



ENVIRONMENTAL PLANNING COMMISSION

MINUTES

THURSDAY, APRIL 16, 2026
8:40 A.M.

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

- Giovanni Coppola
- Renn Halstead, Chair

I. CALL TO ORDER: 8:46 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. Plan # [ZMA-2026-00002](#)
Zoning Map Amendment (Zone Change)

Withdrawal

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A motion was made by Commissioner Aragon and Seconded by Commissioner Nelius that this matter be accepted as WITHDRAWN.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

For 6: Tanko, Nelius, Aragon, Likar, Carver, Archuleta

Absent 1: Coppola, Halstead

2. Project # PR-2024-011133

Plan # [ZMA-2026-00004](#)

Zoning Map Amendment (Zone Change)

Defferral requested by City Staff

Consensus Planning, Inc., agent for the applicant, Allan Holmquist and Dexter Byrum, and property owner, the City of Albuquerque Parks and Recreation Dept., requests a Zoning Map Amendment from NR-PO-B to R-1D for a .06-acre portion of Lot 9, Block 6, Wells Sandia Manor Subdivision, located at 99999 Camino de la Sierra NE, on the east side of Camino de la Sierra between Piedras Rd. and Sierra Ct, approximately 3.3 acres. (L-23)

Staff Planner: Daniel Soriano

A motion was made by Commissioner Nelius and Seconded by Commissioner Tanko that this matter be DEFERRED to the May 21, 2026 hearing. The motion carried by the following vote:

For 6: Tanko, Nelius, Aragon, Likar, Carver, Archuleta

Absent 2: Coppola, Halstead

3. Plan # [SP-2026-00030](#)

Site Plan – EPC

Consensus Planning, Inc., agent for the City of Albuquerque, requests a Site Plan - EPC, for all or a portion of the westerly portion of Tract A, Block 0000, the northerly 17' of tract A, and the Easterly portion of Tract A (excluding the northerly 17 feet) of the Menaul Addition Number 1, located at 604 Menaul Blvd NW, between 6th St. NW and 9th St. NW, approximately 2.1

acres. (H-14)
Staff Planner: Dustin Kiska

A motion was made by Commissioner Nelius and Seconded by Commissioner Archuleta that this matter be APPROVED with Findings 1-29, Revised Finding 28 and Conditions 1-4. The motion carried by the following vote:

For 6: Tanko, Nelius, Aragon, Likar, Carver, Archuleta
Absent 2: Coppola, Halstead

5 Minute break 9:47 am to 9:54 am

4. Project # PR-2018-001355
Plan # [SP-2026-00028](#)
Site Plan – EPC, Major Amendment

Consensus Planning, Inc., agent for Albuquerque Bernalillo County Water Utility Authority (ABCWUA) requests a Site Plan - EPC, Major Amendment for all or a portion of Tract A, Plat of Tract A, City of Albuquerque Water Treatment Facility, located at 6000 Alexander Blvd. NE, at the NW corner of Mission Ave. and Chappell Dr. NE intersection, approximately 165 acres. (E-16) (F-16)
Staff Planners: William Steele & Catherine Heyne

A motion was made by Commissioner Nelius and Seconded by Commissioner Tanko that this matter be DEFERRED to the May 21, 2026 hearing. The motion failed by the following vote:

For 3: Tanko, Nelius, Carver
Against 3: Aragon, Likar, Archuleta
Absent 1: Coppola, Halstead

5 minute break 11:21 am to 11:28 am

A motion was made by Commissioner Archuleta and Seconded by Commissioner Nelius that this matter be APPROVED with Revised Findings 1-27, and Revised Conditions 1-22. The motion carried by the following vote:

For 6: Tanko, Nelius, Aragon, Likar, Carver, Archuleta
Absent 2: Coppola, Halstead

III. OTHER MATTERS:

A. Approval of March 19, 2026 Action Summary Minutes

A motion was made by Commissioner Likar and Seconded by Commissioner Archuleta that the minutes

be APPROVED. The motion carried by the following vote:

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

B. Case Updates

- 1. IDO updates go into effect April 20, 2026. Summary will be posted on IDO website. IDO amendments will be gone over at the Commissioner training this year.**
- 2. Council approved IDO amendment (O-26-10) that could go into effect early May 2026.**
- 3. United Soccer Stadium proposed to go to State Fairgrounds. If it does, the Balloon Fiesta site plan approved by EPC (PR-2023-009363, AC-23-22) will be dropped.**
- 4. Double Eagle II site plan approval for Mesa Film Studios (PR-2023-009363, SI-2023-01635, AC-24-15), was overturned in District Court. Double Eagle II site plan approval for Mesa Film Studios (PR-2023-009363, SI-2023-01635, AC-24-15), was overturned in District Court.**

C. Announcements

- 1. Annual Commissioner training is on April 23, 2026 from 9:30 am to 12 pm.**
- 2. Thank you to Commissioner Tim MacEachen for 6 years serving the EPC for Council District 8. His last hearing as Commissioner was March 19, 2026.**

IV. ADJOURNMENT at 11:44 AM