



City of Albuquerque Environmental Planning Commission

Minutes

Thursday, September 17, 2026

Commissioners Present

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

Agenda Details

Agenda Item	Description
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I.	Call to Order 8:47 AM
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| | A. Pledge of Allegiance |
| | B. Roll Call of Planning Commissioners |
| | C. Zoom Hearing Overview |
| | 1. Welcome to newest Commissioner Trula Howe |
| | D. Announcement of Changes and/or Additions to the Agenda |
| | None |
| | E. Approval of Amended Agenda |
| | None |
| | F. Swearing in of City Staff |

II. Case Review

1. **Project # PR-2021-000174**

Case # ZMA-2026-00013

Zoning Map Amendment (Zone Change)

Withdrawal 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

A motion was made by Commissioner Carver and Seconded by Commissioner Tanko that this matter be WITHDRAWN.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

Abstain 1: Howe

2. **Case # SP-2026-00072**

Site Plan – EPC, Extraordinary Facility

Deferral Requested

Pland Collaborative, agent for the City of Albuquerque Open Space Division, requests a Site Plan – EPC review of an Extraordinary Facility for all or a portion of Tract 4 (easterly portion of Parcel C Marian G. Malcolm) Research Park Inc., excluding a portion out to Right of Way and the Tract within the Southwest/4 Section 25 & 26 T10N R4E, excluding a portion to Right of Way, located at 15600/16000 Central Ave SE, south of U.S. Rt. 66, approximately 87 acres. (L-23)(L-24)(M-23)(M-24)
Staff Planner: Jude Miller

A motion was made by Commissioner Carver and Seconded by Commissioner Nelius that this matter be DEFERRED to the October 15, 2026 EPC hearing. The motion carried by the following vote:

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

Abstain 1: Howe

3. **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 Archuleta that this matter be DEFERRED to the November 19, 2026 EPC hearing. The motion carried by the following vote:

For 7: Tanko, Archuleta, Likar, Nelius, Aragon, Carver, Halstead
Abstain 1: Howe

4. **Project # PR-2026-000174**
Case # [VA-2026-00109](#)
Variance – EPC

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 Block 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

A motion was made by Commissioner Carver and Seconded by Commissioner Nelius that this matter be APPROVED, based on Findings 1-15 and Conditions 1 - 6 and new Condition 7. The motion carried by the following vote:

For 7: Tanko, Archuleta, Likar, Nelius, Aragon, Carver, Halstead
Abstain 1: Howe

III. Other Business

A. Approval of August 20, 2026 Action Summary Minutes

A motion was made by Commissioner Carver and Seconded by Commissioner Archuleta that the Minutes be DENIED. The motion carried by the following vote:

**For 7: Tanko, Archuleta, Likar, Nelius, Aragon, Carver, Halstead
Abstain 1: Howe**

B. Case Updates

1. Appeal of ZMA-2026-00008 (1050 18th St NW) was rescheduled with LUHO for October 7, 2026 at 9am in City Hall, 1 Civic Plaza, 9th Floor, Council Committee Room.
2. PLAN-2026-00002 (Near North Valley CPA) & PLAN-2026-00003 (North I-25 CPA) packets were completed and are in the process of receiving signatures and being introduced to Council.
3. Martineztown will be appealing the decision Council made for ZMA-2026-00011 (229 Lomas Blvd NE) in District Court.

C. Announcements

1. Reminder of EPC Special Hearing for GO Bond on Thursday, November 12, 2026.
2. October will have 3 automatic 1 month case deferrals to the November EPC hearing to allow 30 days for Tribal comment.

VI. Adjournment 10:40 AM