



ENVIRONMENTAL PLANNING COMMISSION

MINUTES

Thursday, October 16, 2025, 8:40 AM

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

- Tim MacEachen
- Giovanni Coppola

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. Project # [ZMA-2025-00014](#)

Zoning Map Amendment – Council (Zone Change)

Consensus Planning, agent for the University of New Mexico Regents requests a Zoning Map Amendment from R-MH and MX-L to NR-C, for all or a portion of Tract 8, Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts & Tract A, 40/25 Associates Subdivision); Tract 9, Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4

10 Minute Break at 10:20 am
Back at 10:31 am

& 5, Gibson Tracts & Tract A, 40/25 Associates Subdivision); Tract 10, Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts & Tract A, 40/25 Associates Subdivision); Tract 6, Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts & Tract A, 40/25 Associates Subdivision); Tract 7 Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts & Tract A, 40/25 Associates Subdivision), located between Gibson Blvd. and Avenida Cesar Chavez SE and Interstate 25 and University Blvd. SE, approximately 35 acres.

(L-15-Z)

Staff Planner: Catherine Heyne

A motion was made by Commissioner Halstead and Seconded by Commissioner Carver that this application be continued to agenda item #4. The motion carried by the following vote:

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

Absent 2: Coppola, MacEachen

Vacant 1: District 6

2. Project # [ZMA-2025-00015](#)

Zoning Map Amendment (Zone Change)

JAG Planning & Zoning, LLC, agent for Bernalillo County Metropolitan Court, requests a Zoning Map Amendment from MX-H (approx. 0.10 acre) to MX-M, for all or a portion of Tract A-1, Bernalillo County Metropolitan Court, located at 401 Lomas Blvd NW, between 4th Street and 5th Street, approximately 3.5 acres.

(J-14)

Staff Planner: William Steele

A motion was made by Commissioner Halstead and Seconded by Commissioner Likar that the application be APPROVED based on Findings 1-18. The motion carried by the following vote:

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

Absent 2: Coppola, MacEachen

Vacant 1: District 6

3. Project # [SP-2025-00066](#)

Site Plan – EPC

Community Design Solutions, LLC (CDS), agent for J&M Discount Towing, LLC, requests a Site Plan EPC

due to Cumulative Impacts, for all or a portion of Lots 1 & 2 and 8 thru 13, Monkbridge Addition, Located at 4000 2nd St NW, between Headingly Ave NW and Mescalero Rd NW, approximately 2.10 acres.

(G-14)

Staff Planners: Dustin Kiska & Daniel Soriano

A motion was made by Commissioner Nelius and Seconded by Commissioner Archuleta that the application be APPROVED based on Findings 1-26, Conditions 1-6 and new Condition 6-C. The motion carried by the following vote:

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

Absent 2: Coppola, MacEachen

Vacant 1: District 6

Lunch Break at 11:50 am

Back at 12:32 pm

4. Project # [ZMA-2025-00014](#)

Zoning Map Amendment – Council (Zone Change)

Consensus Planning, agent for the University of New Mexico Regents requests a Zoning Map Amendment from R-MH and MX-L to NR-C, for all or a portion of Tract 8, Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts & Tract A, 40/25 Associates Subdivision); Tract 9, Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts & Tract A, 40/25 Associates Subdivision); Tract 10, Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts & Tract A, 40/25 Associates Subdivision); Tract 6, Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts & Tract A, 40/25 Associates Subdivision); Tract 7 Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts & Tract A, 40/25 Associates Subdivision), located between Gibson Blvd. and Avenida Cesar Chavez SE and Interstate 25 and University Blvd. SE, approximately 35 acres.

(L-15-Z)

Staff Planner: Catherine Heyne

A motion was made by Commissioner Likar and Seconded by Commissioner Archuleta that the application be recommended for APPROVAL to City

Council based on revised Findings 1-31. The motion carried by the following vote:

For 5: Nelius, Likar, Archuleta, Halstead, Aragon

Against 1: Carver

Absent 2: Coppola, MacEachen

Vacant 1: District 6

5 minute break at 1:21 pm

Back at 1:27 pm

III. OTHER MATTERS:

A. IDO Text Amendment Study Session

B. Approval of Action Summary Minutes for:

1. August 21, 2025 Action Summary Minutes
2. September 18, 2025 Action Summary Minutes

A motion was made by Commissioner Carver and Seconded by Commissioner Likar that the Minutes for August 21, 2025 and September 18, 2025 be APPROVED. The motion carried by the following vote:

For 5: Nelius, Likar, Carver, Halstead, Aragon

Absent 3: Coppola, MacEachen, Archuleta

Vacant 1: District 6

C. Case Updates

None.

D. Announcements

1. IDO Annual Update Special Hearing Reminder

Staff report will be posted on 10/21/25. IDO presentation will be available online.

IV. ADJOURNMENT at 2:50 PM