



City of Albuquerque Environmental Planning Commission

Minutes

Thursday, May 21, 2026
8:40 A.M.

Commissioners Present

Renn Halstead, Chair
Adrian N. Carver, Vice-Chair
Jarrod Likar

Matthew Archuleta
Abdul Ganiu Tanko

Commissioners Absent

Daniel Aragon
Giovanni Coppola
Eric Nelius

Agenda Item	Description
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| I. | Call to order at 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. Case Review

- 1. **Project # PR-2024-011133**
Plan # ZMA-2026-00004
 Zoning Map Amendment (Zone Change)

Deferral requested

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 Carver and Seconded by Commissioner Likar that this matter be DEFERRED to the June 18, 2026 hearing. The motion carried by the following vote:

**For 5: Tanko, Archuleta, Likar, Carver, Halstead
Absent 3: Coppola, Aragon, Nelius**

- 2. **Project # PR-2019-002284**
Plan # SP-2026-00042
 Site Plan – EPC, Major Amendment

Deferral requested

Tierra West, agent for Daniel Chavez, requests a Site Plan – EPC, Major Amendment for all or a portion of Parcels C-1-A, C-1-B, and B-1-A (correction plat of parcels C-1-A, C-1-B and B-1-A) Renaissance Center III, located on Desert Surf Circle NE, between Alexander Blvd. NE, and Montano Rd. NE, approximately 24 acres. (F-16)

Staff Planner: William Steele

A motion was made by Commissioner Carver and Seconded by Commissioner Likar that this matter be DEFERRED to the July 16, 2026 hearing. The motion carried by the following vote:

**For 5: Tanko, Archuleta, Likar, Carver, Halstead
Absent 3: Coppola, Aragon, Nelius**

3. **Project # PR-2018-001355**
Plan # ZMA-2026-00005
Zoning Map Amendment (Zone Change)

Consensus Planning, Inc., agent for Albuquerque Bernalillo County Water Authority (ABCWUA), requests a Zoning Map Amendment (Zone Change) from NR-SU to NR-LM, for all or a portion of Tract A, Plat of Tract A, City of Albuquerque Water Treatment Facility, located at 6000 Alexander Blvd NE, NW corner of the Mission Ave. and Chappell Dr. NE intersection, approximately 165 acres.
(E-16)(F-16)

Staff Planner: Catherine Heyne

A motion was made by Commissioner Carver and Seconded by Commissioner Tanko that this matter be APPROVED with Findings 1-15. The motion carried by the following vote:

**For 5: Tanko, Archuleta, Likar, Carver, Halstead
Absent 3: Coppola, Aragon, Nelius**

4. **Plan # ZMA-2026-00006**
Zoning Map Amendment (Zone Change)

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 NR-BP 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, between Innovation Pkwy. SE and La Entrada SE., approximately 4 acres. (L-21)

Staff Planner: Daniel Soriano

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

**For 6: Tanko, Archuleta, Likar, Carver, Halstead
Absent 3: Coppola, Aragon, Nelius**

5. **Plan # ZMA-2026-00007**
Zoning Map Amendment (Zone Change)

Strata Design, agent for Jesse Herron, requests a Zoning Map Amendment (Zone Change) from R-1A to for all or a portion of Lot A, Block 0000, Plat of Lots A & B, Lands of Marvin J Gonzales, located at 1010 Bellamah Ave NW, between 12th Street and 8th Street, approximately 0.2 acres. (J-13)

Staff Planner: Dustin Kiska

A motion was made by Commissioner Likar and Seconded by Commissioner Tanko that this matter be APPROVED with Findings 1-23. The motion carried by the following vote:

**For 5: Archuleta, Likar, Tanko, Carver, Halstead
Absent 3: Coppola, Aragon, Nelius**

6. **Project # PR-2022-007569**
Plan # ZMA-2026-00003
Zoning Map Amendment (Zone Change)

Community Design Solutions., agent for Murad Hijazi of Falcons Investments Inc., requests a Zoning Map Amendment (Zone Change) from R-A to R-1B, for Tract 1 Volcano Cliffs Subdivision Unit 6, located at 99999 Scenic Dr NW, approximately 0.15 miles west of Vista Veril Dr. NW between Quivira Dr NW and Villa Real Rd., approximately 7.5 acres. (D-9)

Staff Planner: William Steele

A motion was made by Commissioner Carver and Seconded by Commissioner Archuleta that this matter be APPROVED with Findings 1-17. The motion carried by the following vote:

**For 5: Tanko, Archuleta, Likar, Carver, Halstead
Absent 3: Coppola, Aragon, Nelius**

III. Other Business

A. Approval of April 16, 2026 Action Summary Minutes

A motion was made by Commissioner Likar and Seconded by Commissioner Archuleta that this matter be APPROVED. The motion carried by the following vote:

**For 5: Tanko, Archuleta, Likar, Carver,
RECUSE HALSTEAD**

Absent 3: Coppola, Aragon, Nelius, Halstead

B. Case Updates

- a. 2026 IDO went into effect April 20, 2026. June EPC applications reviewed under the new IDO
- b. Council approved IDO amendment (O-26-10) that went into effect early May 2026. Revises the procedures for the Land Use Hearing Officer to assess appeal costs and fees for people appealing an approval

C. Announcements

- a. In order to comply with Federal web access guidelines, we are updating the Staff Report template. Commissioners will see the new report format in the next month or two.
- b. IDO Update and Navigation training is scheduled on May 28, 2026 from 8:30 am to 10 am via Zoom for EPC Commissioners.

VI. Adjournment at 11:27 AM