



ENVIRONMENTAL PLANNING COMMISSION

MINUTES

Thursday, December 18, 2025
8:40 A.M.

COMMISSIONERS PRESENT:

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

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. Project # [SP-2025-00087](#)
Site Plan – EPC, Major Amendment

One Month Deferral Requested

Tierra West, agent for Pitre Kia., requests a Site Plan EPC, Major Amendment for all or a portion of Tract B-1 Plat of Tract B-1 and B-2; and Tract C-1 Subdivision Plat Map, all for Adobe Wells Subdivision, located at 9640 Eagle Ranch Rd. NW, between Irving Blvd. NW, and Westside Dr. NW, containing approximately 6.3 acres.

(M-14)

Staff Planner: William Steele

A motion was made by Commissioner Halstead and Seconded by Commissioner Carver that this matter be DEFERRED to the January 15, 2026. The motion carried by the following vote:

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

Absent 1: Coppola

Vacant 1: District 6

2. Project # [SP-2025-00093](#)

Site Plan – EPC

5 minute break from 10:18 am to 10:24 am

10 minute break from 10:41 am to 10:57 am

45 minute lunch from 11:16 am to 12:05 pm

Modulus Architects & Land Use Planning, agent for Jubilee Developments LLC requests a Site Plan EPC, for all or a portion of Tract 1-B Plat of Tracts 1-A & 1-B, Block 2, Volcano Cliffs Subdivision, Unit 26 (A Replat of Tract 1, Block 2 and Lot 5, Block 6 Volcano Cliffs Subdivision, Unit 26), containing approximately 10-acres at the intersection of Kimmick Dr. and Rosa Parks Rd., just south of Paseo Blvd. NW (unaddressed).

(C-11)

Staff Planners: Megan Jones & William Steele

A motion was made by Commissioner Carver and Seconded by Commissioner Nelius that this matter be tabled to the end of today's hearing. The motion failed by the following vote:

For 2: Nelius, Carver

Against 4: Likar, MacEachen, Archuleta, Aragon

Abstain 1: Halstead

Absent 1: Coppola

Vacant 1: District 6

A motion was made by Commissioner MacEachen and Seconded by Commissioner Nelius that this matter be APPROVED based on Findings 1-20 and Conditions 1-11. The motion carried by the following vote:

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

Against 1: Archuleta

Abstain 1: Halstead

Absent 2: Coppola

Vacant 1: District 6

3. Project # [SP-2025-00091](#)

Site Plan – EPC, Major Amendment

John Metz, agent for Film Yard, LLC, requests a Site Plan EPC Major Amendment for all or a portion of MRGCD Map 44 Tracts 64A3B1, 64A3B2, 64A4 & Vacated West 24 Feet of San Jose Drain Adjacent & East of MRGCD Map 44 Tracts 64A3B2 & 64A4, located at 336 Woodward Rd SE between 2nd St. SW and Broadway Blvd. SE, approximately 20 acres.

(M-14)

Staff Planner: Daniel Soriano

A motion was made by Commissioner Nelius and Seconded by Commissioner MacEachen that this matter be APPROVED based on Findings 1-23 and Conditions 1-8. The motion carried by the following vote:

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

Absent 2: Coppola, Halstead

Vacant 1: District 6

4. Project # [VA-2025-00167](#)

Variance – EPC

Project # [SP-2025-00092](#)

Site Plan – EPC, Major Amendment

Dekker, Ltd., agent for Coreslab Structures (Albuquerque) Inc., requests a Variance – EPC and associated Site Plan-EPC Major Amendment for all or a portion of Tract B Plat and Tract C Plat of Tracts A, B & C, Lands of Atchison Topeka & Santa Fe Railway Co & Lands of Hydro Conduit Corp, and Map 44 Tracts 74A, 74B, 74C, 75, 76A, 76B, 76C1, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, and 86, located at 2800 2nd St SW, between Avenida Cesar Chavez and Woodward Rd SW, approximately 23 acres.

(M-14)

Staff Planner: Catherine Heyne

A motion was made by Commissioner MacEachen and Seconded by Commissioner Carver that VA-2025-00167 be APPROVED based on Findings 1-13. The motion carried by the following vote:

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

Absent 2: Coppola, Halstead

Vacant 1: District 6

A motion was made by Commissioner MacEachen and Seconded by Commissioner Archuleta that SP-2025-00092 be Approved based on Findings 1-20 and

Conditions 1-5. The motion carried by the following vote:

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

Absent 2: Coppola, Halstead

Vacant 1: District 6

5. Project # [ZMA-2025-00016](#)

Zoning Map Amendment (Zone Change)

Consensus Planning, Inc., agent for Tirol Housing, LLC requests a Zoning Map Amendment from NR-BP to MX-M for all or a portion of lot 27, Block 9, Original Townsite of the Westland Atrisco Grant, located at 9525 Central Ave. NW, at the SE Croner of 94th St. and Volcano Rd, approximately 9.5 acres. (K-09)

Staff Planner: Rachel Gross

A motion was made by Commissioner Archuleta and Seconded by Commissioner MacEachen that ZMA-2025-00016 be APPROVED based on Findings 1-14. The motion carried by the following vote:

For 5: Aragon, Carver, Likar, MacEachen, Archuleta

Absent 3: Coppola, Halstead, Nelius

Vacant 1: District 6

III. OTHER MATTERS:

A. Approval of Action Summary Minutes for November 20, 2025

A motion was made by Commissioner MacEachen and Seconded by Commissioner Archuleta that the minutes be Approved. The motion carried by the following vote:

For 5: Archuleta, MacEachen, Likar, Carver, Aragon

Absent 3: Coppola, Nelius, Halstead

Vacant 1: District 6

B. Announcements

- 1. Council approved ZMA-2025-00013 – Menaul MRA and ZMA-2025-00014 - Lobo Crossing.**
- 2. EPC Chair and Vice-Chair Election will occur at the January 15, 2026 EPC Hearing.**
- 3. 2026 EPC calendar available online on EPC webpage**

IV. ADJOURNMENT at 1:54 PM