



ENVIRONMENTAL PLANNING COMMISSION

AGENDA

Thursday, August 21, 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; Indian Nations, Tribes, and Pueblos and their 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-2025-00010](#)

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

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 Montañño 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

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 Montañño 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

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

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

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

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

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

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

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.

III. OTHER MATTERS:

- A. Approval of July 17, 2025 Action Summary Minutes
- B. Case Updates
- C. Announcements
 - 1) IDO Annual Update Special Hearing

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.