

PLANNING DEPARTMENT  
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## OFFICIAL NOTICE OF DECISION

August 21, 2025

Pulte Group  
7601 Jefferson Street NE,  
Suite 320  
Albuquerque, NM, 87102

**Project #** [FP-2025-00003](#)  
Framework Plan – Text Amendment

### LEGAL DESCRIPTION:

Consensus Planning, agent for Pulte Group requests a text amendment to Westland Master Plan (Framework Plan), for all or a portion of Tracts A through M, N-1-A and N-1-B (replat of Tract N-1), N-2-B, N-2-C and P Watershed Subdivision; Tracts A, B, C, I, L and K Stormcloud Subdivision; Tract A College Zone 2 West Reservoir Site; Parcels C-1, C-2-A, C-3-A, C-3-B, C-3-C, D-1-A, D-1-B, E-1, F-1, G-1 and H-1 Westland North; Parcel A w/in Secs 7 & 18 T10N R2E Town of Atrisco Grant; All of the Watershed and Stormcloud residential subdivisions; Portions of the Sundoro, Sundoro South, Painted Sky, Parkway and Inspiration residential subdivisions; and Northerly Portion Tracts 16-20, ROW 4, Unit A, West of Westland, Town of Atrisco Grant, located west of Unser Blvd., north of I-40, bounded by the Petroglyph National Monument to the North and the Atrisco Terrace Open Space to the west, approximately 1,700 acres.

Staff Planner: William Steele

On August 21, 2025, the Environmental Planning Commission (EPC) voted to forward a recommendation of APPROVAL to the City Council for # FP-2025-00003, Framework Plan – Text Amendment based on the following Findings and subject to the following Conditions of Approval.

### FINDINGS – FP-2025-00003 - Framework Plan – Text Amendment

1. The request is for a Text Amendment to the Westland Master Plan (Framework Plan). The Westland Master Plan covers approximately 6,437 acres (the “subject area”) of varied terrain on Albuquerque’s West Side.
2. The amendment changes the land use designation from an “Education” to “Residential” land use on Tract N-1-B containing approximately 60 undeveloped acres (the “subject site”) within the Westland Master Plan area.

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3. The subject site is legally described as Tract N-1-B, Bulk Land Plat of Tracts N-1-A & N-1-B, Watershed Subdivision (A replat of Tract N-1) Containing approximately 60 acres, located on Arroyo Vista Blvd NW, west of Tierra Pintada Blvd. NW.
4. The amendment changes land use tables and exhibits within the Master Plan. Which satisfies a Finding for a prior approved Site Plan – EPC for the subject site (PR-2025-011387, SI-2025-00040).
5. The EPC is the recommending body to City Council for this Major Amendment pursuant to IDO §14-16-6-4(Y) Amendments of Pre-IDO Approvals. The EPC was the decision-making body that issued the original approval, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The EPC was the original recommending body to City Council for the Pre-IDO Westland Master Plan, so EPC will review and make recommendation to City Council regarding the Text Amendment as a Site Plan – EPC pursuant to applicability, procedures, and criteria in IDO §14-16-6-6(I), (Site Plan – EPC).
6. The subject site is zoned PC (Planned Community), a zoning designation received upon adoption of the IDO. The subject site was formerly zoned PDA (Planned Development Area) as noted in the Westland Master Plan (Framework Plan).
7. The subject site is within the Westland Master Plan (Framework Plan), last amended in 2019 (Bill No. R-18-112, Enactment No. R-2019-013).
8. Tract N-1-B (SUBJECT SITE) In March 2025, the EPC approved a Site Plan – EPC for an approximately 60-acre undeveloped portion of approximately 110 acres owned by Albuquerque Public Schools to develop 212 single-family dwellings located at 9601 Tierra Pintada Blvd. NW, at the NW corner of Arroyo Vista Blvd. NW and Tierra Pintada Blvd. NW [PR-2025-011387]. EPC found that the Westland Master Plan needed to be updated to change the land use designation from “Education” to “Residential” to reflect the intended residential development on the subject site. After the approval, Albuquerque Public Schools sold the approximately 60 acres to the Pulte Group.
9. In May 2025, the Development Hearing Officer (DHO) approved a Bulk Land Subdivision for the approximately 60 acres of approximately 110-acre site to split the lot from the APS school to the east (BULK\_PLT-2025-00001).
10. In May 2025, the DHO approved a Preliminary Plat for a Subdivision (MAJOR\_PLT-2025-00003). The approval included a Finding that the Westland Master Plan needed to be amended from ‘Education’ to ‘Residential’ land use prior to final sign-off of the Final Plat.
11. The Albuquerque/Bernalillo County Comprehensive Plan, and the Westland Master Plan (Framework Plan) are incorporated herein by reference and made part of the record for all purposes.
12. The subject site is within an Area of Change and the West Mesa CPA as designated by the Comp Plan.
13. The proposed revisions to the Westland Master Plan have been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans. The EPC was the original recommending body to City Council for the Pre-IDO Westland Framework Plan, so EPC will review and make recommendation to City Council regarding the Major Amendment as a Site Plan – EPC pursuant to applicability, procedures, and criteria in IDO §14-16-6-6(I)(3).
14. The request is consistent with the following Policies related to Distinct Communities and Identity and Design from Comprehensive Plan Chapter 4: Community Identity.

