



City of Albuquerque Environmental Planning Commission

Agenda

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

Location

Online via Zoom: <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

Jarrod Likar
Matthew Archuleta
Abdul Ganiu Tanko

Instructions

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

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

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

Agenda Details

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-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

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

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

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

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

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

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

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-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

III. Other Business

A. Approval of June 18, 2026 Action Summary Minutes

B. Case Updates

C. Announcements

VI. Adjournment

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