



ENVIRONMENTAL PLANNING COMMISSION

MINUTES

Thursday, February 19, 2026
8:40 A.M.

COMMISSIONERS PRESENT:

- Daniel Aragon
- Eric Nelius
- Jarrod Likar
- Adrian Carver
- Renn Halstead, Vice Chair
- Tim MacEachen

COMMISSIONERS ABSENT:

- Giovanni Coppola
- Matthew Archuleta

I. CALL TO ORDER: 8:44 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
Withdrawal requested by applicant

Tierra West, agent for Pitre Kia, requests a Site Plan EPC, Major Amendment for all or a portion of Tracts B-1, B-2 & C1, Plat of Adobe Wells Subdivision, Located at 9640 Eagle Ranch Rd NW, between Bridge and Westside Dr. NW, approximately 6 acres. (M-14)
Staff Planner: William Steele

A motion was made by Commissioner Carver and Seconded by Commissioner Nelius that this matter be accepted as WITHDRAWN. The motion carried by the following vote:

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

Absent 2: Archuleta, Coppola

Vacant 1: District 6

2. Plan # [ZMA-2026-00001](#)

Zoning Map Amendment (Zone Change)

Deferral requested by applicant

Tierra West, LLC, agent for David Gonzales, requests a Zoning Map Amendment from R-A, MX-T or R-1C to MX-M for 3 separate county parcels legally described as all or a portion of 1) Tract 47 Map 32 located at 5626 Gene Ave NW containing approximately 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 approximately 1.2 acres 3) Lot 13 (except southernly portion out to ROW Montano Rd) ZAPF Addition No. 10 located at 817 Montano Rd NW approximately 0.5 acres, between Montano Rd and Gene Ave. (F-14)

Staff Planner: William Steele

A motion was made by Commissioner Carver and Seconded by Commissioner Nelius that this matter be DEFERRED to the March 19, 2026 hearing. The motion carried by the following vote:

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

Absent 2: Archuleta, Coppola

Vacant 1: District 6

3. Plan # [SP-2026-00005](#)

Site Plan – EPC, Major Amendment

Deferral requested

Modulus Architects, Inc., agent for Louisiana Hotel Corporation requests a Site Plan - EPC, Major Amendment for all or a portion of Parcel 1-A Summary Replat Comprising a Replat of Portions of Parcels 1 & 2, Broad Acres Subdivision, excluding a Westerly Portion out to the Right of Way and the Eastern 50 feet of Lot 1, all of Lots 2 & 3, and the Western 10 feet of Lot 4, Block 1, Broad Acres Subdivision, excluding Portions out to the Right of Way, approximately 7 acres, located at 2600 Louisiana Blvd NE, at the NE corner of Menaul Blvd NE and Louisiana Blvd NE. (H-18, H-19)

Staff Planner: Catherine Heyne

A motion was made by Commissioner Carver and Seconded by Commissioner Nelius that this matter be DEFERRED to the March 19, 2026 hearing. The motion carried by the following vote:

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

Absent 2: Archuleta, Coppola

Vacant 1: District 6

**4. Plan # [ZMA-2026-00002](#)
Zoning Map Amendment (Zone Change)**

Deferral Required

Dekker, agent for State of New Mexico Land Office (owner) and New Mexico School of the Blind and Visually Impaired (sublessee), requests a Zoning Map Amendment from MX-T to MX-L for all or a portion of Tract H-1-B Plat of Tract H-1-A & H-1-B Manzano Mesa (Being a replat of Tract H-1 Manzano Mesa & Tract L Sandia Science & Technology Park) located at 801 Stephen Moody St. SE, approximately 3.9 acres & a Zoning Map Amendment from NR-BP to MX-L for an approximately 2.8 acre portion of Tract H-1-A Plat of Tract H-1-A & H-1-B Manzano Mesa (Being a replat of Tract H-1 Manzano Mesa & Tract L Sandia Science & Technology Park) located at 800 Eubank Blvd. SE, approximately 7.5 acres, located between Innovation Pkwy. SE and La Entrada SE., approximately 11.4 acres in total. (L-21)

