



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
July 8, 2025  
6:00 PM  
City Hall**

**BOARD MEMBERS**

Scottie Richardson, District 1, Vice-Chair	Andrea Hankins, District 5
Kevin Kofchur, District 2	Lisa Hardisty, District 6
Fred Radosevich, District 3, Chair	Sal Tortorici, At-Large
Robert Gabaldon, District 4	

**MEETING INFORMATION**

This meeting will be conducted in-person and virtually, as well as, streamed live on the City of Rio Rancho website at <https://rrnm.gov/2303/Watch-and-Download-City-Meetings>.

Join by Computer: <https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>

Meeting ID: 851 8074 1871

Passcode: 026819

Pursuant to the Rules of Procedure, any person wishing to address the Board related to an item listed under Public Hearings or Discussion and Deliberation, shall register in person with the designated City staff person. No more than two (2) hours in total will be allotted for comments pertaining to a specific agenda item at any meeting. A majority vote of the Board members present may approve to extend the total amount of time allotted for public input related to a specific agenda item at a meeting.

Public input can be submitted in writing to the designated City staff person prior to the date of the meeting in which the item is scheduled to be heard; however, only public input received before 4 p.m. on the day of the meeting will be entered into the record prior to the meeting.

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

**CONSENT CALENDAR**

There will be no discussion of these items unless a Board Member so requests, in which event the item will be moved to a discussion item on the regular agenda.

1. [June 24, 2025 Planning and Zoning Board Meeting Minutes 2025-0624\\_PZB\\_Minutes\\_SB.docx](#)

**ELECTION OF OFFICERS**

Election of Chair and Vice-Chair

**STAFF PRESENTATIONS, REPORTS AND COMMENTS**

- 2. Planning and Zoning Monthly Building Activity Report - June 2025  
[\*2025 PZ MONTHLY COMPARISONS.pdf\*](#)
- 3. Planning and Zoning Monthly Summary Plat Report - June 2025  
[\*JUNE SUMM PLAT.pdf\*](#)

**PUBLIC HEARINGS**

Pursuant to the Rules of Procedure, all aggrieved persons, and materially relevant witnesses sponsored by such interested persons, wishing to address the Board shall register in person or via specified communications technology/equipment with the City staff person.

- 4. **Subdivision Variance.** The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Subdivision Variance to Chapter 155.43 Easements requiring internal 5-ft public utility easements on all side and rear lot lines for the proposed Santorini at Arrowhead East Subdivision. Staff contact is Tim Dvorak and staff recommends approval with findings.  
[\*Zoning, Location Map\*](#)  
[\*Application\*](#)  
[\*Authorization\*](#)  
[\*Justification\*](#)  
[\*Preliminary Plat\*](#)  
[\*Reproduction of Notices, Legal Ad\*](#)  
[\*Reviewer Comments\*](#)  
[\*Findings\\_of\\_Fact\\_.docx\*](#)  
[\*Arrowhead East - Public Meeting Minutes 6.26.25\*](#)  
[\*Retaining Wall Cross-Section\*](#)
- 5. **Preliminary Plat.** The Applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Preliminary Plat for the Santorini at Arrowhead East Subdivision, to be comprised of 77 Lots and 8 Tracts zoned Zoned SU: Special Use District for Planned Residential Development. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.  
[\*Zoning, Location Map\*](#)  
[\*Application\*](#)  
[\*Authorization\*](#)  
[\*Preliminary Plat\*](#)  
[\*Drainage Management Plan\*](#)  
[\*Arrowhead Conceptual Landscape Plans\*](#)  
[\*Reproduction of Notices, Legal Ad\*](#)  
[\*Reviewer Comments\*](#)  
[\*Arrowhead East - Public Meeting Minutes 6.26.25\*](#)  
[\*Retaining Wall Cross-Section\*](#)
- 6. **Variance.** The applicant, Thomas Fitzpatrick, requests approval of a Variance to the maximum height allowed in the front setback area to allow for an existing 5’ fence on the subject property of 3606 Ann Circle SE, legally described as U16, Blk 13B, Lot 7. Staff contact is Tamarah Martinez and staff recommends approval with findings and conditions.  
[\*Complete Application.pdf\*](#)  
[\*Justification.pdf\*](#)  
[\*Applicant Provided Photos.pdf\*](#)  
[\*Reproduction of Notices.pdf\*](#)  
[\*Code Enforcement 25-2656; 3606 ANN CIR SE.docx\*](#)  
[\*Street View Images.docx\*](#)

