



City of Albuquerque Environmental Planning Commission

Agenda

Thursday, September 17, 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
Trula Howe

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
-------------	-------------

I.	Call to order
----	----------------------

- | | |
|--|--|
| | <ul style="list-style-type: none">A. Pledge of AllegianceB. Roll Call of Planning CommissionersC. Zoom Hearing OverviewD. Announcement of Changes and/or Additions to the AgendaE. Approval of Amended AgendaF. Swearing in of City Staff |
|--|--|

II. Case Review

1. **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

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

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

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

III. Other Business

- A. Approval of August 20, 2026 Action Summary Minutes
- B. Case Updates
- C. Announcements

VI. Adjournment