



ENVIRONMENTAL PLANNING COMMISSION

AGENDA

THURSDAY, MARCH 19, 2026
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

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

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.**

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

II. EPC APPLICATIONS:

1. 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

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

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

III. OTHER MATTERS:

- A. Approval of February 19, 2026 Action Summary Minutes
- B. Case Updates
- C. Announcements

IV. 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.