



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
February 13, 2024  
6:00 PM  
City Hall**

**Board Members**

Scottie Richardson, District 1, Vice-Chair	VACANT, 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 later than fifteen (15) minutes prior to the scheduled start time of a meeting. 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.** [January 23, 2024 Planning and Zoning Board Meeting Minutes 2024-0123 PZB Minutes.docx](#)

## STAFF PRESENTATIONS, REPORTS AND COMMENTS

2. [Planning and Zoning Monthly Summary Plat Report - JANUARY 2024  
\*JAN SUMMARY PLAT.pdf\*](#)
3. [Planning and Zoning Monthly Building Activity Report - JANUARY 2024  
\*2024 PZ MONTHLY COMPARISONS-with 2023.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. **Postponement.** Variance. The applicant, Trevor Reed (Casual Cannabis, LLC), through his agent, Corey Rivas, is requesting approval of a variance to the 300-foot distance requirements from residentially zoned property and public facilities for a retail cannabis establishment. Staff Contact is Chris Benson and staff recommends postponement to the date certain of Tuesday, February 27, 2024.
5. **Postponement.** Vacation of Plat. The applicant, Michael McDermott, through their agent, McClain & Yu Architecture and Design, requests approval of vacation of a portion of right-of-way for Loma Colorado Blvd NE. Staff Contact is Tim Dvorak and staff recommends postponement to the date certain of Tuesday, February 27, 2024.
6. **Variance.** The applicant, Clenera Renewable Energy, through their agent, RES Transmission and Distribution, requests approval of a variance to allow for a 14 ft tall and a 16 ft tall CMU block wall on the property legally described as LQR, Tract 2A-1. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.  
[\*LocationMap.png\*](#)  
[\*Atrisco Substation & BESS PLANNING and ZONING LAND USE APPLICATION FORM Wall Variant - updated 1-29-24.pdf\*](#)  
[\*Atrisco Substation & BESS CMU Wall Drawings - 1-29-24.pdf\*](#)  
[\*Site Plan - BESS, Substation, Switchyard.pdf\*](#)  
[\*Reproduction of Notifications.pdf\*](#)  
[\*154.77 Wall Regulations.pdf\*](#)  
[\*Findings\\_of\\_Fact\\_LQR\\_Fence\\_Height.docx\*](#)
7. **Conditional Use Permit.** The applicant, El Patron Tire Shop LLC, through their agent, Jorge Escobedo, are requesting approval of a Conditional Use Permit to allow for automotive sales at the subject property legally described as Rio Rancho Estates Unit 16, Block P, Lot 1. Staff contact is Chris Benson and staff recommends denial with findings.  
[\*Location/Zone Map\*](#)  
[\*Application\*](#)  
[\*Landowner Authorization\*](#)  
[\*Dealership Scope of Work\*](#)  
[\*Landscape Plan\*](#)  
[\*Site Plan\*](#)  
[\*Notice Letter\*](#)  
[\*Noticed Properties Map\*](#)  
[\*Legal Ad Proof\*](#)  
[\*Findings of Fact\*](#)
8. **Zone Map Amendment.** The applicant, Michael McDermott, through their agent, McClain & Yu

Architecture and Design, requests approval of a Zone Map Amendment to add Restaurants, Bars, Lounges, Coffee/Tea Rooms, Delicatessens, & Patio/Al Fresco Dining Facilities as a permissive use to the SU: Special Use for Educational, Recreational, and Cultural Uses Zoning Designation, for the property legally described as Loma Colorado, Tract P-1C-B. Staff contact is Tim Dvorak, and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

*Zoning, Location*

*Application Packet*

*Exhibit A: Site Plan*

*Justification Letter*

*Filed Summary Plat*

*(Current Ordinance) 06-57 O-63*

*Loma Colorado Redevelopment Plan*

*Reproduction of Notices, Legal.pdf*

*Public Comment\_McCabe, Daniel*

*Public Comment\_Joiner, Cody*

*Draft Ordinance\_BMB\_.doc*

*Reviewer Comments*

## **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 later than fifteen (15) minutes prior to the scheduled start time of a meeting. 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**