



Development Facilitation Team (DHO) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2018-001579 **Date:** 7/30/2025 **Agenda Item:** #1 **Zone Atlas Page:** J-18, J-19

Legal Description: Lot/Tract Z2, Z1, A1A2, Winrock Center Addition (MX-H)

Request: Major Preliminary Plat review

Location: 2160 & 2100 Louisiana Blvd NE at Louisiana and Indian School

☐ Approved No Conditions

☒ Approved W/Conditions

☐ Not Approved

Application For: MAJOR PLT-2025-00009 – MAJOR PRELIMINARY PLAT

1. Availability Statement 250615 has been requested and will provide conditions for service.
 - a. This is currently pending final signature for completion. Prior to signature this must be executed.
2. Please clearly identify the easement as a public water and public sanitary sewer easement aside from other easement language.
3. Please provide a surveyed exhibit showing all public water and public sanitary sewer infrastructure within the platted area to ensure all infrastructure is within the proposed/existing easements. If additional easements are needed, please grant them.
4. Please identify if there are any encroachments that must also be removed from any existing/proposed easements.
5. Please include the following note on the cover sheet of the proposed plat.

ABCWUA Public Water & Sanitary Sewer Easements
Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.
6. Please note that any future development will require subsequent Availability Statements and the one being written currently is to determine what is needed to provide access for the newly created lots and corridors.
7. Please provide reference to the roadways on the plat noted in the infrastructure list such that it ties to the plat correctly.



DEVELOPMENT HEARING OFFICER

Parks and Recreation Department

PR-2018-001579

MAJOR_PLT-2025-00009 - MAJOR PRELIMINARY PLAT

MODULUS ARCHITECTS, INC agent for WINROCK PARTNERS LLC requests the aforementioned action(s) for all or a portion of: Lot/Tract Z2, Z1, A1A2, WINROCK CENTER ADDN zoned MX-H located at 2160 & 2100 LOUISIANA BLVD LOUISIANA and INDIAN SCHOOL containing approximately 72.0 acre(s). (J-18, J-19)

PROPERTY OWNERS: WINROCK PARTNERS LLC

REQUEST: Major Preliminary Plat review

SKETCH 5-14-25 (DFT)

IDO – 2025

COMMENTS

- No objections.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: PR-2018-001579 Hearing Date: 07-30-2025

Project: 2160 & 2100 LOUISIANA BLVD Agenda Item No: 1

☐ Minor Preliminary / Final Plat	☒ Preliminary Plat	☐ Final Plat
☐ Temp Sidewalk Deferral	☐ Sidewalk Waiver/Variance	☐ Bulk Land Plat
☐ DPM Variance	☐ Vacation of Public Easement	☐ Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Conceptual Grading & Drainage Plan (HT#J19D058L) with engineer's stamp 6/17/25.
- Hydrology has no objection to the platting action.
- Comment - Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2018-001579
2160 Louisiana-Winrock Center

AGENDA ITEM NO: 1

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. Your sidewalk exhibit only shows sidewalk interior to the site, but does not show widths on sidewalks along Louisiana or Indian School. Both are arterials within a center and require 10' sidewalks with 6' to 8' landscape buffers. Please show these widths to determine if widening is required.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: July 30, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

MEETING DATE: 7/30/25 -- **AGENDA ITEM:** #1

Project Number: PR-2018-001579

Application Number: MAJOR_PLT-2025-00009

Project Name: Lot/Tract Z2, Z1, A1A2, Winrock Center

Request: Major Preliminary Plat for Winrock Town Center

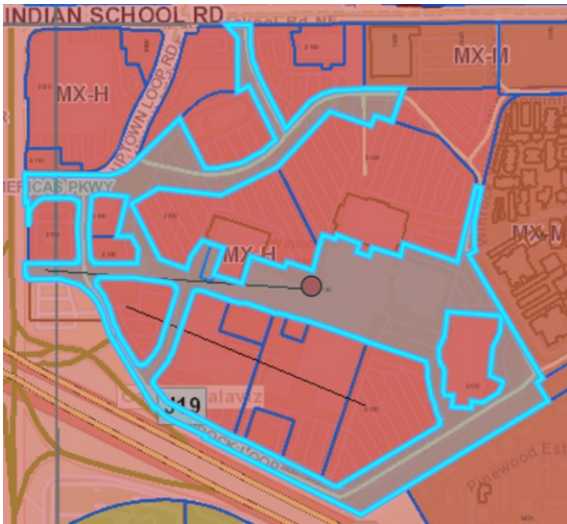
**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals. Items that need immediate attention are in orange type*

BACKGROUND

- *The subject property lies entirely within the approved Winrock Town Center Master Development Plan Center (PR-2018-001579/ Application SD-2021-00305), the last amendment which was previously approved by the Development Review Board (DRB) on June 13, 2022 per SD-2021-00305.*
- The subject property is zoned MX-H (Mixed-Use – High Intensity Zone District); is located within an Area of Change; is located within the Mid Heights Community Planning Area; and is supported by an active Tax Increment Development District (TIDD), enabling strategic reinvestment in public infrastructure.
- The subject property is located within 1,320 feet (1/4 mile) of a Premium Transit Corridor Area and within the Urban Uptown Center. The Uptown bike path passes through the subject property.
- There is a concurrent amendment to the Master Site Plan (SP-2025-00050) currently under administrative review reflecting the proposed development and infrastructure of this Major Preliminary Plat.

