



# 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

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**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

**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

**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

**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

**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

**II. OTHER MATTERS:**

- A. Approval of August 21, 2025 Action Summary Minutes
- B. Case Updates
- C. Announcements
  - 1) IDO Annual Update Special Hearing Reminder

**III. 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](mailto: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.