



# City of Albuquerque Environmental Planning Commission

## **Minutes**

Thursday, June 18, 2026  
8:40 A.M.

### **Commissioners Present**

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

| <b>Agenda<br/>Item</b> | <b>Description</b> |
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| <b>I.</b> | <b>Call to order 8:40 AM</b> |
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|--|-----------------------------------------------------------|
|  | 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. <b>None.</b>                                           |
|  | F. Approval of Amended Agenda                             |
|  | G. <b>None.</b>                                           |
|  | Swearing in of City Staff                                 |

## II. Case Review

### 1. Project # PR-2024-011133

#### Plan # ZMA-2026-00004

Zoning Map Amendment (Zone Change)

#### *Withdrawal*

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, located at 10000 Coors Blvd Bypass NW, between Eagle Ranch and Seven Bar Loop Rd, approximately 90 acres. (B-13)(B14)  
Staff Planner: Dustin Kiska

**A motion was made by Commissioner Carver and Seconded by Commissioner Tanko that this matter be WITHDRAWN. The motion carried by the following vote:**

**For 7: Tanko, Archuleta, Likar, Nelius, Aragon, Carver, Halstead**

2. **Project # PR-2025-020058**

**Case # SP-2026-00048**

Site Plan – EPC, Major Amendment

***Deferral requested***

Consensus Planning, Inc., agent for Titan Development, requests a Zoning Map Amendment from NR-BP to MX-H for all or a portion of Tract B-1 a Replat of Tract B Division of Lands of Freeway – Oldtown L, located at 1050 18th Street NW, between 15<sup>th</sup> St. and 18<sup>th</sup> St. NW, approximately 4.1 acres.

(J-13)

Staff Planner: Catherine Heyne

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

**For 7: Tanko, Archuleta, Likar, Nelius, Aragon, Carver, Halstead**

3. **Plan # ZMA-2026-00008**

Zoning Map Amendment (Zone Change)

Consensus Planning, Inc., agent for Titan Development, requests a Zoning Map Amendment from NR-BP to MX-H for all or a portion of Tract B-1 a Replat of Tract B Division of Lands of Freeway – Oldtown L, located at 1050 18th Street NW, between 15<sup>th</sup> St. and 18<sup>th</sup> St. NW, approximately 4.1 acres.

(J-13)

Staff Planner: Catherine Heyne

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

**For 5: Tanko, Likar, Nelius, Aragon, Halstead  
Against 2: Archuleta, Carver**

**III. Other Business**

A. Approval of May 21, 2026 Action Summary Minutes

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

**For 5: Tanko, Archuleta, Likar, Carver, Halstead  
Abstain 2: Aragon, Nelius**

B. Case Updates

**1. Council considered, but did not adopt, a change to the IDO to add a distance separation between cannabis retail and nicotine retail.**

C. Announcements

**None.**

**VI. Adjournment 10:43 AM**