- A. **POLICY 4.1.1 DISTINCT COMMUNITIES:** Encourage quality development that is consistent with the distinct character of communities.

The residential land use designation would match the recently approved Site Plan-EPC for single-family residential development, aligns with the Planned Residential Development (PDA) zoning designation in the Westland Master Plan (the “Framework Plan”). The request to amend the land use on the subject site from education to residential adheres to the Westland Master Plan for PDA zoning to allow residential densities, schools, active and passive recreational uses. Updating the land use will accurately represent the recently approved Site Plan for single family residential development on the subject site and encourage development that is consistent with the distinct character of the surrounding community.

- B. **POLICY 4.1.2 IDENTITY AND DESIGN:** Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Amending the land use from “Education” to “Residential” for the subject site protects the identity and cohesiveness of the neighborhoods because the development will align with the scale and location of the two single-family residential subdivisions directly to the west and northwest of the subject site. The location of the Residential land use designation is appropriate because it adheres to the Westland Master Plan PDA zone designation and surrounding land uses adjacent to the site including an Albuquerque Public School, trails and recreational uses.

15. The request is consistent with the following Goals and Policies related to Complete Communities, Land Uses, Planned Communities and Development Patterns from Comprehensive Plan Chapter 5: Land Use.

- A. **GOAL 5.2 COMPLETE COMMUNITIES:** Foster communities where residents can live, work, learn, shop, and play together.

Changing the land use designation on the subject site to Residential is within the scope of the Westland Master Plan. The Westland Master Plan’s aim is to incorporate a mix of residential, non-residential and open space for planned growth on the West Side. The amendment will contribute to the fostering of a community where residents can live, work, shop and play within the Westland Master Plan area because the location of the residential land use is directly across from recreation facilities such as a stadium and sports complex and adjacent to an Albuquerque Public School (APS).

- B. **POLICY 5.2.1 LAND USES:** Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

This request aligns with one of the goals of the Westland Master Plan by providing housing on the west side of Albuquerque. The proposed residential land use designation will contribute to creating a healthy, sustainable, and distinct community with a mix of uses because of its close proximity to existing recreational facilities. Additionally, the location of the proposed residential land use subject site is adjacent to a K-8 Albuquerque Public School which makes it conveniently accessible to residents throughout the surrounding neighborhood.

- C. **POLICY 5.2.2 PLANNED COMMUNITIES:** Include Centers and Corridors in master planned communities and follow the Planned Communities Criteria as adopted by the City and County.

