



City of Albuquerque Environmental Planning Commission

Agenda

Thursday, August 20, 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 Item	Description
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I.	Call to order
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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. Approval of Amended Agenda |
| | F. Swearing in of City Staff |

II. Case Review

1. **Case # ZMA-2026-00013**

Zoning Map Amendment (Zone Change)

Deferral Requested

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Zoning Map Amendment from MX-L to MX-M for all or a portion of Lot 4A-1, Block 3 (Exlc N'ly Port Out to R/W), Plat of Lots 1A-1 & 4A-1, Block 3, Volcano Cliffs Subdivision Unit 26 (A replat of Block 3, together with a portion of Kimmick Drive NW & Calle Nortena), approximately 4.9-acres; and *03A20003 Lot 3A2, Block 3, Volcano Cliffs Subdivision Unit 26, Replat of Lots 2A & 3A, Block 3 Volcano, approximately 1.2-acres, located at 99999 Valiente Rd. NW, between Kimmick and Calle Nortena, approximately 6.5 acres in total. (C-11)
Staff Planner: Daniel Soriano

2. **Case # VA-2026-00109**

Variance – EPC4

Deferral Requested

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Variance - EPC for an exception to building height in VPO-2 for all or a portion of Lots 1A-1 and 4A-1 (Excluding the Northernly portion out to the R/W), Plat of Lots 1A-1 & 4A-1, Block 3, Volcano Cliffs Subdivision, Unit 26 (A Replat of Bock 3, together with a portion of Kimmick Dr. NW & Calle Nortena NW, Volcano cliffs subdivision) and Lot 3A-2, Block 3, Volcano Cliffs Subdivision, unit 26, a replat of lots 2A & 3A, Block 3, Volcano Cliffs Subdivision., located at 99999 Valiente Rd. NW, between Kimmick and Calle Nortena, approximately 13.1-acres in total. (C-11)
Staff Planner: Daniel Soriano

3. **Case # PLAN-2026-00002**

Community Planning Area (CPA) Assessment Report

City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Near North Valley Community Planning Area Assessment Report, an area generally between the following boundaries: extends between the Rio Grande to the west and I-25 to the east, as well as between I-40 to the south and Montaño Road to the north, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7). (F12-F16)(G11-G16)(H12-H15)
Staff Planner: Jude Miller

4. **Case # PLAN-2026-00003**
Community Planning Area (CPA)
Assessment Report

City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the North I-25 Community Planning Area Assessment Report, an area generally between the following boundaries: Edith Boulevard to Interstate 25 and from Montañño Road to Sandia Pueblo, the North I-25, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7). (A-17)(B16-B18)(C16-C18)(D16-D18)(E15-E17)(F15-F17)
Staff Planner: DJ Felipe
5. **Case # ZMA-2026-00011**
Zoning Map Amendment (Zone Change)

City of Albuquerque Council Services Planning Staff, agent for City of Albuquerque Metropolitan Redevelopment Agency requests a Zoning Map Amendment from NR-LM to MX-M for all or a portion of Tract A-1 Plat of Tract A-1, B-1 & B-2, Slade-Olson Subdivision (Comprising Lots 1, 2, 3, Block A, K, W, Phillips Addition, Tract A), located at 229 Lomas Blvd. NE (the “subject site”) between Broadway Blvd. NE and Commercial St. NE, approximately 3 acres. (J-14)
Staff Planners: William Steele & Megan Jones
6. **Case # ZMA-2026-00010**
Zoning Map Amendment (Zone Change)

The Hensley Engineering (THE) Group, agent for Loretta Chavez, requests a Zoning Map Amendment from PD to R-1 for all or a portion of Tract 400-A of Bulk Land Plat of Tract 400-A of Tracts allotted from Town of Atrisco Grant, Unit 3, located on Sage Rd south of San Ygnacio Rd SW between Coors Blvd SW and the Amole del Norte Diversion Channel, approximately 6.6 acres. (L-10)
Staff Planner: Catherine Heyne
7. **Case # SP-2025-00096**
Site Plan – EPC, Major Amendment

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

8. **Case # MDP-2026-00001**
Master Development Plan

Regina Okoye, agent for Dreamcatcher Sawmill LLC, and Levine Investments Limited Partnership, requests an Amendment to a Master Development Plan for all or a portion of Tract M and L, Plat of Tracts A, B1, B2, C, D, E, F, G, H1, H2, I, J, K, L & M The 25; Tracts B1-A, B2-A, C-1, E-1, F-1 and G-1, Plat of Tracts B1-A, B2-A, C-1, E-1, F-1 & G-1 The 25; Tracts J-1-A-1, J-1-B-1 and K-1-A, Plat of Tracts J-1-A-1, J-1-B-1 & K-1-A The 25; Tracts D-1 and D-2, Plat of Tract D-1 & D-2 The 25; Tracts H1-A-1-A and H1-A-1-B, Tracts H1-A-1-A and H1-A-1-B, Being a Replat of Tract H1-A-1 The 25; Southerly portion and Northerly portion of a Portion of Tract A-1, Plat of Tracts A-1 & H1-A-1 The 25; Tract I-1, Plat of Tracts H1-A, I-1 & J-1 The 25; and Tract A-1, Plat of Tracts A-1 & H1-A-1 The 25 (the “subject site”), located at 4410 and 4412 The 25 Way NE (the “amendment area”), at the northern intersection of Pan American West Fwy NE and Jefferson St. NE, south of Presidential Dr. NE, approximately 49-acres in total. (E-17)

Staff Planner: Dustin Kiska

III. Other Business

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

VI. Adjournment