



City of Albuquerque Environmental Planning Commission

Minutes

Thursday, July 16, 2026
8:40 A.M.

Commissioners Present

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

Commissioners Absent

Matthew Archuleta

Agenda Item	Description
------------------------	--------------------

- | | |
|-----------|---|
| I. | Call to order 8:42 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 |
| | E. None. |
| | F. Approval of Amended Agenda |
| | G. None. |
| | Swearing in of City Staff |

II. Case Review

1. **Project # PR-2021-005222**
Case # [SP-2026-00054](#)
Site Plan – EPC, Major
Amendment

Deferral Requested

Tierra West, LLC, agent for Western Hills Investments, LLC, requests a Site Plan - EPC, Major Amendment for all or a portion of Tracts 1 and 2 Plats for Tracts 1 and 2-G Alameda Shoppes (being comprised of Tract C-4-A Seven Bar Ranch) and legal right-of-way (ROW), located at 3615 & 3617 NM 528 NW and unplatted ROW, between Ellison Dr. and Cottonwood Dr. NW, totaling approximately 2.2 acres. (A-14)

Staff Planner: Catherine Heyne

A motion was made by Commissioner Carver and Seconded by Commissioner Nelius that this matter be DEFERRED to the September 17, 2026 hearing. The motion carried by the following vote:

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

Absent 1: Archuleta

2. **Case # [SP-2025-00096](#)**
Site Plan – EPC, Major
Amendment

Deferral Requested

RBA Architecture, agent for Laguna Point, requests a Major Amendment to a Site Plan – EPC, for all or a portion of Tract 7, Academy Hills Addition, located at 5801 Eubank Blvd NE, between Layton Ave. NE and Admiral Halsey Dr. NE, approximately 13.3 acres.

(E-21)

Staff Planner: Daniel Soriano

A motion was made by Commissioner Carver and Seconded by Commissioner Tanko that this matter be DEFERRED to the August 20, 2026 hearing. The motion carried by the following vote:

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

Absent 1: Archuleta

3. **Case # PLAN-2026-00001**
Comprehensive Plan Amendment

City Council Services Department requests a Comprehensive Plan Amendment to the Albuquerque/Bernalillo County Comprehensive Plan (Comp Plan) to designate a section of Central Ave east of Wyoming Blvd and west of Tramway Blvd as a Main Street Corridor, effectively proposing and eastward extension of the existing Main Street Corridor designation.

Staff Planner: William Steele

**10 minute break 9:55am to
10:05am**

A motion was made by Commissioner Carver and Seconded by Commissioner Nelius that this matter be recommended for APPROVAL, based on Findings 1-22 and Conditions 1 & 2. The motion carried by the following vote:

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

Absent 1: Archuleta

4. **Project # PR-2021-005684**
Case # SP-2026-00044
Site Plan – EPC

Sites Southwest LLC, agent for ABCWUA, requests a Site Plan – EPC, for all or a portion of Tract F2, Plat of Tracts F-1, F-2 & F-3 Mesa Del Sol Innovation Park II, located at 5430 Watson Dr. SE, between Turing Dr SE and Hawking Dr SE, approximately 7.4 acres. (Q-16)

Staff Planner: Daniel Soriano

A motion was made by Commissioner Carver and Seconded by Commissioner Aragon that this matter be APPROVED, based on Findings 1-23, Amended Finding 19C and Conditions 1-3. The motion carried by the following vote:

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

Absent 1: Archuleta

5. **Case # ZMA-2026-00009**
Zoning Map Amendment (Zone Change)

10 Minute break from 11:10am to 11:22am

Retail Southwest, agent for Paseo Nuevo, Ltd. Co., Paseo Nuevo Development, Ltd. Co., Beckner Road Equities, Inc., Gordon L. Skarsgard, Patience P. Skarsgard, Joshua J. Skarsgard, Eakin Santa Fe Investments, LLC, L4 Properties, LLC, and Matheu Family Living Trust dated February 21, 2000, requests a Zoning Map Amendment from MX-M to NR-C for all or a portion of Tract 2-A, Block 0000, Plat of Tract 2-A, Mira Mesa Estates (being a Replat of Tracts 2 & 3), located at 6500 Hanover Rd NW, between 64th street and 68th street, approximately 5 acres. (J-10)
Staff Planner: Dustin Kiska

A motion was made by Commissioner Carver and Seconded by Commissioner Nelius that this matter be APPROVED, based on Findings 1-19 and revised Finding 12B. The motion carried by the following vote:

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

Absent 1: Archuleta

6. **Plan # SP-2026-00042**
Site Plan – EPC, Major Amendment

10 minute break 12:10pm to 12:22pm

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 1500 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 Tanko that this matter be APPROVED, based on Findings 1-19 and Conditions 1-10. The motion carried by the following vote:

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

Absent 1: Archuleta

7. **Project # PR-2025-020058****Case # SP-2026-00048**Site Plan – EPC, Major
Amendment

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-A, B-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 Nelius and Seconded by Commissioner Carver that this matter be APPROVED, based on Findings 1- 19 and Revised Conditions 1- 6. The motion carried by the following vote:

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

Absent 1: Archuleta

III. Other Business

A. Approval of June 18, 2026 Action Summary Minutes

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

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

Absent 1: Archuleta

B. Case Updates

- 1. ABCWUA Zone Change, ZMA-2026-00005 is headed to Council in August 2026.**

C. Announcements

None.

VI. Adjournment 1:21 PM