**(See additional comments on next pages)*

- This is a proposed Major Preliminary Plat to do the following:
- Vacation of an existing public park easement. **Need to vacate the Park Easement where the proposed building easement are being placed, requiring the submittal of a Vacation of Public Easement(s) application, placement on a DHO agenda, and approval separately from and in addition to the Major Preliminary Plat application by the Development Hearing Officer (DHO).**
- Subdivide Tract Z-1 26.0241 deeded acres into two new tracts Z-1A of 21.2229 acres and Z-1B of 3.2666 acres.



- Subdivide Tract D 2.0002 deeded acres into two new tracts D-1 at 1.5857 acres and D-2 at .4145 acres.

Bernalillo County Parcels

8 of 10

Bernalillo County Parcels

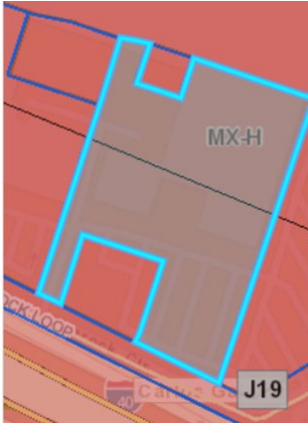
UPC: 101905805539920419
Owner: WINROCK WEST LLC
Owner Address: 100 SUN AVE NE SUITE #100, ALBUQUERQUE NM 87109-4660
Situs Address: LOUISIANA BLVD NE, ALBUQUERQUE NM 87110
Legal Description: TR D FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G, & HWINROCK CENTER ADDITION CONT 2.0002 AC
Deeded Assessed Acres: 2.0002
Calculated GIS Acres: 2.0002
Tax Year: 2025

- Tract F-2 of 5.3295 deeded acres, a lot line adjustment, into F-2A at 5.2837 acres.

Bernalillo County Parcels

8 of 10

UPC: 101905812536120421
Owner: WCH LLC
Owner Address: 100 SUN AVE NE SUITE 100, ALBUQUERQUE NM 87109-4660
Situs Address: 2100 LOUISIANA BLVD NE, ALBUQUERQUE NM 87110
Legal Description: TR F-2 FINAL PLAT PARCEL Z-1 & Z-2 AND TRACTS E-1, E-2, F-2,F-3 & J WINROCK CENTER ADDITION CONT 5.3295 AC
Deeded Assessed Acres: 5.3295
Calculated GIS Acres: 5.3183
Tax Year: 2025

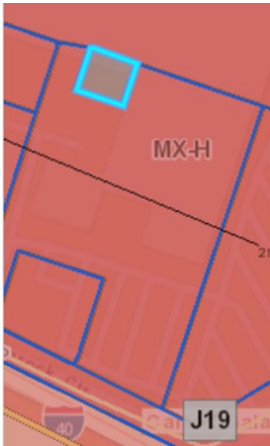


- Tract F-3 of .2145 deeded acres, a lot line adjustment, into F-3A at .2603 acres.

Bernalillo County Parcels

8 of 10

UPC: 101905812139220426
Owner: WINROCK PORTLAND LLC
Owner Address: 100 SUN AVE NE SUITE 210, ALBUQUERQUE NM 87109-4675
Situs Address: 2100 LOUISIANA BLVD NE, ALBUQUERQUE NM 87110
Legal Description: TR F-3 FINAL PLAT PARCEL Z-1 & Z-2 AND TRACTS E-1, E-2, F-2,F-3 & J WINROCK CENTER ADDITION CONT .2145 AC
Deeded Assessed Acres: 0.2145
Calculated GIS Acres: 0.2144
Tax Year: 2025

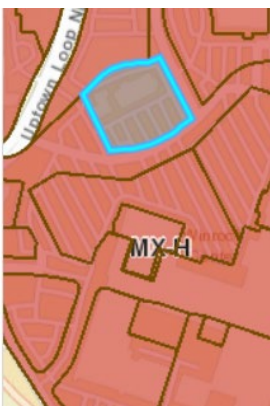


- Tract H of 2.4388 deeded acres, a lot line adjustment, into H-1 at 2.5631 acres.

