



ENVIRONMENTAL PLANNING COMMISSION

MINUTES

Thursday, September 18, 2025, 8:40 AM

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

- Giovanni Coppola

I. CALL TO ORDER: 8:40 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)

Withdrawal 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A motion was made by Commissioner Halstead and Seconded by Commissioner Nelius that the application be accepted as WITHDRAWN. The motion carried by the following vote:

For 7: Archuleta, MacEachen, Likar, Nelius, Carver, Halstead, Aragon

Absent 1: Coppola

Vacant 1: District 6

2. [VA-2025-00114](#)

Variance – EPC

Jireh Construction, agent for Manuel Chacon requests a Variance - EPC to the IDO height standards in the VPO-2 for all or a portion of Tract 12 Block 10 of Volcano Cliffs Subdivision Unit 22, located at 6304 Petirrojo Rd NW between Vista del Prado NW and Urraca St. NW, approximately 0.4 acres.

(D-10)

Staff Planner: William Steele

A motion was made by Commissioner Halstead and Seconded by Commissioner Archuleta that the application be APPROVED based on Findings 1-21, Conditions 1-9. The motion carried by the following vote:

For 7: Archuleta, MacEachen, Likar, Nelius, Carver, Halstead, Aragon

Absent 1: Coppola

Vacant 1: District 6

3. [ZMA-2025-00013](#)

Zoning Map Amendment (Zone Change) – Council

Consensus Planning, Inc., agent for City of Albuquerque Council Services Dept. requests a Zoning Map Amendment, from NR-C or NR-LM to MX-M, for 16 properties located within the Menaul Metropolitan Redevelopment Area legally described as: Tract 3, MRGCD Map 36, excluding the northwesterly portion, also excluding portions to the Right of Way; Tract situated in lots 3 & 4, Industrial Subdivision, excluding the westerly portion to Right of Way; Lot 5, Industrial Subdivision, excluding the portion out to the Right of Way; A portion of Tract 3, MRGCD Map No 36, excluding the westerly portions to the Right of Way; Lot 8-A, replat of Lots 7 & 8 of Industrial Subdivision, creating lot 8A and an additional street Right of Way; Lots 9 through 17, Industrial Subdivision; Lot 18, Industrial Subdivision; Lot 19, Industrial Subdivision; Power Station, City of Albuquerque; Tracts A, B, X & C, Koury Addition, replat of a portion of Block G, Netherwood Park Addition; Tract C-1, replat of Tract C & a portion of Tract D of Plat of Tracts A though G, Netherwood Park; Parcel

2, Menaul Development Area; Parcel 4-A-1 Plat of Tract A-1-A & Parcel 4-A-1, Menaul Development Area; Tract E4C1, Plat of Tracts E4C1, E4C2 & E4C3, Menaul Development Area; Tract E4C3 Plat of Tracts E4C1, E4C2 & E4C3, Menaul Development Area; Tract F-1, Menaul Development Area (Being a replat of Tract F, Menaul Development Area), bounded by Interstate-25, Vassar Dr. NE, Phoenix Ave. NE and Interstate-40, approximately 30 acres.

(H-15, H-16)

Staff Planner: Catherine Heyne

A motion was made by Commissioner Carver and Seconded by Commissioner Halstead that the application be APPROVED based on Findings 1-25, and amended Finding 16. The motion carried by the following vote:

For 7: Halstead, Carver, Nelius, Likar, MacEachen, Archuleta, Aragon

Absent 1: Coppola

Vacant 1: District 6

5 Minute break at 10:10 AM

4. [ZMA-2025-00011](#)

Zoning Map Amendment (Zone Change)

Community Design Solutions, LLC, agent for Spire Development requests a Zoning Map Amendment, from R-MH to MX-L, for all or a portion of Lots 5 & 6, Block 8, Mendelsburg Baron Burg Heights, located on Ortiz Dr SE (unaddressed) between Zuni Rd and Bell Ave SE, approximately 0.31 acres.

(L-18)

Staff Planner: Dustin Kiska

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

For 7: Archuleta, MacEachen, Likar, Nelius, Carver, Halstead, Aragon

Absent 1: Coppola

Vacant 1: District 6

III. OTHER MATTERS:

A. Approval of August 21, 2025 Action Summary Minutes

A motion was made by Commissioner Carver and Seconded by Commissioner Halstead that the Minutes be DEFERRED.

B. Case Updates

- 1. Double Eagle II appeal (AC-25-01) is still being heard in District Court.**
- 2. City Annexation for 82nd & Sage (AX-2025-00002, ZMA-2025-00005) was adopted by City Council on 9/3/2025. [O-25-93](#)**

C. Announcements

- 1. IDO Annual Update Special Hearing Reminder.**
 - a. Study Session will be held on October 16, 2025 after the regular EPC Hearing cases are heard.**
 - b. Special Hearing scheduled for October 28, 2025 at 8:40 AM.**

IV. ADJOURNMENT at 10:46 AM