***Findings\_of\_Fact\_Ann\_BMB\_AR.docx***

- 7. Specific Area Plan Amendment.** The applicant, Tampico Development, LLC, requests approval of Specific Area Plan Amendments to the Tampico North Specific Area Plan and the La Barranta Specific Area Plan. The proposed amendments to the Tampico North Specific Area Plan and the La Barranta Specific Area Plan call for the removal of the subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from the plans. Staff contact is Ben Isaacs and staff recommends approval with findings.  
***Zoning Location Map.pdf***  
***Application, Justification and Master Plan.pdf***  
***Letters of Authorization.pdf***  
***Notifications.pdf***  
***Draft\_Resolution\_TampicoLBSAPA\_BMB\_AR.doc***  
***Public Comment\_Gehling.docx***
- 8. Master Plan.** The applicant, Tampico Development LLC, requests approval of the Tampico Master Plan. Staff contact is Ben Isaacs and Staff recommend the Planning and Zoning Board recommend approval to the Governing Body.  
***Zoning Location Map.pdf***  
***Application, Justification and Master Plan.pdf***  
***Letters of Authorization.pdf***  
***Notifications.pdf***  
***Reviewer Comments.pdf***  
***DRAFT\_Resolution\_AR.doc***  
***Public Comment\_Gehling.docx***
- 9. Zone Map Amendment.** The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment of approximately 26.1689 acres from SU: Special Use for C-1: Retail Commercial to R-4: Single-Family Residential, for the properties legally described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B. Staff contact is Ben Isaacs and staff recommends approval with findings.  
***Zoning Location Map.pdf***  
***Application, Justification and Master Plan.pdf***  
***Letters of Authorization.pdf***  
***Current Land Use Map La Barranta.pdf***  
***Reviewer Comments.pdf***  
***Notifications.pdf***  
***Draft\_Ordinance\_Tampico\_BMB.doc***  
***Public Comment\_Gehling.docx***
- 10. Master Plan Amendment.** The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 218.91 acres (191 lots) to the plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend denial of the Master Plan Amendment to the Governing Body, with findings and conditions.  
***Location Zoning Map.pdf***  
***Application Package.pdf***  
***REDLINED Master Plan.pdf***  
***Master Plan.pdf***  
***Reproduction of Notices.pdf***  
***DRAFT\_Resolution\_BMB.doc***  
***Public Comment 1.pdf***
- 11. Zone Map Amendment.** The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for 307.78 acres from TZ: Transitional Zoning and OS: Open Space to R-2: Single Family Residential, R-4: Single Family Residential, R-1:

Single Family Residential, and C-1: Retail Commercial. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend denial of the Zone Map Amendment to the Governing Body, with findings and conditions.

*Location Zoning Map.pdf*

*Application Package.pdf*

*Zone Map Amendment Parcels*

*Master Plan.pdf*

*REDLINED Master Plan.pdf*

*Engineering Comments.pdf*

*Staff Comments Memo.pdf*

*SSCAFCA Comments.pdf*

*Reproduction of Notices.pdf*

*Draft Ordinance\_BMB\_AR.doc*

*Public Comment 1.pdf*

## **DISCUSSION AND DELIBERATION**

### **COMMENTS BY MEMBERS**

### **PUBLIC FORUM**

Any person wishing to address a board, commission, committee, or advisory body related to a non-agenda item shall register in person with the applicable City staff person. No more than two (2) hours in total will be allotted for public forum comments at any meeting. A majority vote of the board, commission, committee, or advisory body members present may approve to extend the total amount of time allotted for public forum at a meeting.

### **ADJOURNMENT**