



# City of Albuquerque Environmental Planning Commission

## **Agenda**

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

## **Location**

Online via Zoom link: <https://cabq.zoom.us/j/83932559165>  
or by Phone: (719) 359-4580 Webinar ID: 839 3255 9165

## **EPC Commissioners**

Renn Halstead, Chair  
Adrian N. Carver, Vice-Chair  
Daniel Aragon  
Eric Nelius

Giovanni Coppola  
Jarrod Likar  
Matthew Archuleta  
Abdul Ganiu Tanko

**ORDER OF AGENDA ITEMS:** Agenda items will be heard in the order specified below unless EPC approves changes at the beginning of the hearing; requests for deferral or withdrawal are reviewed at the beginning of the hearing. Breaks will be announced as necessary. Any agenda items not heard by 8:30 P.M. may be deferred to another hearing date as determined by the Planning Commission.

**TESTIMONY:** Please be prepared to provide brief and concise testimony to the Commission if you intend to give comments. **Presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff – 5 minutes; Applicant – 10 minutes; City-recognized neighborhood association or coalition representatives – 5 minutes; Public speakers – 2 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 MATERIALS:** Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing or within 48-hours of the hearing. In the event the EPC believes that newly submitted materials 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.

**PUBLIC ACCESSIBILITY:** Except for any portion of the hearing that may be closed by the Planning Commission 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 least one (1) week prior to the hearing 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.

**Phone:** (505) 924-3860, option for Boards and Commissions or TTY 711

**Email:** [PlanningEPC@cabq.gov](mailto:PlanningEPC@cabq.gov)

Case materials, agendas, meeting summaries, and Notices of Decision are available online:

**EPC Webpage:** <https://cabq.gov/epc>

**Agenda Description**  
**Item**

**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. 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*

- 2. **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*

- 3. **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*

- 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*

- 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 12<sup>th</sup> Street and 8<sup>th</sup> Street, approximately 0.2 acres. (J-13)

*Staff Planner: Dustin Kiska*

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, Approx. 0.15 mile West of Vista Veril Dr. NW between Quivira Dr NW and Villa Real Rd., approximately 7.5 acres. (D-9)

*Staff Planner: William Steele*

**III. Other Business**

- A. Approval of April 16, 2026 Action Summary Minutes
- B. Case Updates
- C. Announcements

**VI. Adjournment**