The subject site is part of the Westland Master Plan which is a Planned Community. The Planned Community Criteria for the development in the subject area preserves required open space and delineates a mix of land uses, quantity, location of development and phasing as shown in various plans and exhibits in the Westland Master Plan. The Westland Master Plan Use Table allows various permissive, conditional, and temporary uses in the town center, (such as neighborhood center, corporate office/industrial park, employment center) and Regional Sport Complex. The Westland Master Plan area is adjacent to and north of I-40 which is a major east west transportation corridor. It is located close to future employment centers at the Atrisco Business Park and the Double Eagle II Airport.

- D. **GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS:** Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The Westland Master Plan contains existing residential and recreational development that utilizes public infrastructure. The request promotes development patterns that maximize the use of existing infrastructure and public facilities surrounding the subject site, such as water and sewer, with access to a local street. The proposed single family residential development approved by the EPC in March 2025 will support the public good by providing additional residential uses in the subject area.

- E. **POLICY 5.3.1 INFILL DEVELOPMENT:** Support additional growth in areas with existing infrastructure and public facilities.

This request supports infill development in the Westland Master Plan, because the subject site is undeveloped and between an existing residential subdivision and APS. The approximately 60-acre subject site has access to existing infrastructure and public facilities. The adjacent public facilities such as the sports complex, stadium and APS will support the additional growth and complete the buildout of the PDA sub-area of the Westland Master Plan.

- F. **GOAL 5.6 CITY DEVELOPMENT AREAS:** Encourage and direct growth to Areas of Change where it is expected and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The Westland Master Plan was created as an area of change on the west side. As new residential, athletic and education land uses were constructed they have become areas of consistency. The proposed land use designation is located on an undeveloped parcel and is categorized as an area of change. This specific parcel is a proposed single family residential development that was approved by the EPC in March 2025. The land use designation would ensure the subject site would reinforce the intensity and character of the adjacent residential subdivision and the other surrounding subdivisions in Westland Master Plan. Continuing to direct growth to the Westland Master Plan will reduce pressure on established neighborhoods within areas of consistency and absorb growth and infill at a scale and density that could negatively affect their character.

- G. **POLICY 5.6.2 AREA OF CHANGE:** Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The intent of the Westland Master Plan was to encourage new growth on the west side. Although the subject site of the proposed residential land use designation is not located directly adjacent to a center or corridor, it is part of the Westland Framework Plan that includes the planned Westland Activity Center to its south which will benefit from residential land uses in the vicinity.

Additionally, the Westland Framework Plan southern border is adjacent to I-40, a designated Primary Freight Corridor by the Mid-Region Council of Governments (MRCOG) which encourages and promotes residential development near such corridors.

16. The request is consistent with the following Policy related to Regulatory Alignment from Comprehensive Plan Chapter 5: Land Use.

- A. POLICY 5.7.2 REGULATORY ALIGNMENT: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

This request is an amendment to update the Westland Master Plan (Framework Plan) to support housing development and growth, in particular, a single-family residential development that was approved by the EPC in March 2025. The amendment changes approximately 60 acres of “Educational” land use to “Residential” land use. Updating the Westland Master Plan satisfies and EPC Finding in the prior approved Site Plan for residential development on the subject site.

17. The request is consistent with the following Policy related to Regulatory Alignment from Comprehensive Plan Chapter 9: Housing.

- A. POLICY 9.2.1 COMPATIBILITY: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e., urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.

The request would align the proposed land use for the subject site with the recently approved Site Plan-EPC for a single-family residential development and the corresponding zoning designation within the Westland Master Plan. An original goal of the Westland Master Plan was to encourage urban development and it identifies residential land use as an integral part of the plan. Therefore, updating and amending the land use and related materials to reflect the everchanging development pattern is an important part in keeping Westland Master Plan accurate.

