



ENVIRONMENTAL PLANNING COMMISSION

MINUTES

THURSDAY, MARCH 19, 2026
8:40 A.M.

COMMISSIONERS PRESENT:

- Renn Halstead, Chair
- Adrian N. Carver, Vice-Chair
- Daniel Aragon
- Jarrod Likar
- Matthew Archuleta
- Tim MacEachen
- Abdul Ganiu Tanko
- Eric Nelius

COMMISSIONERS ABSENT:

- Giovanni Coppola

I. CALL TO ORDER: 8:41 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 # PR-2024-009945
Plan # [SP-2026-00005](#)
Site Plan – EPC, Major Amendment

Withdrawal requested by applicant

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A motion was made by Commissioner Carver and Seconded by Commissioner Archuleta that this matter be accepted as WITHDRAWN.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

For 8: Tanko, MacEachen, Nelius, Aragon, Likar, Carver, Halstead, Archuleta
Absent 1: Coppola

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

Deferral requested by applicant

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 Nelius that this matter be DEFERRED to the April 21, 2026 hearing. The motion carried by the following vote:

For 8: Likar, Archuleta, MacEachen, Tanko, Aragon, Nelius, Carver, Halstead,
Absent 1: Coppola

3. Plan # [ZMA-2026-00001](#)
Zoning Map Amendment (Zone Change)

Tierra West, LLC, agent for Rebecca and David Gonzales, requests a Zoning Map Amendment from R-A, MX-T or R-1C to MX-M for 4 separate parcels legally described as all or a portion of; 1) Tract 47, Map 32, located at 5626 Gene Ave. NW, approximately 1.2 acres; 2) Tract 68-A-2-C & ZAPF-VAN Addition No. 10, Lot 14 & Lot 15,

Map 32, 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 the southernly portion out to ROW Montano Rd.), ZAPF VAN Addition No. 10, located at 817 Montano Rd. NW, approximately 0.5 acres; 4) Tract 68-B, Map 32, located at 5626 Guadalupe Trl NW, approximately 0.2 acres, between Montano Rd and Gene Ave., containing approximately 3.2 acres in total. (F-14)
Staff Planner: William Steele

A motion was made by Commissioner Carver and Seconded by Commissioner Nelius that this matter be APPROVED with Findings 1-26, Revised Finding 3 and 5, New Findings 25 and 26, and Condition 1. The motion carried by the following vote:

**For 8: Tanko, MacEachen, Archuleta, Likar, Nelius, Aragon, Carver, Halstead
Absent 1: Coppola**

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 this matter be APPROVED. The motion carried by the following vote:

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

B. Case Updates

- 1. SP-2025-00093, Paseo/Kimmick Site Plan – EPC appeal (SP-2026-00001/AC-26-01) was heard by the Land Use Hearing Officer (LUHO) who recommended denial of the appeal. The appeal was heard by City Council on 3/16/26 and the LUHO’s recommendation was accepted.**
- 2. IDO updates will go into effect after April 11, 2026. Summary will be posted on IDO website. IDO amendments will be gone over at the Commissioner training this year.**

C. Announcements

- 1. Annual Commissioner training will be scheduled soon.**
- 2. Zoom webinar format will begin at our April 16, 2026 EPC hearing. The new webinar link is listed on the EPC webpage.**

IV. ADJOURNMENT at 10:27 AM