



ENVIRONMENTAL PLANNING COMMISSION

AGENDA

Thursday, October 16, 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

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 & 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

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

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

II. 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
- C. Case Updates
- D. 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 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.