18. The request meets the Site Plan-EPC Review & Decision Criteria in IDO §14-16-6-6(I)(3) as follows:

- A. 6-6(I)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

The applicant has demonstrated, through a policy-based analysis, that the request would be generally consistent with the Comprehensive Plan as required pursuant to IDO §14-16-6-6(I)(3). The applicant’s responses are contained in the revised project letter dated July 10, 2025 (see attachments). Staff agrees with the applicant’s main arguments that the Westland Master Plan amendment request is consistent with the following Goals and Policies from Chapters in Comprehensive Plan: Policy 4.1.1: Distinct Communities, Policy 4.1.2 Identity and Design, Goal 5.2 Complete Communities, Policy 5.2.1 Land Uses, Policy 5.2.2 Planned Communities, Goal 5.3 Efficient Development Patterns, Policy 5.3.1 Infill Development, Goal 5.6 City Development Areas, Policy 5.6.2 Area of Change, Policy 5.7.2 Regulatory Alignment, Policy 9.2.1 Compatibility.

- B. 6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

There are no previously approved NR-SU and PD zoning covering the subject property, nor any related development agreements or regulations related to the Site Plan. The Westland Master Plan is a Planned Community (PC) zoning district.

- C. 6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The amendment to the Westland Master Plan to modify the land use designation of the subject site generally complies with all applicable provisions of the Westland Master Plan, IDO and other City regulations. The amendment complies with the Finding required by the EPC to change the land use designation of the subject site from Educational to Residential for PR-2025-011387, SI-2025-00040. It adheres to the DFT and DHO requirements to comply with the EPC Finding of the approved Site Plan – EPC for the subject site, stating the “The applicant will be updating the land use designation as a condition of approval with this request.”

- D. 6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

The Westland Master Plan area contains existing infrastructure and public improvements that has adequate capacity for residential land use in the vicinity of the subject site. The approved development will connect to existing utilities, ensuring that it does not impose a strain on existing City infrastructure. The subject site is surrounded by existing paved roads and traffic will not be hindered the intended future development.

- E. 6-6(I)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

This is a text amendment to the Westland Master Plan document. Any future development on the subject site referenced in this request would be required to comply with the Westland Master Plan, DPM, adopted City regulations, PC approved standards and the IDO’s use specific standards for residential development.

- F. 6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject site is not within an approved Master Development Plan.

- G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to section §14-16-5-2(E) (Cumulative Impacts) and §14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

A cumulative impact analysis is not required, because the request is for a text amendment to the Westland Master Plan.

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H. 6-6(I)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of section §14-16-5-2(E) without sufficient mitigation and benefits that outweighs the expected impacts.

An outdoor or site lighting performance analysis is not required for a text amendment.

19. The applicant notified Neighborhood Associations within 660-feet of the subject site including the WSCONA, Tres Volcanes NA, and Del Web Mirehaven NA and property owners within 100-feet of the subject site as required.
20. As of this writing Staff has not received any comments in opposition or support of this request.
21. Staff has crafted conditions of approval to clarify and update the Westland Master Plan.

CONDITIONS OF APPROVAL

***Project #: FP-2025-00003, Framework Plan – Text Amendment***

1. The applicant shall coordinate with the staff planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the staff planner for filing at the Planning Department.
2. After approval by the Environmental Planning Commission (EPC), the applicant shall submit the site plan that meets conditions of approval to the Staff Planner or relevant Urban Design and Development Staff for final sign-off. The reviewer will be responsible for ensuring that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.
3. Pursuant to IDO §14-16-6-6(I)(2)(m) Site Plans shall be reviewed administratively for compliance with conditions of approval, DPM, and zoning standards prior to the issuance of a building permit.
4. Pursuant to IDO §14-16-6-4(P)(4) any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
5. Upon EPC approval of the recommendation to City Council the Applicant shall update the revision date of the drawings to 8-21-25

APPEAL

It is not possible to appeal an EPC Recommendation to the City Council, since this is not a final decision. For more information regarding the appeal process, please refer to Section IDO §14-16-6-4(T) (FINALITY OF DECISIONS) of the Integrated Development Ordinance (IDO)..

Sincerely,



for Alan Varela  
Planning Director

AV/WS/MJ

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