Bernalillo County Parcels

2 of 2

UPC: 101905809548220424
Owner: WINROCK WEST LLC
Owner Address: 100 SUN AVE NE SUITE #100, ALBUQUERQUE NM 87109-4660
Situs Address: LOUISIANA BLVD NE, ALBUQUERQUE NM 87110
Legal Description: TR H FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & HWINROCK CENTER ADDITION CONT 2.4388 AC
Deeded Assessed Acres: 2.4388
Calculated GIS Acres: 2.4371
Tax Year: 2025



- The incorporation of Tract B of 2.4765 deeded acres, of the Hunt Spectrum subdivision into the Winrock Center Addition, and the creation of Tract B-1 into 2.2788 acres.

Bernalillo County Parcels

◀ 2 of 2 ▶

✕

Bernalillo County Parcels

UPC: 101905808350420415

Owner: WINROCK PADS LLC C/O COFORGE BPS

Owner Address: 2727 LBJ FWY SUITE 806, DALLAS TX 75234-7334

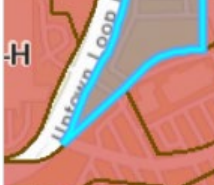
Situs Address: 2100 LOUISIANA BLVD NE, ALBUQUERQUE NM 87110

Legal Description: TR B PLAT OF TRACTS A & B HUNT-SPECTRUM DEVELOPMENT SITEA REPLAT OF A PORTION OF TRACT A NW 1/4 SEC 18 T10N R4ECONT 2.4765 AC

