



*City of Albuquerque
Environmental Planning Commission*



Staff Report

HEARING DATE: Thursday, June 18, 2026
CASE #: ZMA-2026-00048
AGENT: Consensus Planning, Inc.
APPLICANT: In-N-Out Burger
APPLICATION: Site Plan – EPC – Major Amendment

ADDRESS/LOCATION: 10000 Coors Blvd. Bypass NW
PROPERTY AREA: Approximately 90 acres
EXISTING ZONING: MX-M
STAFF PLANNER: Dustin Kiska

CASE SUMMARY:

The applicant requests a one-month deferral from June 18th, 2026 to the July 16, 2026 EPC hearing for the request of a Major Amendment to a Site Plan – EPC for a new restaurant with drive through and parking.

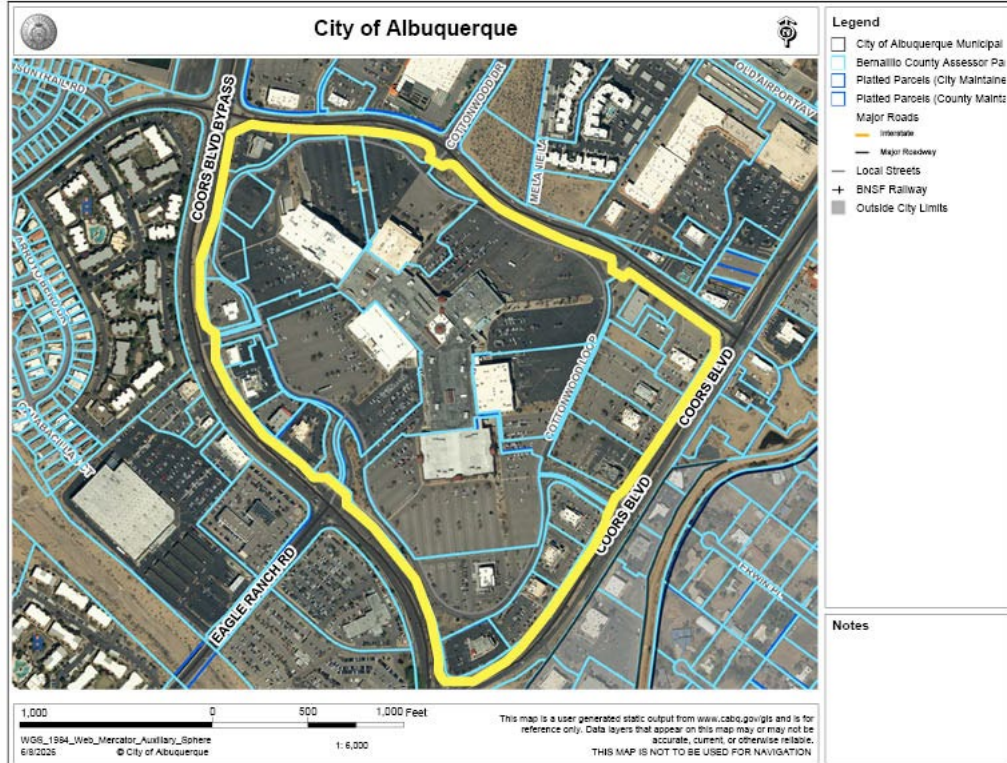
The deferral period will allow the applicant more time to adequately justify the request pursuant to the IDO Review and Decision Criteria §14-16-6-6(I)(3), provide a complete Site Plan drawing set, and allow time to properly notify all Neighborhood Associations within 660 feet of the subject site and property owners within 100 feet, as required.

STAFF RECOMMENDATION: DEFERRAL of Case # SP-2026-00048.

LEGAL DESCRIPTION:

Consensus Planning, Inc., agent for Dillard's Properties, Inc., requests a Site Plan – EPC, Major Amendment for all or a portion of Tract A1A, Plat of tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1, Second revision plat for Cottonwood Mall; Tract B-4-A-1-A & Tract B-4-A-1-B, Plat for Tracts B-4-A-1-A & B-4-A-1-B Cottonwood Mall (being comprised of Tract B-4-A-1); Tract B-4-A-2, Plat for tracts B-4-A-1 & B-4-A-2, 2nd revision for Cottonwood Mall (being comprised of Tract B-4-A); Tracts B5A1, B3A, B1A1 & B2A Plat of Tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-AB-4-A & B-5-A-1, second revision plat for Cottonwood Mall; Tract C-4, C-8, C-9, Replat of Tracts H-1 & H-2, Seven Bar Ranch, now comprising Cottonwood Mall; Tract C-7A-1, C-7A-2, Plat for Tracts C-7A-1 AND C-7A-2 being comprised of Tract C-7A, Cottonwood Mall; Tract C-5A, C-6A1 of Tracts C-5A & C-6A1 (Being a replat of Tracts C-5 & C-6A); Tract C-3-A, C-2A-1, Plat of Tracts C-2A-1 AND C-3A, Cottonwood Mall (being a replat of Tracts C-2A AND C-3); Tract C1A of Tracts C-1A & C-2A Cottonwood Mall; Lot 14-A of Lots 12-A, 12-B, 13-A & 14-A Questa del Rio subdivision (Being A Replat of Portions of Lots 12, 13 & 14 Questa del Rio subdivision & Tract D-2 Cottonwood Mall); Lots 12-A, 13-A and 14-A of Lots 12-A, 12-B, 13-A & 14-A Questa del Rio Subdivision (being a replat of portions of Lots 12, 13 & 14 Questa del Rio subdivision & TR D-2 Cottonwood Mall); and Lots 12-B-1 & 12-B-2, Plat of Lots 12-B-1 & 12-B-2 Questa del Rio subdivision.

, (B-13) (B14)



From: [Jonathan Turner](#)
To: [Kiska, Dustin E.](#); [Jones, Megan D.](#); [Steele, William J.](#)
Cc: [Jim Strozier](#); [Santos Martinez](#)
Subject: RE: Agency Comments - SP-2026-00048_10000 COORS BLVD BYPASS
Date: Friday, June 5, 2026 10:15:20 AM
Attachments: [image001.jpg](#)

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Good morning, Dustin

The agency comments have been received. Thank you.

Also, it was nice to meet you in person yesterday. I appreciate the time you spent with me and the continued discussion of our Major Amendment application.

Upon returning to the office, I spoke with the In-N-Out Burger team. We discussed the requested changes to the justification letter, the pending final approval of the TIS, and the revised plan sheets still needed. The In-N-Out team is still working on providing those sheets, including a revised Landscape plan.

Considering this morning's deadline for all pending corrections, and to allow more time to acquire and provide new plan sheets along with revisions to the justification letter, In-N-Out Burger agrees to defer its EPC hearing until the July 16th hearing.

We anticipate receiving letters of support for the Site Plan amendment and will forward them to you as they are received. I just spoke with the new mall property manager, Kevin Riley, of Spinoso Real Estate Group, who recently took over ownership and management of the Cottonwood Mall from Simon Property Group. Kevin said that they are in full support of approval for the Major Amendment and the future development of the INOB on the Dillard's parcel.

Thank you,

Jonathan Turner

Consensus Planning, Inc.

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