJOURNMENT at 3:50 PM