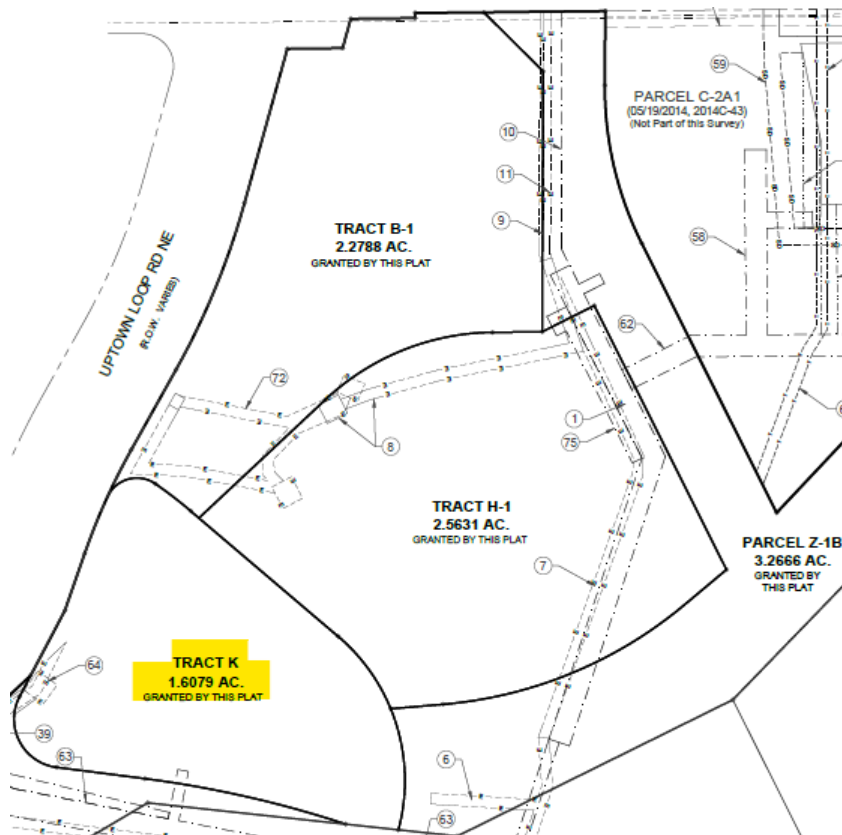
Deeded Assessed Acres: 2.4765

Calculated GIS Acres: 2.4697

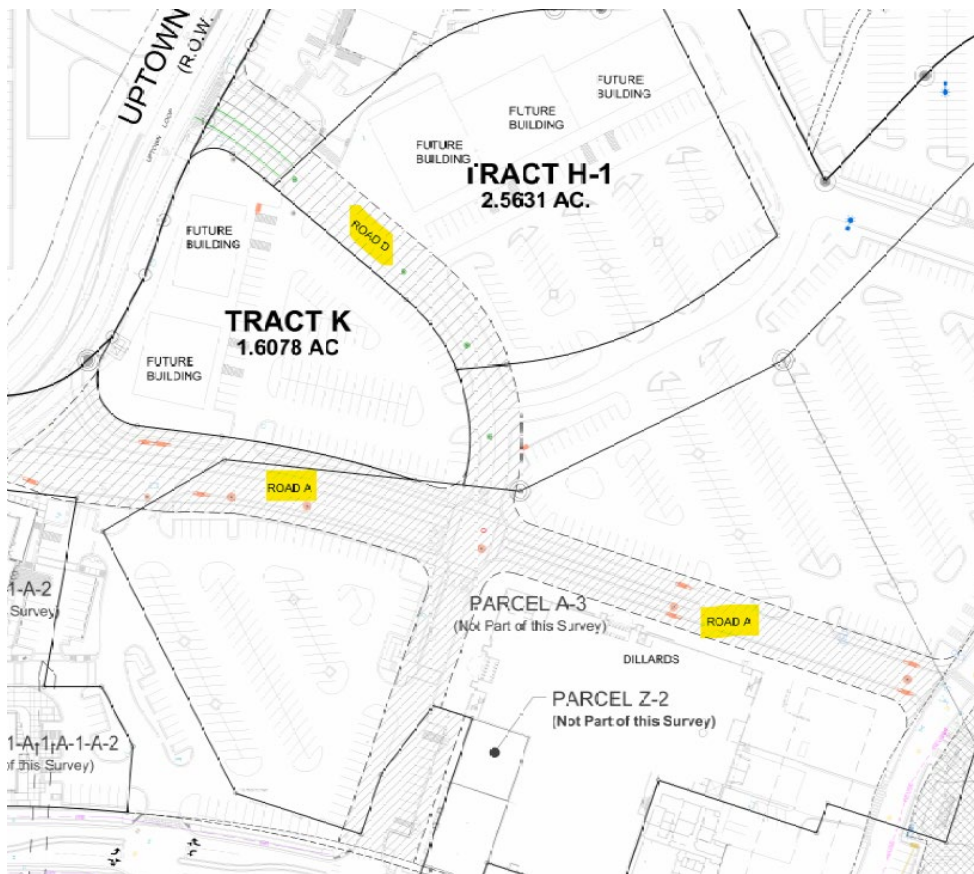
Tax Year: 2025



- The creation of Tract K at 1.0678 acres from portions of tracts Z-1, B and H.



- Dedication of a new public roadway Road A, along with curb, gutter and 10' sidewalk with a landscape buffer.



- Granting of new public easements for access, water, sanitary sewer, and storm drainage, coordinated with the realigned road network. (*Road D is existing*)
- The infrastructure including public water, sanitary sewer, and storm drainage improvements have been placed on an Infrastructure List.

IDO/DPM COMMENTS

- The application number must be added to the Plat.

6-6(K)(2)(i) The applicant shall provide an IIA and construction plans and specifications for all required infrastructure conforming to the Plat, pursuant to Subsection 14-16-6-4(P) (Required Improvements and Financial Assurance).

6-6(K)(2)(j) Staff from required commenting agencies pursuant to Subsection 14-16-6-4(l)(5) (Development Hearing Officer Applications) shall review plats administratively for compliance with conditions of approval, DPM standards, and zoning standards.

- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed prior to this submittal. Neighborhood notifications and sign postings are compliant with this application.

6-6(K)(2)(k) The **date of the DHO approval shall be recorded on the original drawing of the final plat**, and verification of compliance with conditions of approval shall be dated and verified by the signatures of the required commenting agencies pursuant to Subsection 14-16-6-4(l)(5) (Development Hearing Officer Applications).

- ✓ A conceptual grading and drainage plan has been approved by CABQ Hydrology.
- ✓ A Traffic Circulation Layout has been approved for permit, per Transportation Engineer.
- ✓ The required signatures from the surveyor, property owner(s) and the City Surveyor are featured on the Plat.

6-6(L)(2)(d) Final Plat

1. Within 1 year after DHO approval, or approval with conditions, of a Preliminary Plat, the applicant shall submit a Final Plat that includes all changes, conditions, and requirements contained in the Preliminary Plat approval.

***** Once approved, before a Site Plan, Plat, or Infrastructure List will be distributed for signatures, the following must be met:**

1. The Site Plan, Plat, or Infrastructure List to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.
2. All Site Plan, Plat, or Infrastructure List sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).

3. The Site Plan, Plat, or Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.
4. All Site Plan sheets must be stamped and signed by a design professional licensed in the State of New Mexico, with the Landscape Plan sheet(s) stamped and signed by a Landscape Architect licensed in the State of New Mexico.
5. The title of the Site Plan, Plat, or Infrastructure must follow the following naming scheme:
 - a. Site Plan: project number_application_number_Site_Plan_Approved_date of approval
 - b. Plat: project number_application number_Plat_Approved_date of approval
 - c. Infrastructure List: project number_application number_IL_Approved_date of approval

**Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.*



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Antoni Montoya/Jay Rodenbeck
Planning Department

DATE: 7/29/25