



Environmental Planning Commission

Agenda Number: 2
Project #: ZMA-2026-00001
Hearing Date: February 19, 2026

Agent	Tierra West LLC
Applicant	David and Rebecca Gonzales
Request	Zoning Map Amendment (zone change) all or a portion of 1) Tract 47 Map 32 located at 5626 Gene Ave NW containing ~ 1.9 acres, 2) Map 32 Tract 68-A-2-C & ZAPF-VAN Addition No. 10 Lot 14 & Lot 15 excluding the west 80 ft & excluding the southernly portion out to the ROW located at 907 Montano Rd NW ~ 1.2 acres, 3) Lot 13 (except southernly portion out to ROW Montano Rd) ZAPF Addition No. 10 located at 817 Montano Rd NW ~ 0.5 acres;
Legal Description	
Location	between Montano Rd and Gene Ave.
Size	A total of approximately of 3.5 acres
Existing Zoning	R-A, MX-T and R-1C
Proposed Zoning	MX-M

Summary of Analysis

The applicant is requesting a deferral for an additional month to the March 19, 2026 Hearing. The request is for a Zoning Map Amendment (zone change) for 3 contiguous parcels, R-A, MX-T and R-1C, for approximately 3.5-acre parcel (the "subject site"). The deferral period would allow the applicant time vacate an existing acequia right of way easement on one of the parcels prior to the zone change.

The EPC is the final decision-making body for this request because the subject sites are within an Area of Consistency and is less than 10 acres [IDO §14-16-6-7(G)(1)(a)2]. The request is a quasi-judicial matter. Neighborhood Associations within 660-feet and property owners within 100-feet of the subject site were notified as required.

The applicant has met with the Los Poblanos NA and they are against the recommended rezoning to MX-M and prefer rezoning to MX-T.

Staff Recommendation

DEFERRAL of Project #ZMA-2026-00001 for an additional month, to the March 19, 2026 EPC hearing.

Staff Planner

William Steele, Senior Planner

Map





Mr. Renn Halstead, Chair
Environmental Planning Commission
City of Albuquerque

RE: **ZMA-2025-00001 – 5626 Gene Ave NW, 907 Montano Rd NW, 817 Montano Rd NW**

Dear Mr. Halstead,

Tierra West LLC requests a deferral for the above-mentioned application from the February 19th, 2026, hearing to the March 19th, 2026, hearing. We are requesting this deferral to vacate an existing acequia right of way easement prior to the zone map amendment as directed by Staff.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Sergio Lozoya".

Sergio Lozoya
Sr. Planner
JN: 2025109
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