Staff Planner: Daniel Soriano

A motion was made by Commissioner Carver and Seconded by Commissioner Aragon that this matter be DEFERRED to the March 19, 2026 hearing. The motion carried by the following vote:

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

Absent 2: Archuleta, Coppola

Vacant 1: District 6

**5. Plan # [SP-2026-00004](#)
Site Plan – EPC**

5 minute recess at 9:44 am back at 9:55 am

Russell Brito of PNM, agent for City of Albuquerque Open Space Division requests a Site Plan – EPC for an Extraordinary Facility for Major Public Open Space, for all or a portion of Tract 4 (eastern portion of Parcel C Marian G. Malcolm) Research Park Inc, containing approx. 62 acres; the westerly portion of Parcel C correction plat of survey for Marian G. Malcolm (portion of parcels A, C & D Research Park Inc & a portion of the SW1/4 NE1/4 Section 26 T10N R4E), approximately 38 acres; and the southernly portion of Tract A-4 summary

plat showing tracts A-1, A-2, A-3 & A-4 of the Chant Property Addition, approximately 4 acres, located at 16000 Central Ave SE, between Carmella Dr SE and Caballo de Fuerza Rd SE. (L-23)(L-24)(M-23)(M-24)
Staff Planner: William Steele

A motion was made by Commissioner Nelius and Seconded by Commissioner Carver that this matter be APPROVED based on Findings 1-30. The motion carried by the following vote:

**For 5: MacEachen, Likar, Nelius, Carver, Halstead
Recused 1: Aragon
Absent 2: Archuleta, Coppola
Vacant 1: District 6**

**6. Plan # [SP-2026-00006](#)
Site Plan – EPC, Major Amendment**

Consensus Planning, Inc. & Molzen Corbin, agent for SPX Real Estate Corp. requests a Site Plan – EPC, Major Amendment to all or a portion of Tract A Plat of Oxbow Subdivision located at 5301 St. Josephs Dr NW, between Coors Blvd and St. Josephs Dr, approximately 57 acres.
(F-11)(G-11)
Staff Planner: Dustin Kiska

A motion was made by Commissioner Nelius and Seconded by Commissioner Aragon that this matter be APPROVED based on Findings 1-22 and Conditions 1-7. The motion carried by the following vote:

**For 5: MacEachen, Likar, Nelius, Aragon, Halstead
Absent 3: Archuleta, Coppola, Carver
Vacant 1: District 6**

III. OTHER MATTERS:

A. Approval of January 15, 2026 Action Summary Minutes

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

**For 4: Likar, Nelius, Aragon, Halstead
Recuse 1: MacEachen
Absent 3: Archuleta, Coppola, Carver
Vacant 1: District 6**

B. Case Updates

- 1. SP-2025-00093, Paseo/Kimmick Site Plan – EPC approval was appealed (SP-2026-00001/AC-26-01) by the West Side Coalition of Neighborhood Associations (WSCONA), Pueblo of Laguna, and Pueblo of Santa Clara and heard by the Land Use Hearing Officer (LUHO) on February 13, 2026. The LUHO recommendation will be forwarded to City Council, where it is headed next.**
- 2. West Mesa Community Planning Area Assessment (CPA) was heard, accepted and passed 8 – 1 last night, February 18, 2026 at City Council.**
- 3. IDO amendments passed City Council last night, February 18, 2026. Updates will go into effect early April 2026. A summary will be posted on the IDO website.**

C. Announcements

- 1. Annual Commissioner training will be scheduled likely in April 2026. New IDO amendments will be gone over at the training.**
- 2. EPC hearings will start using the Zoom webinar format starting in March 2026. More information will be provided as it is available.**

IV. ADJOURNMENT at 10:52 AM