



ENVIRONMENTAL PLANNING COMMISSION

AGENDA

Thursday, December 18, 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 # [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

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

Site Plan – EPC

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

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

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

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 Corner of 94th St. and Volcano Rd, approximately 9.5 acres. (K-09)

Staff Planner: Rachel Gross

II. OTHER MATTERS:

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

B. Announcements

1. EPC Chair and Vice Chair Election at January EPC Hearing

2. 2026 EPC Calendar Available Online

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.